

3.1 AESTHETICS

This section evaluates the aesthetic effects from the adoption and implementation of the proposed CLUO, including issuance of subsequent Cannabis Use Permits pursuant to the adopted CLUO. The analysis considers the quality and character of existing scenic resources and the potential visibility of existing and new cannabis facilities from surrounding areas, including physical changes, lighting, and glare.

Several aesthetics-related comments were received in response to the NOP. These commenters included CDFA, Yocha Dehe Wintun Nation, and several concerned residents. These comments identified concerns regarding the use of lighting by cannabis operations during nighttime hours (including lighting from greenhouses) and its impact on people and animals. There was also a request that the EIR evaluate local aesthetic impacts. These comments are considered in this section. The reader is referred to Appendix A for comments received on the NOP.

3.1.1 Environmental Setting

The baseline conditions for aesthetics are based on the following:

- visual character descriptions of distinct geographic areas of the County documented in the Yolo HCP/NCCP Draft EIS/EIR (U.S. Fish and Wildlife Service and Yolo Habitat Conservancy 2017);
- field review conducted in 2018 and 2019 to verify visual character of the County identified in the Yolo HCP/NCCP Draft EIS/EIR, which included photo documentation of common agricultural land use conditions and existing cannabis cultivation sites as viewed from public roadways; and
- documentation of designated scenic roadways and Cache Creek (as a state-designated scenic and wild river) based on the Yolo County General Plan Policy CO-1.13 and PRC Section 2010.

REGIONAL SETTING

Yolo County lies within California's Central Valley and the northern portion of the Sacramento–San Joaquin River Delta (Delta), directly west of Sacramento and northeast of Solano and Napa Counties. The Central Valley is predominantly flat, contrasting with California's Coast Ranges to the west and the Sierra Nevada to the east. The Sacramento River flows from north of Yolo County into the Delta at the southern end of the County. The Delta includes interconnected canals, streambeds, sloughs, marshes, and islands with agriculture as the primary land use. Visual resources within the undeveloped portions of the Central Valley are predominantly agricultural in nature, with expansive vistas consisting of open farmland and rangeland, orchards, vineyards, and distant views to the surrounding mountains.

VISUAL CHARACTER OF COUNTY

The visual character of the County contains diverse features in each of its areas and communities. This character includes natural habitat conditions and waterways, rural and agricultural land uses such as orchards, field crops, rangeland, supporting agricultural buildings, and rural communities consisting of Capay, Guinda, Rumsey, Clarksburg, Dunnigan, Esparto, Knights Landing, Madison, Monument Hills, Yolo, and Zamora.

Exhibits 3.1-1a through 3.1-1c provide photos of the typical agricultural character of the unincorporated area of the County taken from public views along County roadways. This includes views of orchards and row crops directly along County roadways as well as open viewsheds across agricultural fields that provide distant views of other agricultural uses, buildings, and trees. Land areas dedicated to the growing of agricultural crops vary in size depending on location in the County. They can range from 5 to 50 acres in size near the incorporated cities and unincorporated communities and 160 to over 1,000 acres along the I-505 and I-5 corridors as well as in the southern portion of the County.

Many agricultural uses include clusters of built features (buildings used for equipment storage and processing of agricultural product, offices, hoop houses and greenhouses, and shipping containers) such as those provided at Syngenta Seeds (see Exhibit 3.1-1c). Other examples of existing agricultural operations that have clustered areas of buildings and storage facilities include the Gambos Company (County Road 28 northwest of the City of Woodland), Grow West (SR 113 north of the City of Woodland), and Golden Farm Products (I-505 south of the City of Winters). The concentration of agricultural buildings tends to be the greatest in and adjacent to the cities and unincorporated communities of the County located along highways for transportation of product. However, there are clusters of agricultural buildings intermixed with active agricultural lands outside of these areas.

For the purposes of this analysis, Yolo County is divided into areas of distinct natural resource, geographic, or developed qualities to describe the varying visual and scenic resources found within the County: Capay Valley/Capay Hills, Sacramento River, Yolo Bypass/Delta, Putah Creek/Lake Berryessa, Cache Creek, Dunnigan Hills, and the valley floor. In addition, Yolo County contains four incorporated cities: Davis, West Sacramento, Winters, and Woodland. The University of California, Davis (UC Davis) lies adjacent to the city of Davis. Each of these areas is described in greater detail below, based in part on the analysis contained in the Yolo HCP/NCCP Draft EIS/EIR (U.S. Fish and Wildlife Service and Yolo Habitat Conservancy 2017).

Capay Valley/Capay Hills

The Capay Valley is a unique landform of low, flat alluvial soils that extends generally northwest from the community of Capay to the Colusa County border, following along Cache Creek. The valley and the adjoining Capay Hills, which form the eastern border of the valley, consist of a series of draws, canyons, and rangelands rising from the valley floor into the surrounding hills. Agriculture is the dominant land use within the valley, with large orchards and open rangeland contributing to the expansive vistas afforded from elevated viewpoints within the Capay Hills. Farm sites tend to be smaller in the valley as compared to the rest of the County. There are also currently limited commercial and production agricultural operations in Capay Valley that consist of multiple buildings and facilities. Examples of such operations include Cache Creek Lavender Farm, Seka Hills Olive Mill and Tasting Room, and Casa Rosa Farms. Capay Valley is also the location of several small unincorporated communities, including Capay, Brooks, Guinda, and Rumsey. Capay Valley lies between the Blue Ridge and Capay Hills that include a number of Yolo County's 20 mountain summits and peaks, including Bald Mountain, which is the prominent peak within the hills and affords open views to the west and east.

Sacramento River

The Sacramento River area includes those lands within the County generally located east of the Yolo Bypass and north of the city of West Sacramento, including the community of Knights Landing and the Elkhorn area. This area is predominantly alluvial plain that was created from the Sacramento River's meandering path and flood deposition and is composed primarily of farmland. Orchards dominate the landscape just north of West Sacramento; field crops are the most prominent features along the Sutter County border. Several canals, streambeds, sloughs, and marshes are intermixed with the agricultural lands. The Sacramento River area includes river vistas and other scenic resources typical of flat expanses dominated by riverine and wetland landscapes.



Source: Photo taken by Ascent Environmental in 2019

Photo 1: Roadway View of New Orchard



Source: Photo taken by Ascent Environmental in 2019

Photo 2: Roadway View of Established Orchard

Exhibit 3.1-1a Photos of Existing Visual Character of County



Source: Photo taken by Ascent Environmental in 2019

Photo 3: Roadway View of Row Crop Operation

Exhibit 3.1-1b Photos of Existing Visual Character of County



Source: Yolo County 2019



Source: Yolo County 2019

Exhibit 3.1-1c

Public Views of Syngenta Seeds

Yolo Bypass/Delta

Similar in landscape and visual character to the Sacramento River area, the Yolo Bypass/Delta area comprises those lands within the Yolo Bypass itself as well as the city of West Sacramento (described further below) and the lowland areas within the Delta that lie to the south. This area contains the northern end of the Delta and is composed of both farmlands surrounding the community of Clarksburg as well as open grazing, agriculture, and wildlife habitat within the Yolo Bypass. This area also contains vineyards that dominate the landscape. The Yolo Bypass includes and lies adjacent to the Deep Water Ship Channel (DWSC), which affords unique visual character to the area and provides viewers with occasional glimpses of ships traffic traversing the surrounding agricultural landscape. The downtown Sacramento city skyline is a prominent feature from many vantage points within this area, particularly at night.

Putah Creek/Lake Berryessa

The Putah Creek/Lake Berryessa area demonstrates a cross-section of visual resources typical within the County as rangeland gives way to crop fields, and riverine landscapes adjoin developed areas. Putah Creek forms the southern border of and separates Yolo County from Solano County, flowing to the east from Lake Berryessa's Monticello Dam. The Putah Creek/Lake Berryessa area includes those lands generally south of the Yolo County Airport from the western County border to the city of Davis. This area includes rolling hills and canyons along the eastern edge of Blue Ridge (used predominantly as rangeland) located west and north of the city of Winters. East of Interstate 505 (I-505), the landscape becomes flatter and views are dominated by orchards and various other crops. Toward the eastern end of the area, the city of Davis's skyline joins the eastern horizon, although the city's generally low profile prevents it from interrupting the expansive views afforded both from I-505 and State Route 128 (SR 128).

Cache Creek

The Cache Creek area extends generally east from the community of Capay through the center of the County to the Yolo Bypass, just east of the city of Woodland. Within this area, Cache Creek becomes braided past gravel mining operations and consists of several shallow channels. Some riparian forest habitat is found along the creek. At the western end, the creek is restricted within levees before emptying into the Yolo Bypass. Adjoining the mining areas along the creek are a variety of crop fields, which give the landscape a diverse visual character where row crops intermingle with natural settings. The Cache Creek area also contains Monument Hill, which is the dominant feature of the horizon and affords uninterrupted views across the County.

Dunnigan Hills

The Dunnigan Hills area includes lands generally northwest of the community of Yolo, north of County Road 19 and to the west of I-5, including the towns of Dunnigan and Zamora. These hills extend northward to the Colusa County line and are a series of rolling hills used predominantly as rangeland. The Dunnigan Hills area also includes vineyards that are not as visible as the rangeland conditions. As a result, this area evokes a visual character similar to other open rangelands within the County, with sparse vegetation (mostly grasses) and grazing animals giving the area a pastoral character throughout.

Valley Floor

The valley floor area comprises the remaining lands within the County not included in the previous six areas, and generally includes those lands south of the Cache Creek area and north of the Putah Creek/Lake Berryessa area as well as lands east of the Dunnigan Hills area and west of the Sacramento River area. The area includes the cities of Woodland and Davis, as well as the communities of Esparto and Madison and Monument Hills. These lands are agricultural in character and include large stretches of field crops. The landscape within this area is predominantly flat, with expansive views of cultivated fields uninterrupted by natural or constructed landforms or significant development. Adding to the visual character of this area are intermittent farm implement storage and agricultural industrial buildings, including barns, processing facilities, and storage areas, which support the valley floor area's agricultural character.

Davis and UC Davis

Located in the southeastern portion of Yolo County, the city of Davis is primarily an urban landscape within its city limits, dotted with parks and greenbelts within the urbanized areas. The UC Davis campus, located immediately southwest of the city of Davis but largely integrated with the city, is located on approximately 2,900 acres of unincorporated land and is one of the most visually prominent features in the area with relatively large buildings and a water tower visible from I-80 and many vantage points in the area. Land surrounding the city is primarily characterized by agriculture and open space land uses.

West Sacramento

The city of West Sacramento is bounded by the Sacramento Bypass to the north, the Sacramento River to the north and east, and the DWSC and Yolo Bypass to the west. The northern portions of the city are developed, and the natural and human-made waterways and bypasses prevent further development to the north, east, and west. Therefore, most major development is spreading southward into lands where the current use is primarily agriculture. Development that is occurring in the northern, eastern, and western portions of West Sacramento is either occurring on disjunct parcels of agricultural land or consists of redevelopment and infilling of vacant parcels in older portions of the city. Much of the city consists of urban landscapes, with distinct features being several high-rise buildings and bridges along the Sacramento River and industrial facilities at the Port of West Sacramento and nearby segments of the DWSC.

Winters

The city of Winters consists largely of historic and tree-lined neighborhoods, architectural landmarks, as well as panoramic views of Mt. Vaca and the Vaca Mountains. Farmhouses and orchards that are scattered on the periphery of the city and the riparian corridor along Putah Creek are also considered valuable features within the visual landscape of the city.

Woodland

The city of Woodland is located in central Yolo County, approximately 20 miles northwest of the city of Sacramento on I-5 and 8 miles west of Sacramento International Airport. It is 7 miles north of the city of Davis. The Yolo Bypass of the Sacramento River lies approximately 3 miles east of the city, and Willow Slough is located about 1 mile to the southeast. The surrounding landscape is characterized by row crops, pastures, orchards, and vineyards, as well as natural landscapes such as annual grasslands, riparian forest, freshwater marsh and wetlands, and lake habitats. I-5 traverses diagonally from the northwest to southeast across the city, dividing the community into two distinct areas, with most of the residential and commercial development on the southeast and industrial development in the northwest quadrant of the city.

ROADWAYS

Five roadways within the County are designated by Yolo County 2030 Countywide General Plan Policy CC-1.13 as scenic roadways (see Exhibit 3.1-2):

- State Route 16 (Colusa County line to Capay),
- State Route 128 (Winters to Napa County line),
- County Roads 116 and 116B (Knights Landing to eastern terminus of County Road 16),
- County Roads 16 and 117 and Old River Road (County Road 107 to West Sacramento), and
- South River Road (West Sacramento city limits to Sacramento County line).

SCENIC VIEWSHEDS IN THE COUNTY

The 2030 Yolo County Countywide General Plan Draft EIR visual analysis identified the following areas of the County as scenic viewsheds (Yolo County 2009:744):

- I-5 along the Dunnigan Hills (approximately 13 miles in length as viewed from I-5);
- views within the Clarksburg Agricultural District;
- SR 16 through the Capay Valley (approximately 25 miles in length as viewed from SR 16);
- views of the Sacramento River along County Road 116, Old River Road, and South River Road (approximately 31 miles in length as viewed from these roadways);
- views westward toward Blue Ridge from the communities of Capay, Esparto, and Madison, and I-505 (approximately 21 miles in length as viewed from SR 16 and I-505);
- views of Putah Creek along SR 128 (approximately 5 miles in length as viewed from SR 128);
- views eastward toward the City of Sacramento skyline from I-5 and SR 113 (approximately 8 miles in length as viewed from I-5 and SR 113); and
- views of and along Cache Creek from the communities of Rumsey, Guinda, Capay, Esparto, Madison, and Yolo (approximately 25 miles in length as viewed from SR 16).

LIGHT AND GLARE

As noted above, unincorporated Yolo County is a predominantly rural, agricultural region with approximately 35 dispersed areas of existing development. Because of its rural character, night lighting and glare mostly occur within and around these developed communities, although individual areas supporting agriculture and other industries also produce some nighttime lighting. Existing sources of ambient nighttime lighting generally include neon and fluorescent signs in developed areas; exterior lighting along buildings for safety, architectural accent, or to illuminate nighttime operations; lights within buildings that illuminate the exteriors of buildings through windows; landscape and wayfinding signage lighting; street and parking lot lighting; and vehicle headlights. Existing sources of lighting in the rural areas of the County also includes agricultural lighting. This can include outdoor security lighting over fields, lights from within operational and production buildings, and lights coming from greenhouses. Glare is created by reflection of natural (i.e., sunlight) and artificial light off of existing windows and building surfaces. Glare occurs on a site-specific or building by building basis, and there are no general trends related to glare in the County.

VISUAL CHARACTERISTICS OF EXISTING CANNABIS CULTIVATION OPERATIONS IN THE COUNTY

Although existing cannabis cultivation sites are located countywide, a large portion of these sites occur along the SR 16 corridor west of the City of Woodland (see Exhibit 2-2) on the valley floor and extending up into the Capay Valley. These sites are located in rural and agricultural land areas on parcels ranging in size from 2 acres to up to 318 acres (the average parcel size is approximately 40 acres). The average cannabis cultivation activity footprint (cultivation garden canopy area and land area used to support the cultivation activities) is approximately 2 acres in size. On-site features consist of a range of single-story structures that are also typically found with other existing agricultural uses in the County, including ancillary nursery/greenhouses, temporary hoop houses, storage buildings for equipment and materials, processing buildings/containers, fencing, and housing (see Exhibit 3.3-1c as compared to Exhibits 3.1-3a through 3.1-3d).



Photo 1. Outdoor Cultivation Buildings.



Photo 2. Outdoor Cultivation.



Photo 3. Mixed-light Cultivation Facility

Source: Ascent 2019

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Source: Yolo County 2019



Source: Yolo County

Exhibit 3.1-3b

Public Views of Cannabis Cultivation Structures



Source: Yolo County 2019



Source: Yolo County 2019

Exhibit 3.1-3c

Distant Public Views of Cannabis Cultivation Sites



Source: Yolo County



Source: Yolo County 2019

Exhibit 3.1-3d

Public Views of Fenced Cannabis Cultivation Sites

Exhibits 3.1-3a through 3.1-3d provide photos of existing cultivation sites as viewed from public roads. As shown in these exhibits the character of cannabis cultivation sites may differ from the character of other agricultural operations in the County. While the average cannabis cultivation parcel size is 40 acres, the cannabis cultivation activity footprint is generally no larger than 2 acres because the cultivation garden canopy is limited to 1 acre under Yolo County Code Section 5-20.04(A)(2)(a)(1). As a result, the operations dedicated to cultivation are more densely arranged with the supporting buildings and greenhouses located close to each other as compared to other County agricultural operations such as row crops, orchards and vineyards, and pastureland that commonly use the entire parcel area. Cultivation sites often include solid fencing that obstruct open public views across agricultural fields. Other features that differ from existing agricultural operations include security features (e.g., gates, security personnel, and guard dogs) and in some cases, the lack of maintenance of the remaining land areas of the parcel that are not used as part of the cultivation operation.

3.1.2 Regulatory Setting

FEDERAL

Wild and Scenic Rivers Act

There are no federally designated Scenic Byways or Wild and Scenic Rivers in Yolo County and no federal regulations related to visual resources relevant to the analysis of the CLUO.

STATE

California Energy Commission Building Energy Efficiency Standards for Outdoor Lighting

Title 24, Parts 1 and 6, Building Energy Efficiency Standards, adopted by the California Energy Commission on November 5, 2003 includes requirements for outdoor lighting. These standards are updated periodically. The last update took effect in July of 2014.

The requirements of the outdoor lighting standards vary according to “lighting zone.” The allowed lighting power is based on the brightness of existing lighting in the surrounding area. This is because the eyes adapt to darker surrounding conditions, and less light is needed to properly see. Providing greater power than is needed potentially leads to unwanted glare, and to an increasing spiral of brightness as over-bright projects become the surrounding conditions for future projects, causing future projects to unnecessarily consume energy and contribute to light pollution.

The California Energy Commission defines the boundaries of lighting zones based on U.S. Census Bureau boundaries for urban and rural areas, as well as the legal boundaries of wilderness and park areas. The smallest amount of power is allowed in Lighting Zone 1, and increasingly more power is allowed in Lighting Zones 2, 3, and 4. By default, government-designated parks, recreation areas, and wildlife preserves are Lighting Zone 1; rural areas are Lighting Zone 2; and urban areas are Lighting Zone 3. Lighting Zone 4 is a special use district that may be adopted by a local government.

California Code of Regulations

CCR Title 3, Food and Agriculture, Division 8, Cannabis Cultivation, Chapter 1, Cannabis Cultivation Program includes following requirements for the control of light sources at cultivation sites:

- Section 8304(c): All outdoor lighting used for security purposes shall be shielded and downward facing.
- Section 8304(g): Mixed-light license types of all tiers and sizes shall ensure that lights used for cultivation are shielded from sunset to sunrise to avoid nighttime glare.

California Scenic Highway Program

California's Scenic Highway Program was created by the California Legislature in 1963 and is managed by the California Department of Transportation. The goal of this program is to preserve and protect scenic highway corridors from changes that would affect the aesthetic value of the land adjacent to highways. A highway may be designated "scenic" depending on how much of the natural landscape travelers can see, the scenic quality of the landscape, and the extent to which development intrudes on travelers' enjoyment of the view.

SR 128 in Yolo County was recently added state highway scenic system under Assembly Bill 998 (2019) that added the highway to Section 263.1 of the Streets and Highway Code. A portion of SR 16 is eligible for official designation. No plans or scenic corridor protection regulations have been proposed or adopted, which is a precondition of official designation (Streets & Highways Code Sections 261, 262).

California Wild and Scenic Rivers

Cache Creek is designated as a California Wild and Scenic River from "1/4 mile below Cache Creek Dam to Camp Haswell" (PRC Section 2010). The segments in the County are designated as follows (see Exhibit 3.1-4):

- 1 mile downstream of Davis Creek confluence to western boundary of Section 6 T12N R4W is designated as *Wild*,
- western boundary of Section 6 to the confluence with Bear Creek is designated as *Scenic*, and
- Bear Creek confluence to Camp Haswell is designated as *Recreational*.

These designations are defined by the Act (PRC Section 5093.54) as:

(a) *Wild* rivers, which are those rivers or segments of rivers that are free of impoundments and generally inaccessible except by trail, with watersheds or shorelines essentially primitive and waters unpolluted; (b) *Scenic* rivers, which are those rivers or segments of rivers that are free of impoundments, with shorelines or watersheds still largely primitive and shorelines largely undeveloped, but accessible in places by roads; and (c) *Recreational* rivers, which are those rivers or segments of rivers that are readily accessible by road or railroad, that may have some development along their shorelines, and that may have undergone some impoundment or diversion in the past.

These segments are protected under the California Wild and Scenic Rivers Act (PRC Sections 5093.50 et seq.). This act preserves certain designated rivers in their free-flowing state for the benefit and enjoyment of the public. These rivers must possess extraordinary scenic, recreational, fishery, or wildlife values. The Natural Resources Agency is responsible for coordinating activities of state agencies that may affect these designated rivers.

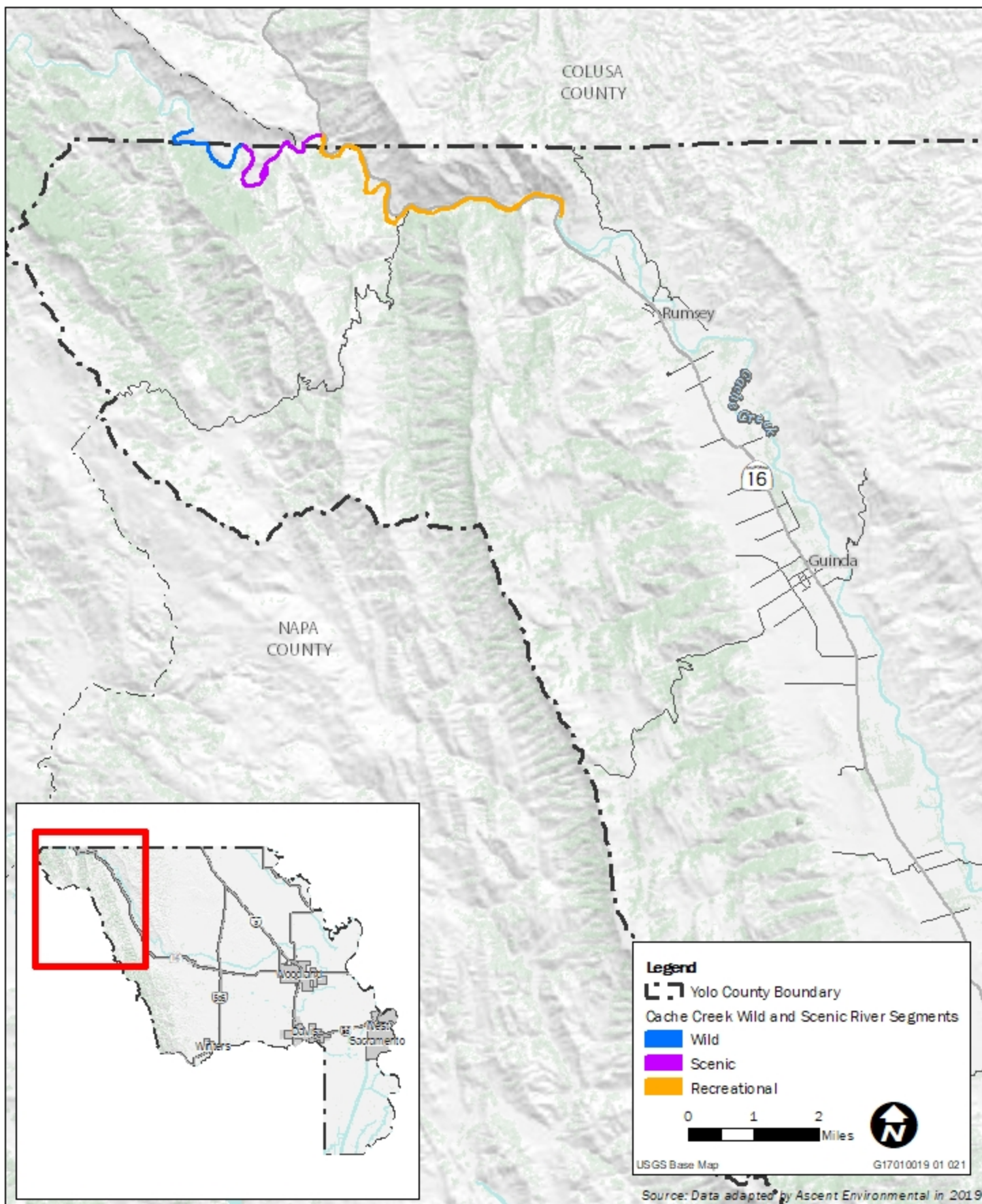


Exhibit 3.1-4

State Wild and Scenic River Designation in Yolo County

LOCAL

Yolo County 2030 Countywide General Plan

General Plan Goal CC-1 and the policies listed below direct that the rural character of the County is protected and enhanced, including the unique and distinct character of the unincorporated communities. The following policies are relevant to the project:

- **Policy CC-1.2:** Preserve and enhance the rural landscape as an important scenic feature of the County.
- **Policy CC-1.3:** Protect the rural night sky as an important scenic feature to the greatest feasible extent where lighting is needed.
- **Policy CC-1.5:** Significant site features, such as trees, water courses, rock outcroppings, historic structures and scenic views shall be used to guide site planning and design in new development. Where possible, these features shall become focal points of the development.
- **Policy CC-1.8:** Screen visually obtrusive activities and facilities such as infrastructure and utility facilities, storage yards, outdoor parking and display areas, along highways, freeways, roads and trails.
- **Policy CC-1.10:** Protect existing ridgelines and hillsides from visually incompatible development.
- **Policy CC-1.12:** Preserve and enhance the scenic quality of the County's rural roadway system. Prohibit projects and activities that would obscure, detract from, or negatively affect the quality of views from designated scenic roadways or scenic highways.
- **Policy CC-1.13:** The following routes are designated as local scenic roadways, as shown in Figure LU-3 (Scenic Highways):
 - State Route 16 (Colusa County line to Capay)
 - State Route 128 (Winters to Napa County line)
 - County Roads 116 and 116B (Knights Landing to eastern terminus of County Road 16)
 - County Roads 16 and 117 and Old River Road (County Road 107 to West Sacramento)
 - South River Road (West Sacramento city limits to Sacramento County line)
- **Policy CC-1.15:** The following features shall be protected and preserved along designated scenic roadways and routes, except where there are health and safety concerns:
 - Trees and other natural or unique vegetation
 - Landforms and natural or unique features
 - Views and vistas
 - Historic structures (where feasible), including buildings, bridges and signs
- **Policy CC-1.16:** The following features shall be stringently regulated along designated scenic roadways and routes with the intent of preserving and protecting the scenic qualities of the roadway or route:
 - Signage
 - Architectural design of adjoining structures
 - Construction, repair and maintenance operations
 - Landscaping
 - Litter control
 - Water quality
 - Power poles, towers, above-ground wire lines, wind power and solar power devices and antennae

- **Policy CC-1.17:** Existing trees and vegetation and natural landforms along scenic roadways and routes shall be retained to the greatest feasible extent. Landscaping shall be required to enhance scenic qualities and/or screen unsightly views and shall emphasize the use of native plants and habitat restoration to the extent possible. Removal of trees, particularly those with scenic and/or historic value, shall be generally prohibited along the roadway or route.
- **Policy CC-1.19:** Unscreened outdoor storage of industrial and commercial parts and materials, salvage or junk, dismantled vehicles, used or new vehicle sales or, building materials for sale and similar materials, uses and things along designated scenic roadways and routes shall be prohibited.
- **Policy CC-4.12:** Require “green” design, construction and operation including:
 - L. Light pollution reduction to protect “dark skies.”
- **Policy CC-4.15:** Reflect a human scale in architecture that is sensitive, compatible and distinctive to both the site and the community.

Yolo County Community Plans

In addition to the General Plan, the following local plans provide further area-specific policy provisions, design standards and guidelines that address aesthetics and are relevant to the project:

Esparto Community Plan (2019)

- **Policy E-LU.2:** The comprehensible and compact scale of the town shall be maintained with businesses, schools, parks and social centers within walking distance of residences.
- **Policy E-LU.12:** All new Commercial development shall make use of the adopted Yolo County Commercial Design Guidelines. Additionally, all commercial development shall meet the following community design standards:
 - All lighting shall be shielded, downward directed, and located far enough from property lines to prevent spillover light on adjacent properties.
 - Rooftop and ground-level mechanical and service equipment shall be screened from public view.
 - Existing mature trees shall be incorporated into the design of the project to the extent feasible.
- **Policy E-LU.14:** Use standard Commercial Local (C-L) and Commercial General (C-G) zoning in Esparto with differentiated development guidelines for the Historic Business District and Esparto Depot District.
- **Policy E-LU.15:** The Historic Business District is defined as the lots designated for local commercial land use fronting Yolo Avenue and Woodland Avenue between North Grafton Street and Fremont Street. New development in the Historic Business District shall reflect the form, spacing, height, and materials of the historical structures, and should incorporate the following elements:
 - New or renovated buildings shall have a maximum front and side setback of 10 feet. The rear setback shall be a minimum of 10 feet unless adjacent to residentially zoned property where 20 feet shall be required.
 - New buildings shall be two-stories or a minimum of 22 feet tall.
 - Building frontage of new or renovated structures shall be 80% to 100% of the frontage measured from side property line to side property line. From 40% to 75% of a commercial building frontage shall be clear windows that allow views of indoor space or product display areas. The windows shall be no more than 3 feet above the sidewalk with a vertical surface between 4 and 8 feet tall.

- No more than 30 feet of horizontal distance of a street facing wall shall be provided without architectural relief such as windows.
- Commercial buildings shall have a primary entrance door facing either Yolo Avenue or Woodland Avenue. Entrances at building corners may be used to satisfy this requirement. Building entrances may include doors to individual shops or businesses, or a lobby, plaza or courtyard which accesses shops or businesses.
- Off-street parking shall be prohibited in the area generally bounded by Grafton Street and Woodland Avenue for the parcels fronting Yolo Avenue unless located behind the buildings and not accessed by a driveway from Yolo Avenue.
- **Policy E-LU.18:** The architecture and design of structures should be coordinated throughout the site to accent the historic Esparto Depot building and compliment the adjacent Historic Business District.

Town of Knights Landing Community Plan (1999)

- **Community Commercial Policy 1:** Development of Mill Street, from Front to Sixth, with parking, and exterior wall remodeling to reflect the Victorian era. To maintain the historic character of the historic commercial district, remodeling or renovation of these buildings shall be required to conform to the look and feel of the original structure, as shown in UCD drawings of the front elevations of several buildings. If it can be shown that a building is not salvageable economically, and must be demolished, then its replacement should also be designed to conform to the spirit of the UCD drawings.
- **Community Commercial Policy 2:** Complementary schemes (except on Locust St.), landscaping and exterior wall remodeling for other streets which parallel or are perpendicular to Main Street.
- **Development Standards for Commercial Areas**
 - **Standard 2:** Commercial site boundaries adjacent to residential areas shall be visually screened with ornamental masonry walls and landscaping.
 - **Standard 3:** All outdoor storage areas shall be visually screened with ornamental fencing or walls, and landscaping; site security is to be achieved by site planning and building design.
 - **Standard 4:** Street trees and parking lot landscaping (including shade trees), with sprinkler irrigation, shall be provided for all commercial sites.

Capay Valley Area Plan (2010)

- **Land Use Policy 1:** The County shall ensure land uses are compatible with the rural agricultural quality of life.
- **Aesthetics Policy 1:** Support the effort to secure state Scenic Highway status for State Route 16.
 - **Implementation Measure 1:** The County has adopted official County scenic designation for State Route 16 within the Capay Valley Study Area.
- **Aesthetics Policy 2:** Ensure architectural quality and design consistency within existing communities of the Capay Valley along SR 16.
 - **Implementation Measure 1:** In consultation with local businesses and residences, and citizen advisory committees the County has developed design guidelines for new commercial structures proposed to be constructed within the existing communities.
 - **Implementation Measure 2:** The County shall review building permits to ensure consistency with the Design Guidelines.

- **Implementation Measure 3:** New structures or landscaping proposed within Rumsey, Guinda, Capay or Brooks must be consistent with certain historical or unique design features specific to those communities, in particular those features which influence access, parking, signage, view, drainage, privacy, safety, lighting and security.

Clarksburg Area Community Plan (2015)

- **Policy L1:** Maintain the small town community atmosphere and agricultural characteristics of the Clarksburg Plan area.
- **Policy L2:** Improve, develop, and reuse commercial and industrial zoned areas in a manner compatible in design and scale with the existing character of the Clarksburg town area.
- **Policy L4:** Any growth should enhance the stability and diversity within, and complement the unique qualities of, the Clarksburg Plan area, while maintaining the amenities and values of small town rural life.
- **Policy L13:** Protect the rural night sky as an important scenic feature, to the greatest feasible extent, where new lighting is needed.
- **Policy OS2:** Existing natural vegetation and wildlife should be protected and scenic vistas and riverfront areas along the Sacramento River and sloughs within the Clarksburg Plan area should be preserved.
 - **Implementation Measure IM-SR1:** Protect vegetation and aesthetic values along scenic routes and corridors from new construction and development.

Dunnigan Community Plan (2001)

- **Policy D-LU9:** All new development shall be subject to the development standards described in Community Design Guidelines and Development Standards.
- **Policy D-LU10:** All buildings on property fronting I-5 in the expansion areas shall be set back at least 50 feet from the CalTrans right-of-way, provided however, that this minimum may be reduced by the Director of Planning and Public Works based on the following findings:
 - a. The building and related features, including parking lots, are adequately screened from view from the freeway corridor; and,
 - b. Noise impacts on the occupants of the building have been adequately mitigated.

In all cases, a detailed landscaping plan shall be required, subject to the review and approval of the County. Exceptions to this setback requirement may also be granted for sections of on-ramps and off-ramps outside the main freeway corridor.

- **Policy D-D2:** Landscaping shall be required in all development projects subject to Site Plan Review. Landscaping plans shall include a generous number of trees in a variety of sizes. The landscape plan must comply with the Model State Ordinance or the County Ordinance for Water Efficient Landscape.
- **Policy D-D4:** New development shall be maintained in a neat and orderly manner at all times. The storage of abandoned vehicles or refuse in areas visible from a public street shall be prohibited.
- **Policy D-D6:** New development shall be designed to minimize conflicts and potential nuisance problems between land uses, including light, glare and noise.
- **Policy D-D26:** Trash areas shall be screened and located away from adjoining residential neighborhoods.
- **Policy D-D27:** Existing mature trees shall be incorporated into the design of the project to the maximum extent feasible.

- **Policy D-D29:** Ground level mechanical and service equipment, including satellite disks, shall be screened using fencing, landscaping, walls, or a combination.
- **Policy D-D31:** All parking lots shall provide landscaping and shall be setback a minimum of ten feet from the street. The setback area shall be landscaped to screen parked vehicles from public view. To reduce the heat generated by the parking lot surface and thereby reduce air conditioning needs, the landscape plan shall include drought tolerant shade trees that will (after five years of growth) shade 50 percent of all paved surfaces.
- **Policy D-D32:** Landscaping and street trees shall be required for all new commercial development, including all parking lots.
- **Policy D-D42:** Building setbacks should be proportionate to the scale of the buildings. Larger structures should be set back further on the lot to provide balance with open space and so that buildings do not impose upon neighboring properties.
- **Policy D-D44:** Lights shall be hooded, and located and designed to not shine off site. Illuminated highly reflective or mirrored signs within view of Interstate 5 shall be prohibited.
- **Policy D-D45:** Large expanses of parking area to be avoided. Landscaping, including trees, shrubs and ground cover shall be provided throughout parking areas in accordance with County standards.
- **Policy D-D46:** All parking areas shall be visually screened from the street view. Landscaped berms and shrubs, combined with low walls, may be used to screen parking areas.
- **Policy D-D47:** Loading facilities should be located at the rear or side of the building and screened from view. When loading facilities are located on the front of the building they should be adequately screened and designed so that the loading areas do not dominate the view from the street.

Monument Hills Community Plan (1984)

- **4.4 Service Center/Commercial Building Standard D:** The commercial area shall be required to install and maintain landscaping according to the overall landscaping plan. The landscaping plan shall be approved by the Yolo County Redevelopment Director at the site plan review stage of project review for the commercial structures.
- **10.0 Architectural Controls A:** All plans for building construction shall be subject to architectural review by a homeowner's association and design guidelines contained in covenants, conditions and restrictions.

Yolo County Design Guidelines

The Yolo County Design Guidelines expand on the policies of the 2030 Countywide General Plan, community plans, and County zoning and development regulations. The Design Guidelines provide criteria for incorporating preferred design elements into new residential, commercial, and industrial projects to ensure that the proper site design and architectural character is attained. Design elements addressed in the Design Guidelines include landscaping, buffering from adjacent land uses, signage, lighting and measures to address light pollution, building design, and architectural features. These Design Guidelines do not include agricultural design guidelines but discretionary projects located in agriculturally zoned lands are reviewed for compatibility with the existing setting, including any community plan and General Plan policies.

General Design Guidelines

The General Design Guidelines were adopted by the Board of Supervisors on September 29, 2009. These guidelines are intended to promote innovative design concepts for new development in the industrial, commercial, and residential zoning districts. The General Design Guidelines provide an overarching concept for the specific design guidelines described below.

Commercial Design Guidelines

The Commercial Design Guidelines provide guidance regarding orientation and placement of built elements, parking areas, and exterior appearances of the site. These provide more detail than the guidelines listed in General Design Guidelines.

Industrial Design Guidelines

The Industrial Design Guidelines provide guidance for the site design and building design of industrial sites. This can include research and testing facilities, light and heavy manufacturing facilities, agricultural industrial complexes, or warehouses.

Residential Design Guidelines

The Residential Design Guidelines encourage new residential development to be designed in a sustainable manner that would create a variety of housing options to meet the needs of the population.

3.1.3 Environmental Impacts and Mitigation Measures

METHODS AND ASSUMPTIONS

Characterization of visual changes and determination of whether they are considered adverse are subjective undertakings. Different viewers may draw different conclusions about the nature and severity of visual changes. To evaluate potential for adverse aesthetic affects this section defines the baseline visual character and scenic resource conditions of the County. The baseline conditions for aesthetics are described in Section 3.1.1, “Environmental Setting,” and are based on the following:

- visual character descriptions of distinct geographic areas of the County documented in the Yolo HCP/NCCP Draft EIS/EIR (U.S. Fish and Wildlife Service and Yolo Habitat Conservancy 2017);
- field review conducted in 2018 and 2019 to verify visual character of the County identified in the Yolo HCP/NCCP Draft EIS/EIR, which included photo documentation of common agricultural land use conditions and existing cannabis cultivation sites as viewed from public roadways (see Exhibits 3.1-1a through 3.1-1c and 3.1-3a through 3.1-3d); and
- documentation of designated scenic roadways and Cache Creek (as a state-designated scenic and wild river) based on the Yolo County General Plan Policy CO-1.13 and PRC Section 2010.

The aesthetic impact analysis qualitatively evaluates whether adoption and implementation of the proposed CLUO under each of the five alternatives, including subsequent Cannabis Use Permits pursuant to the adopted CLUO, could create adverse visual effects using the thresholds of significance identified below and County General Plan policies listed in Section 3.1.2, “Regulatory Setting.” This analysis compares assumed character of cannabis uses (cultivation and noncultivation) and cannabis use locations for EIR analysis purposes under each alternative (Exhibits 2-3 through 2-8) to the existing agricultural and rural character of the County to determine the degree of the visual character or view alteration and proximity to an identified scenic resource (designated scenic roadway and scenic and wild designated portions of the Cache Creek). Photos of existing cannabis cultivation sites in the County as well as cultivation site relocation and new cannabis use development assumptions in Section 3.0, “Approach to the Environmental Analysis,” and Appendix D were used to evaluate the extent of potential change in visual conditions.

Chapter 4, “Cumulative Impacts and Overconcentration,” contains a separate detailed analysis of the potential for cumulative aesthetic effects not otherwise identified in this section, and effects from concentrations or clusters of multiple cannabis uses located in distinct subregions of the County.

THRESHOLDS OF SIGNIFICANCE

Thresholds of significance are based on Appendix G of the State CEQA Guidelines. These thresholds address known visual resources in the County (scenic highways, natural landscape conditions, rural and agricultural land use conditions) as well as potential effects associated cannabis operations (land disturbance, building construction, and use of lighting).

The project would result in a significant impact on visual resources if it would:

- have a substantial adverse effect on a scenic vista or viewshed;
- substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway or County-designated scenic roadway;
- substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage points); or
- create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

IMPACT ANALYSIS

Impact AES-1: Have a Substantial Adverse Effect on a Scenic Vista or Viewshed

Adoption and implementation of the proposed CLUO under each of the five alternatives, including subsequent Cannabis Use Permits under the adopted CLUO, would introduce features and buildings that may be visible from scenic vistas but would not obstruct these viewsheds. Implementation of the CLUO would require cannabis sites to meet County building and site design standards, screen outdoor cultivation, and maintain site conditions to avoid adverse effects to scenic views. This impact would be **less than significant** for all alternatives.

A scenic vista is considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points. While much of the County is generally flat, some locations afford sweeping views of the landscape that provide scenic vistas. As further discussed in Section 3.1.1, “Environmental Setting,” scenic viewsheds in the County include the following:

- I-5 along the Dunnigan Hills;
- views within the Clarksburg Agricultural District;
- SR 16 through the Capay Valley;
- views of the Sacramento River along County Road 116, Old River Road, and South River Road;
- views westward toward Blue Ridge from the communities of Capay, Esparto, and Madison, and I-505;
- views of Putah Creek along SR 128;
- views eastward toward the City of Sacramento skyline from I-5 and SR 113; and
- views of and along Cache Creek from the communities of Rumsey, Guinda, Capay, Esparto, Madison, and Yolo. As shown in Exhibit 3.1-4, the northern portion of Cache Creek is designated as a California Wild and Scenic River.

The General Plan identifies the rural landscape (Policy CC-1.2), natural features and historic buildings (Policy CC-1.5), ridgelines and hillsides (Policy CC-1.10), the general scenic quality of the rural roadway system (Policy CC-1.12), and designated local scenic roadways (Policy CC-1.13) including views and vistas from scenic roadways, as important scenic features of the County. The General Plan also specifies that obtrusive activities and facilities such as infrastructure and utility facilities, storage yards, outdoor parking and display areas should be visually screened along highways, freeways, roads and trails (Policy CC-1.8). The following sections of the CLUO incorporate these policy provisions to ensure implementation on cannabis projects:

- Section 8-2.1408(B) Agricultural Maintenance: Cannabis uses on agricultural land must demonstrate to the satisfaction of the County Agricultural Commissioner that the majority of the parcel, excluding the area in cannabis cultivation, will be used for agricultural activities and/or will be properly maintained (e.g. weed abatement, pest management, etc.) when not in agricultural use to, among other things, avoid maintenance deficiencies that conflict with agriculture on other nearby properties.
- Section 8-2.1408(F) Building Design: Design and construction of buildings and structures shall comply with all applicable codes, standards, regulations, and guidelines, and shall demonstrate consideration of odor control, air quality, noise control, environmental controls (including temperature, humidity, and ventilation), safety and security, lighting, aesthetics, energy use, and other appropriate impact mitigation. Design, materials, and general appearance must be compatible with the character and scale of what is allowed in the applicable zone.
- Section 8-2.1408(H) Cultural Resources: Includes requirements for identification and protection of identified historic resources including buildings.
- Section 8-2.1408(Y) Landscaping: Landscaping and irrigation shall be provided consistent with the requirements of the zone.
- Section 8-2.1408(KK) Screening: Applicants for outdoor (and mixed light if screening is required) cannabis cultivation shall submit a screening plan (including details such as location, height, material or species, etc.) that achieves the following:
 1. Outdoor cultivation (including hoop houses) shall be screened to the maximum extent feasible to avoid visibility from public rights-of-way. Mixed light cultivation and indoor cannabis uses are not required to be screened, unless determined by County staff that screening is necessary for security purposes.
 2. Screening may be vegetative or in the form of fencing, at the County's discretion, dependent on circumstances at the site and in the surrounding area.
 3. Vegetative screening is subject to approval by the County Agricultural Commissioner to ensure proposed species will not harbor agricultural pests. Native, drought-tolerant species are encouraged. The applicant must demonstrate that the proposed vegetative screening is reasonably expected to provide the intended screening within five years.
 4. All fencing, walls, hedges, and trees, if allowed, must meet the minimum requirements of Section 8-2.1005, Fencing and Walls, Hedges, and Trees, of the County Zoning Regulations.
 5. Fencing design and materials shall be consistent with the surrounding area, remain in good repair, and shall not significantly diminish the visual quality of the site or surrounding area.
 6. Sites not visible from public rights-of-way are not required to be screened, unless determined by County staff that screening is necessary for security purposes.
- Section 8-2.1408(OO) Site Design: Site design shall comply with all applicable codes, standards, regulations, and guidelines, and shall demonstrate consideration of odor control, air quality, noise control, workflow, safety and security, lighting, aesthetics, protection of resources (biological, cultural, trees, etc.) and other appropriate impact mitigation. All required permits shall be obtained. Operations shall comply with Sections 8-2.1002, Area of Lots, and 8-2.1004, Height Regulations, of the County Zoning Regulations as applicable.

- Section 8-2.1408(PP) Site Maintenance: Permittee shall at all times maintain, manage, and operate the site, all improvements and alterations, and all structures, in good repair, acceptable in appearance, and in reasonably safe condition, including securing all necessary licenses and permits for this work. The site shall be kept free of litter, clutter, and graffiti. The permittee shall prevent and eliminate conditions that constitute a public nuisance.
- Section 8-2.1408(RR) Tree Protection: Protection of trees is encouraged consistent with General Plan policies and the County Oak Woodland Conservation and Enhancement Plan. Protections shall include a prohibition on detrimental activity within the dripline. Removal of native trees and tree clusters or stands, particularly oak woodlands, remnant valley oaks, and riparian woodlands, is prohibited.
- Section 8-2.1412(C) Cultivation Site Restoration: Upon revocation of a Cannabis Use Permit or abandonment of a permitted cultivation site, the permittee and/or property owner shall remove all materials, equipment and improvements on the site that were used in connection with the cannabis use, including but not limited to concrete foundations and slabs, bags, pots, or other containers, tools, fertilizers, pesticides, fuels, hoop house frames and coverings, irrigation pipes, water bladders or tanks, pond liners, electrical lighting fixtures, wiring and related equipment, fencing, cannabis, or cannabis waste products, imported soil or soil amendments not incorporated into native soil, generators, pumps, or structures not adaptable to non-cannabis permitted use of the site. If any of the above described or related material or equipment is to remain, the permittee and/or property owner shall prepare a plan and description of the non-cannabis continued use of such material or equipment on the site. The property owner shall be responsible for execution of the restoration plan, subject to monitoring and periodic inspection by the County. For purposes of this Subsection, “abandonment” shall mean failure to obtain a County Cannabis License to cultivate on the permitted cultivation site for three consecutive years.

Alternatives 1, 2, 3, and 5 assume that personal use outdoor cultivation may occur in any zoning district on a parcel with a legal residence. Personal use outdoor cultivation of up to six plants is assumed to occur within pots or garden areas on the grounds of the parcel. Alternative 4 would limit personal use cultivation to indoor only. These activities would likely involve no more than 100 square feet of land area and would be required to be outside of front yard and side yard setback areas. CLUO Section 8-2.1408(GG) requires that personal outdoor cultivation not be visible from public rights-of-way and would not create a new physical feature that would completely block scenic viewsheds. Given these CLUO requirements, no obstruction of scenic vista or viewsheds are expected.

Alternative 1: Cultivation (Ancillary Nurseries and Processing Only) with Existing Limits (Existing Operations with CLUO) (CEQA Preferred Alternative)

Alternative 1 is assumed to retain the 78 existing and eligible cannabis cultivation sites that currently exist in the County. Only one of the nine cultivation sites assumed to relocate under this alternative is located within a scenic viewshed (SR 16 and Cache Creek viewshed). Physical features (e.g., barns and greenhouses) housing, temporary hoop houses, and fencing) from this relocated operation may be visible from SR 16 and Cache Creek viewshed but would not create new development or massing that would completely or substantially obstruct public views or a scenic viewshed because of the small extent of change (2 acres) along the 25 mile viewshed corridor. This alternative would not result in an expansion of cannabis uses or place any cannabis use near the designated wild and scenic portions of Cache Creek that could obstruct views of the creek (see Exhibit 3.1-5).

Existing and relocated cultivation sites would be subject to CLUO standards that are expected to result in improved visual character conditions of cultivation sites by requiring maintenance of the cultivation site and surrounding land area (Sections 8-2.1408[B] and [PP]), buildings and structures designed to be compatible with the character and scale of what is allowed in the applicable zone (Section 8-2.1408[F]), screening of outdoor cultivation from public rights-of-way (Section 8-2.1408[KK]), preservation of on-site trees (Section 8-2.1408[RR]), and restoration of closed cultivation sites (Section 8-2.1412[C]).

This impact would be **less than significant** under Alternative 1.

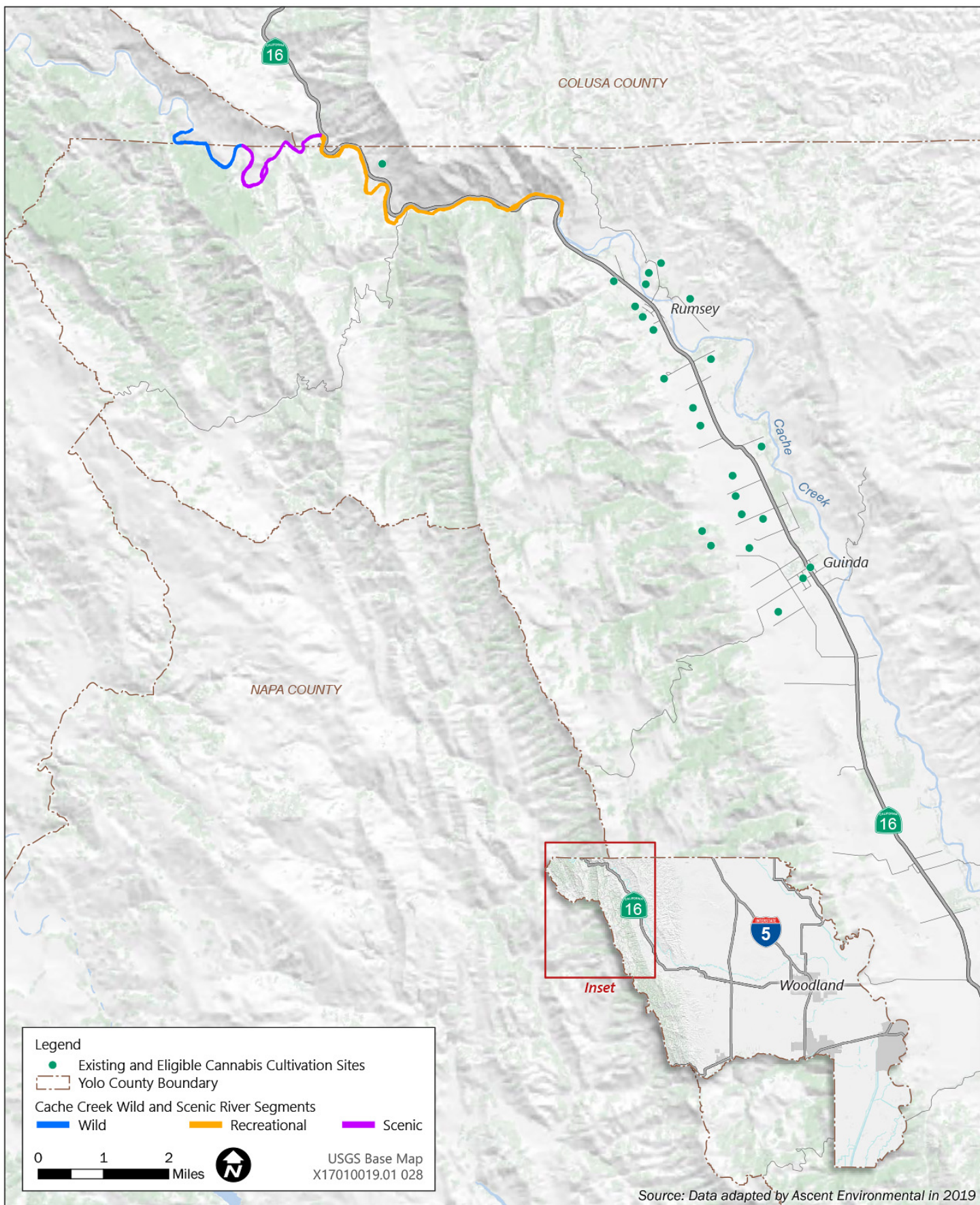


Exhibit 3.1-5

Alternative 1 Cannabis Uses and State Wild and Scenic Rivers

Alternative 2: All License Types with Moderate Limits

As shown in Exhibit 2-5, this alternative assumes new cannabis uses could be located in the following scenic viewsheds:

- I-5 along the Dunnigan Hills viewshed: 7 new noncultivation uses
- SR 16 through the Capay Valley and Cache Creek viewshed: 13 new noncultivation uses
- Blue Ridge viewshed from the communities of Capay, Esparto, and Madison, and I-505: 8 new cultivation and noncultivation uses
- Putah Creek along SR 128 viewshed: 3 new noncultivation uses
- City of Sacramento skyline viewshed from I-5 and SR 113: 3 new noncultivation uses

No new cannabis uses are assumed to be placed near the designated wild and scenic portions of Cache Creek that could obstruct views of the creek (see Exhibit 3.1-6).

Relocated cultivation sites and new cannabis uses are assumed to result in the placement of buildings and fencing that may be visible from the scenic viewsheds. However, this development would not create new building massing or extensive fencing that would completely or substantially obstruct public views of these scenic viewsheds because of the limited acreage of permitted cannabis uses countywide, the controls of the proposed CLUO, dispersion of the new sites within these large viewsheds that range from 5 to 31 miles in length, and the agricultural character of cannabis uses, and comparatively small structure size anticipated to result. New noncultivation cannabis buildings in the agricultural zones are assumed to be single-story and assumed to be of similar massing, size, and general use (1,000 to 140,000 square feet of building area) as existing agricultural buildings in the County.

All cannabis uses would be subject to CLUO standards that would ensure uses blend with existing conditions and visual character of the communities and overall County by requiring maintenance of the cannabis use site and surrounding land area (Sections 8-2.1408[B] and [PP]), buildings and structures designed to be compatible with the character and scale of what is allowed in the applicable zone (Section 8-2.1408[F]), screening of outdoor cannabis uses from public rights-of-way (Section 8-2.1408[KK]), preservation of on-site trees (Section 8-2.1408[RR]), and restoration of closed sites (Section 8-2.1412[C]).

This impact would be **less than significant** under Alternative 2.

Alternative 3: All License Types with High Limits

As shown in Exhibit 2-6, Alternative 3 assumes new cannabis uses could be located in the following scenic viewsheds:

- I-5 along the Dunnigan Hills viewshed: 12 new cultivation and noncultivation uses
- SR 16 through the Capay Valley and Cache Creek viewshed: 29 new cultivation and noncultivation uses.
- Blue Ridge viewshed from the communities of Capay, Esparto, and Madison, and I-505: 17 new cultivation and noncultivation uses
- Putah Creek along SR 128 viewshed: 4 new cultivation and noncultivation uses
- City of Sacramento skyline viewshed from I-5 and SR 113: 16 new cultivation and noncultivation uses

No new cannabis uses are assumed to be placed near the designated wild and scenic portions of Cache Creek that could obstruct views of the creek (see Exhibit 3.1-7).

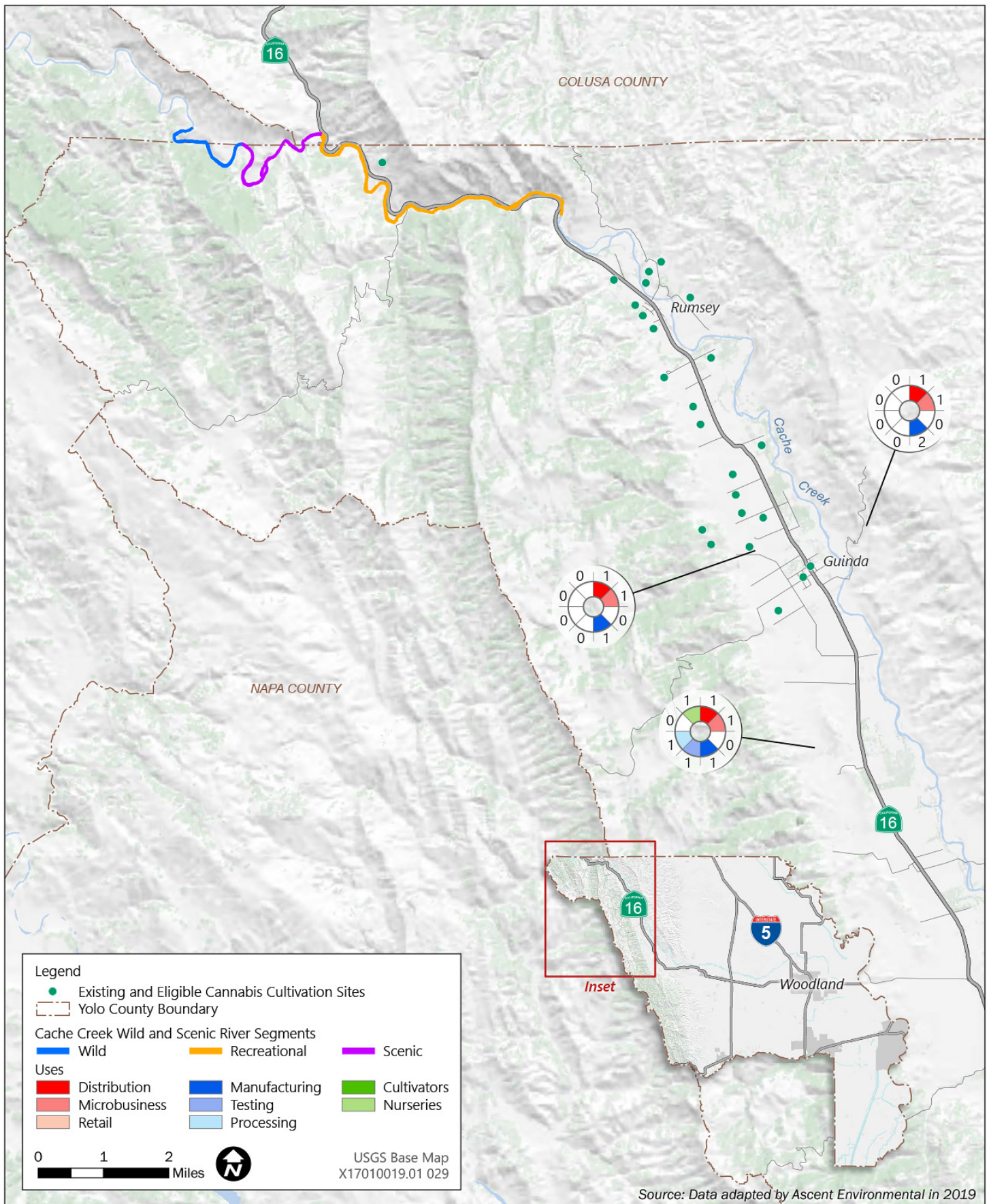


Exhibit 3.1-6

Alternative 2 Cannabis Uses and State Wild and Scenic Rivers

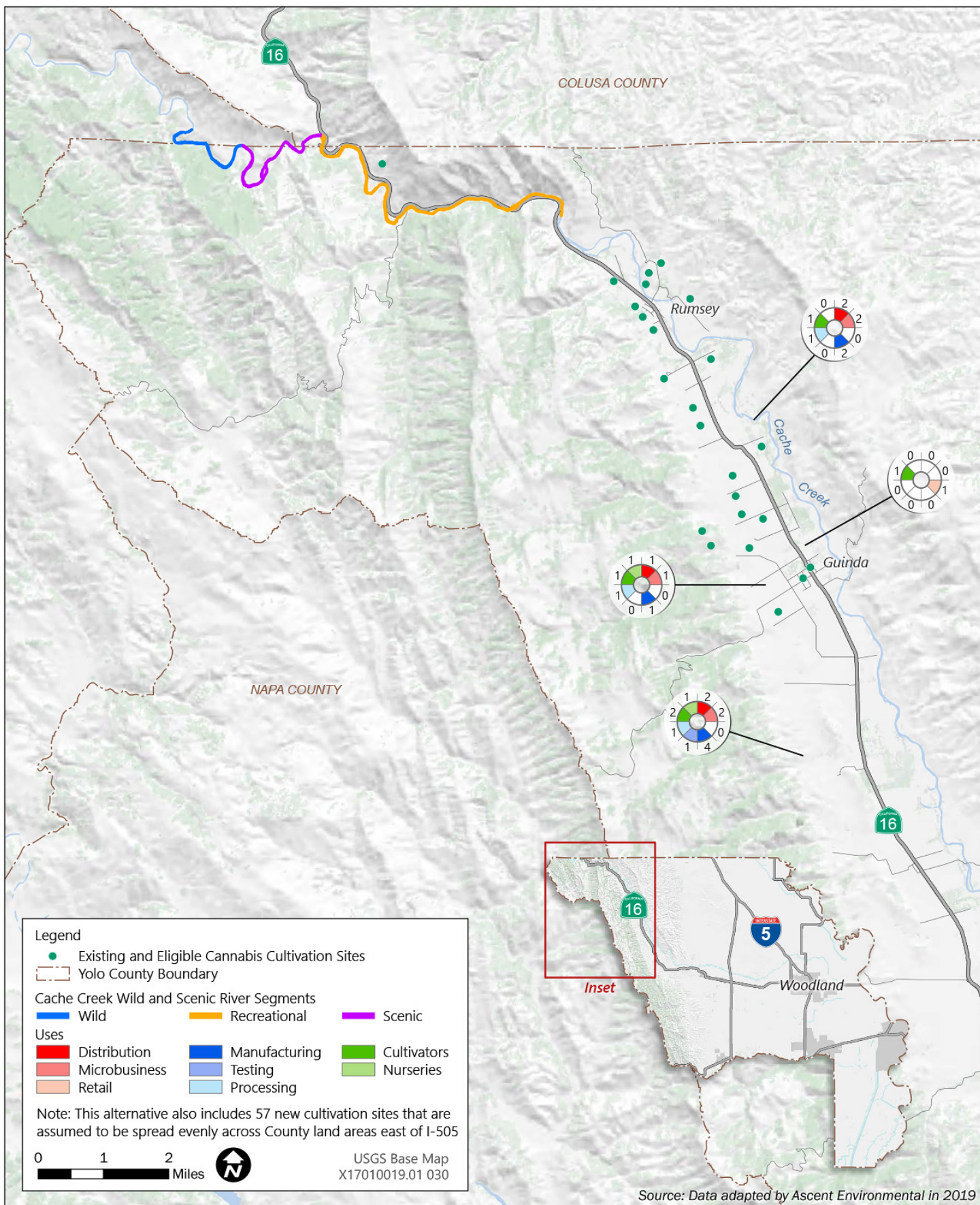


Exhibit 3.1-7

Alternative 3 Cannabis Uses and State Wild and Scenic Rivers

Relocated cultivation sites and new cannabis uses are assumed to result in the placement of buildings and fencing that may be visible from the scenic viewsheds. However, this development would not create new building massing or extensive fencing that would completely or substantially obstruct public views of these scenic viewsheds because of the limited acreage of allowed cannabis uses countywide, the controls of the proposed CLUO, dispersion of the new sites within these large viewsheds that range from 5 to 31 miles in length, and the agricultural character of cannabis uses, and comparatively small structure size anticipated to result. New noncultivation cannabis buildings in the agricultural zones are assumed to be single-story and assumed to be of similar massing, size, and general use (1,000 to 140,000 square feet of building area) as existing agricultural buildings in the County.

All cannabis uses would be subject to CLUO standards that would ensure uses blend with existing conditions and visual character of the communities and overall County by requiring maintenance of the cannabis use site and surrounding land area (Sections 8-2.1408[B] and [PP]), buildings and structures designed to be compatible with the character and scale of what is allowed in the applicable zone (Section 8-2.1408[F]), screening of outdoor cannabis uses from public rights-of-way (Section 8-2.1408[KK]), preservation of on-site trees (Section 8-2.1408[RR]), and restoration of closed sites (Section 8-2.1412[C]).

This impact would be **less than significant** under Alternative 3.

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

As shown in Exhibit 2-7, this alternative assumes new cannabis uses could be located in the following scenic viewsheds:

- I-5 along the Dunnigan Hills viewshed: 8 new cultivation and noncultivation uses
- SR 16 through the Capay Valley and Cache Creek viewshed: 13 new noncultivation uses.
- Blue Ridge viewshed from the communities of Capay, Esparto, and Madison, and I-505: 9 new noncultivation uses
- Putah Creek along SR 128 viewshed: 2 new cultivation and noncultivation uses
- City of Sacramento skyline viewshed from I-5 and SR 113: 3 new noncultivation uses

No new cannabis uses are assumed to be placed near the designated wild and scenic portions of Cache Creek that could obstruct views of the creek (see Exhibit 3.1-8). Under Alternative 4, the SR 16 corridor and Cache Creek viewshed would have the largest assumed conversion of outdoor cultivation operations to mixed-light or indoor cultivation and the construction of greenhouses or indoor buildings, which may be identified as a noticeable alteration in the viewshed from public views.

Relocated cultivation sites and new cannabis uses are assumed to result in the placement of buildings and fencing that may be visible from the scenic viewsheds. However, this development would not create new building massing or extensive fencing that would completely or substantially obstruct public views of these scenic viewsheds because of the limited acreage of permitted cannabis uses countywide, the controls of the proposed CLUO, dispersion of the new sites within these large viewsheds that ranges from 5 to 31 miles in length, and the agricultural character of cannabis uses, and comparatively small structure size anticipated to result. New noncultivation cannabis buildings in the agricultural zones are assumed to be single-story and assumed to be of similar massing, size, and general use (1,000 to 140,000 square feet of building area) as existing agricultural buildings in the County.

All cannabis uses would be subject to CLUO standards that would ensure uses blend with existing conditions and visual character of the communities and overall County by requiring maintenance of the cannabis use site and surrounding land area (Sections 8-2.1408[B] and [PP]), buildings and structures designed to be compatible with the character and scale of what is allowed in the applicable zone (Section 8-2.1408[F]), screening of outdoor cannabis uses from public rights-of-way (Section 8-2.1408[KK]), preservation of on-site trees (Section 8-2.1408[RR]), and restoration of closed sites (Section 8-2.1412[C]).

This impact would be **less than significant** under Alternative 4.

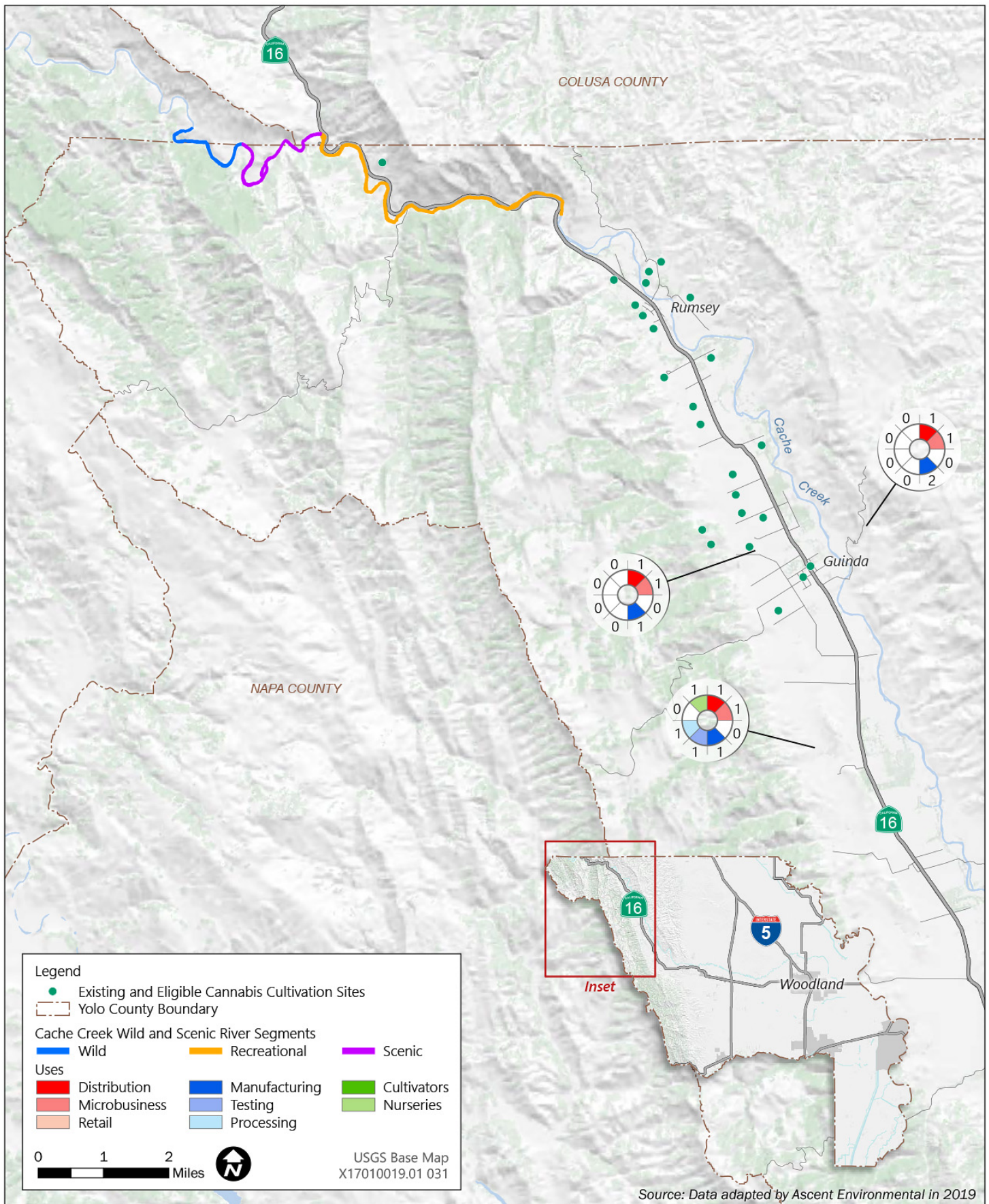


Exhibit 3.1-8

Alternative 4 Cannabis Uses and State Wild and Scenic Rivers

Alternative 5: All License Types with Moderate Limits, within Agricultural Zones Only, No Retail

As shown in Exhibit 2-8, this alternative assumes new cannabis uses could be located in the following scenic viewsheds:

- I-5 along the Dunnigan Hills viewshed: 7 new noncultivation uses
- SR 16 through the Capay Valley and Cache Creek viewshed: 13 new noncultivation uses.
- Blue Ridge viewshed from the communities of Capay, Esparto, and Madison, and I-505: 7 new cultivation and noncultivation uses
- Putah Creek along SR 128 viewshed: 2 new cultivation and noncultivation uses
- City of Sacramento skyline viewshed from I-5 and SR 113: 2 new noncultivation uses

No new cannabis uses are assumed to be placed near the designated wild and scenic portions of Cache Creek that could obstruct views of the creek (see Exhibit 3.1-9).

Relocated cultivation sites and new cannabis uses are assumed to result in the placement of buildings and fencing that may be visible from the scenic viewsheds. However, this development would not create new building massing or extensive fencing that would completely or substantially obstruct public views of these scenic viewsheds because of the limited acreage of the permitted cannabis uses countywide, the controls of the proposed CLUO, dispersion of the new sites within these large viewsheds that range from 5 to 31 miles in length, and the agricultural character of cannabis uses, and comparatively small structure size anticipated to result. New noncultivation cannabis buildings in the agricultural zones are assumed to be single-story and assumed to be of similar massing, size, and general use (1,000 to 140,000 square feet of building area) as existing agricultural buildings in the County.

All cannabis uses would be subject to CLUO standards that would ensure uses blend with existing conditions and visual character of the communities and overall County by requiring maintenance of the cannabis use site and surrounding land area (Sections 8-2.1408[B] and [PP]), buildings and structures designed to be compatible with the character and scale of what is allowed in the applicable zone (Section 8-2.1408[F]), screening of outdoor cannabis uses from public rights-of-way (Section 8-2.1408[KK]), preservation of on-site trees (Section 8-2.1408[RR], and restoration of closed sites (Section 8-2.1412[C]).

This impact would be **less than significant** under Alternative 5.

Mitigation Measures

No mitigation is required for any of the alternatives.

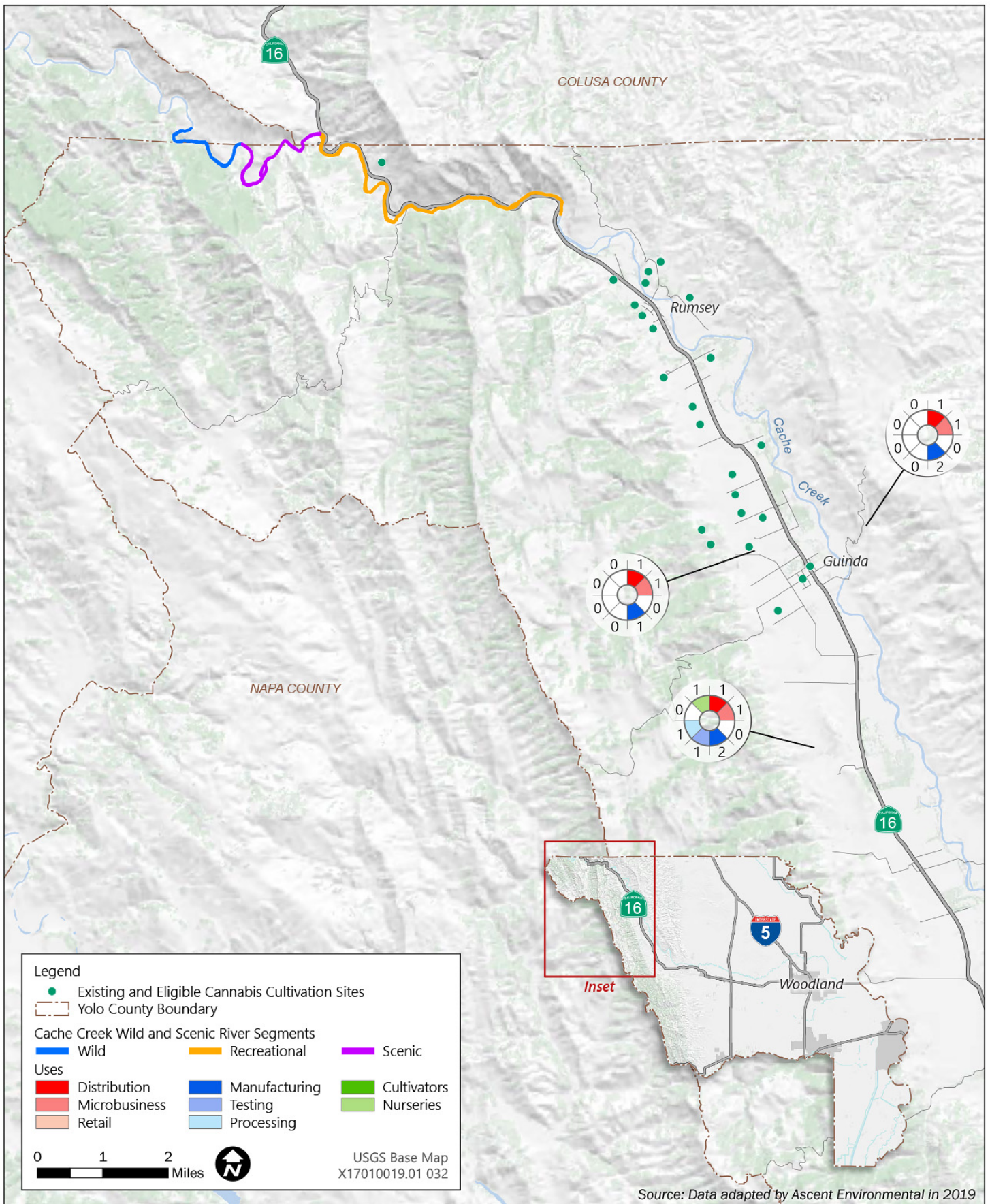


Exhibit 3.1-9

Alternative 5 Cannabis Uses and State Wild and Scenic Rivers

Impact AES-2: Damage Scenic Resources Including, But Not Limited to, Trees, Rock Outcroppings, and Historic Buildings within a State Scenic Highway or County-Designated Scenic Roadway

Adoption and implementation of the proposed CLUO under each of the five alternatives, including subsequent Cannabis Use Permits under the adopted CLUO, may result in new cannabis uses that could damage scenic resources associated with designated scenic highways and roadways. Cannabis uses would be required to comply with CLUO requirements that set forth standards for site design and maintenance to ensure adverse effects to scenic resources are avoided. This impact would be **less than significant** for all alternatives.

The General Plan identifies the following local scenic roadways (Policy CC-1.13):

- SR 16 (Colusa County line to Capay),
- SR 128 (Winters to Napa County line),
- County Roads 116 and 116B (Knights Landing to eastern terminus of County Road 16),
- County Roads 16 and 117 and Old River Road (County Road 107 to West Sacramento), and
- South River Road (West Sacramento city limits to Sacramento County line).

SR 128 in Yolo County was recently added to the state highway scenic system that added the highway to Section 263.1 of the Streets and Highway Code. A portion of SR 16 is eligible for official designation. Development activities along these roadway corridors has the potential to adversely impact these scenic resources considered important in General Plan Policy CC-1.15 that include trees, natural resources and historic buildings.

The General Plan identifies the preservation and enhancement of the scenic quality of the County's rural roadway system (Policy CC-1.12), protection of trees, natural resources, and historic structures along designated scenic roadways (Policy CC-1.15), and regulation of features along designated scenic roadways (Policy CC-1.16). The General Plan also specifies that obtrusive activities and facilities such as infrastructure and utility facilities, storage yards, outdoor parking and display areas should be visually screened along highways, freeways, roads and trails (Policy CC-1.8). The CLUO incorporates these policy provisions to ensure implementation on cannabis projects under Sections 8-2.1408(B) (Agricultural Maintenance), 8-2.1408(F) (Building Design), Section 8-2.1408(H) (Cultural Resources), 8-2.1408(Y) (Landscaping), 8-2.1408(KK) (Screening), 8-2.1408(OO) (Site Design), 8-2.1408(PP) (Site Maintenance), 8-2.1408(RR) (Tree Protection), and Section 8.2-1412(C) (Cultivation Site Restoration). The reader is referred to Impact AES-1 for a full description of these CLUO requirements.

Alternatives 1, 2, 3, and 5 assume that personal use outdoor cultivation may occur in any zoning district on a parcel with a legal residence. Personal use outdoor cultivation of up to six plants is assumed to occur within pots or garden areas on the grounds of the parcel. Alternative 4 would limit personal use cultivation to indoor only. These activities would likely involve no more than 100 square feet of land area and would be required to be outside of front yard and side yard setback areas. CLUO Section 8-2.1408(GG) requires that personal outdoor cultivation not be visible from public rights-of-way including designated scenic roadways and highways. Given these CLUO requirements, no adverse effects are expected to the scenic resources associated with designated scenic roadways and highways.

Alternative 1: Cultivation (Ancillary Nurseries and Processing Only) with Existing Limits (Existing Operations with CLUO) (CEQA Preferred Alternative)

Exhibit 3.1-10 identifies existing cannabis cultivation site locations under Alternative 1 in relation to designated scenic roadways and highways. One cultivation site along SR 16 is assumed to relocate to comply with CLUO zoning standards to a location nearby. All other existing and eligible sites along scenic roadways and highways would remain in place. No new cannabis uses are assumed to occur under this alternative.

Existing and relocated cultivation sites would be subject to CLUO standards that would improve their visual character and would require protection of General Plan identified scenic resources (Policy CC-1.15) along scenic roadways and highways by requiring maintenance of the cultivation site and surrounding land area (Sections 8-2.1408[B] and [PP]), buildings and structures designed to be compatible with the character and scale of what is allowed in the applicable zone (Section 8-2.1408[F]), protection of historic resources (Section 8-2.1408[H]), screening of outdoor cultivation from public rights-of-way (Section 8-2.1408[KK]), preservation of on-site trees (Section 8-2.1408[RR]), and restoration of closed cultivation sites (Section 8-2.1412[C]).

This impact would be **less than significant** under Alternative 1.

Alternative 2: All License Types with Moderate Limits

As shown in Exhibit 3.1-11, new cannabis uses are assumed to be located along SR 16 and SR 128.

All cannabis uses would be subject to CLUO standards that would require cannabis operations to protect General Plan identified scenic resources (Policy CC-1.15) along scenic roadways and highways by requiring maintenance of the site and surrounding land area (Sections 8-2.1408[B] and [PP]), buildings and structures designed to be compatible with the character and scale of what is allowed in the applicable zone (Section 8-2.1408[F]), protection of historic resources (Section 8-2.1408[H]), screening of outdoor cannabis uses from public rights-of-way (Section 8-2.1408[KK]), preservation of on-site trees (Section 8-2.1408[RR]), and restoration of closed sites (Section 8-2.1412[C]).

This impact would be **less than significant** under Alternative 2.

Alternative 3: All License Types with High Limits

As shown in Exhibit 3.1-12, new cannabis uses are assumed to be located along SR 16, SR 128, County Road 16, County Road 116B, County Road 117, Old River Road, and South River Road.

All cannabis uses would be subject to CLUO standards that would require cannabis operations to protect General Plan identified scenic resources (Policy CC-1.15) along scenic roadways and highways by requiring maintenance of the site and surrounding land area (Sections 8-2.1408[B] and [PP]), buildings and structures designed to be compatible with the character and scale of what is allowed in the applicable zone (Section 8-2.1408[F]), protection of historic resources (Section 8-2.1408[H]), screening of outdoor cannabis uses from public rights-of-way (Section 8-2.1408[KK]), preservation of on-site trees (Section 8-2.1408[RR]), and restoration of closed sites (Section 8-2.1412[C]).

This impact would be **less than significant** under Alternative 3.

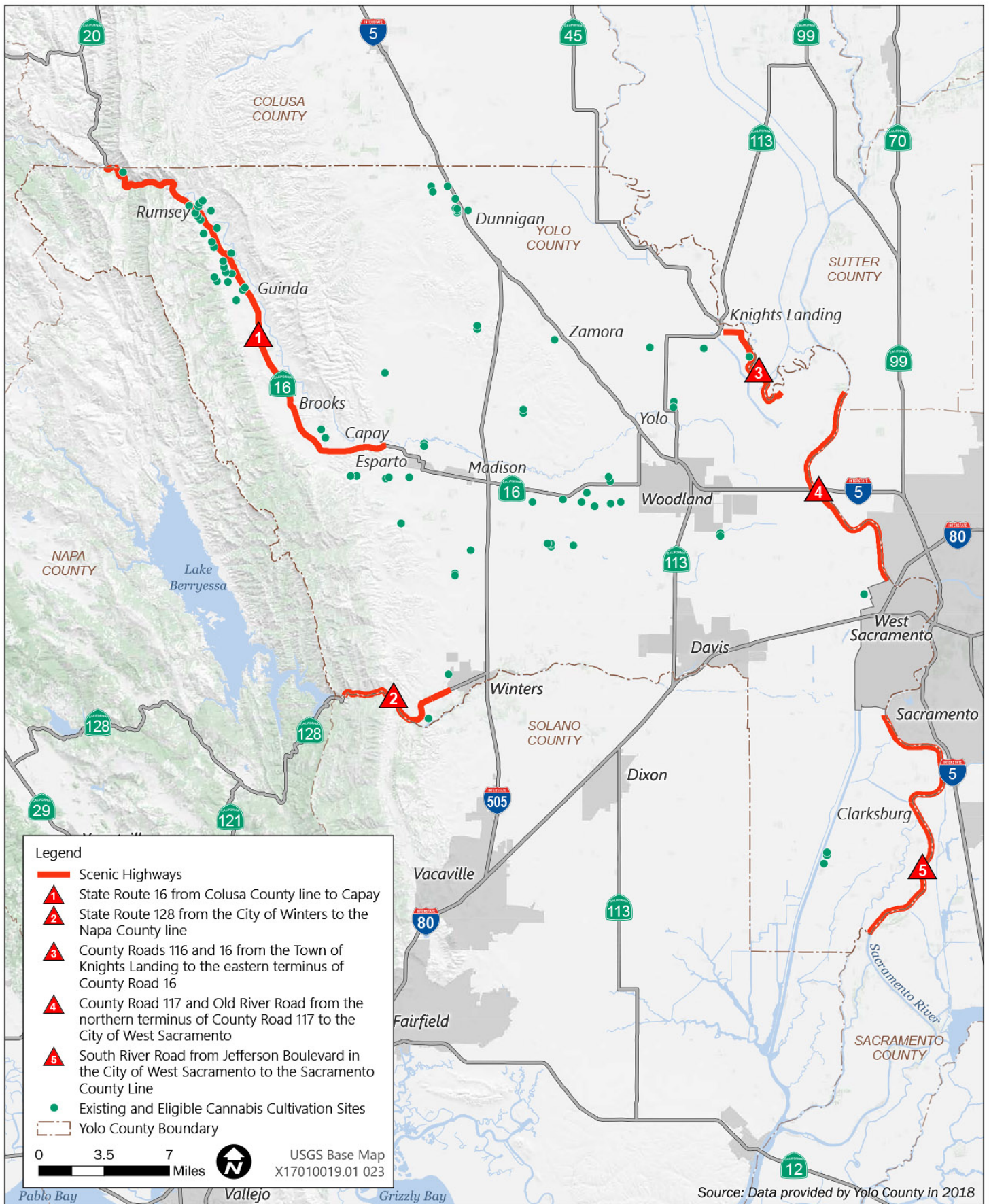


Exhibit 3.1-10 Alternative 1 Cannabis Uses and Designated Scenic Roadways and Highways

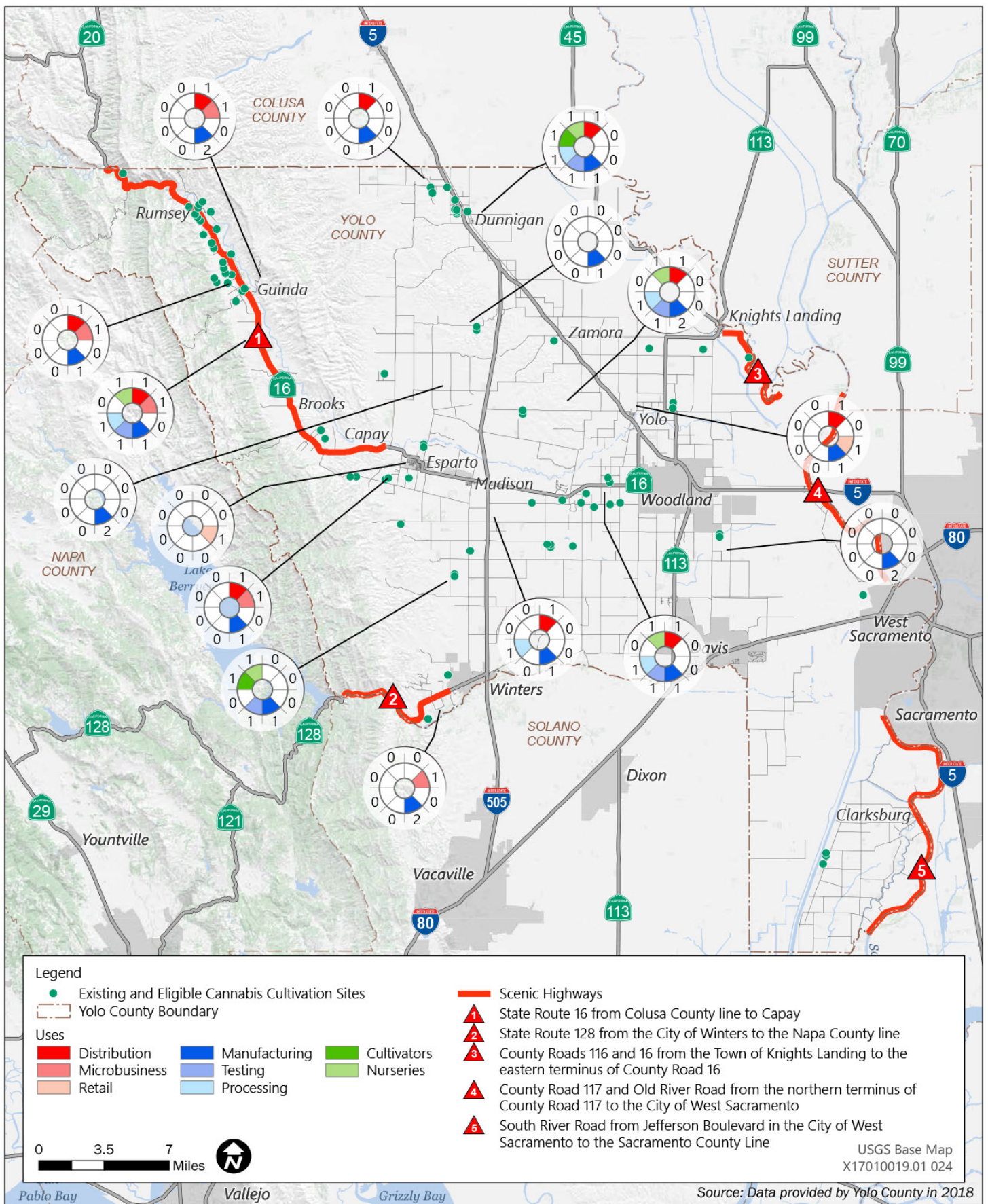


Exhibit 3.1-11 Alternative 2 Cannabis Uses and Designated Scenic Roadways and Highways

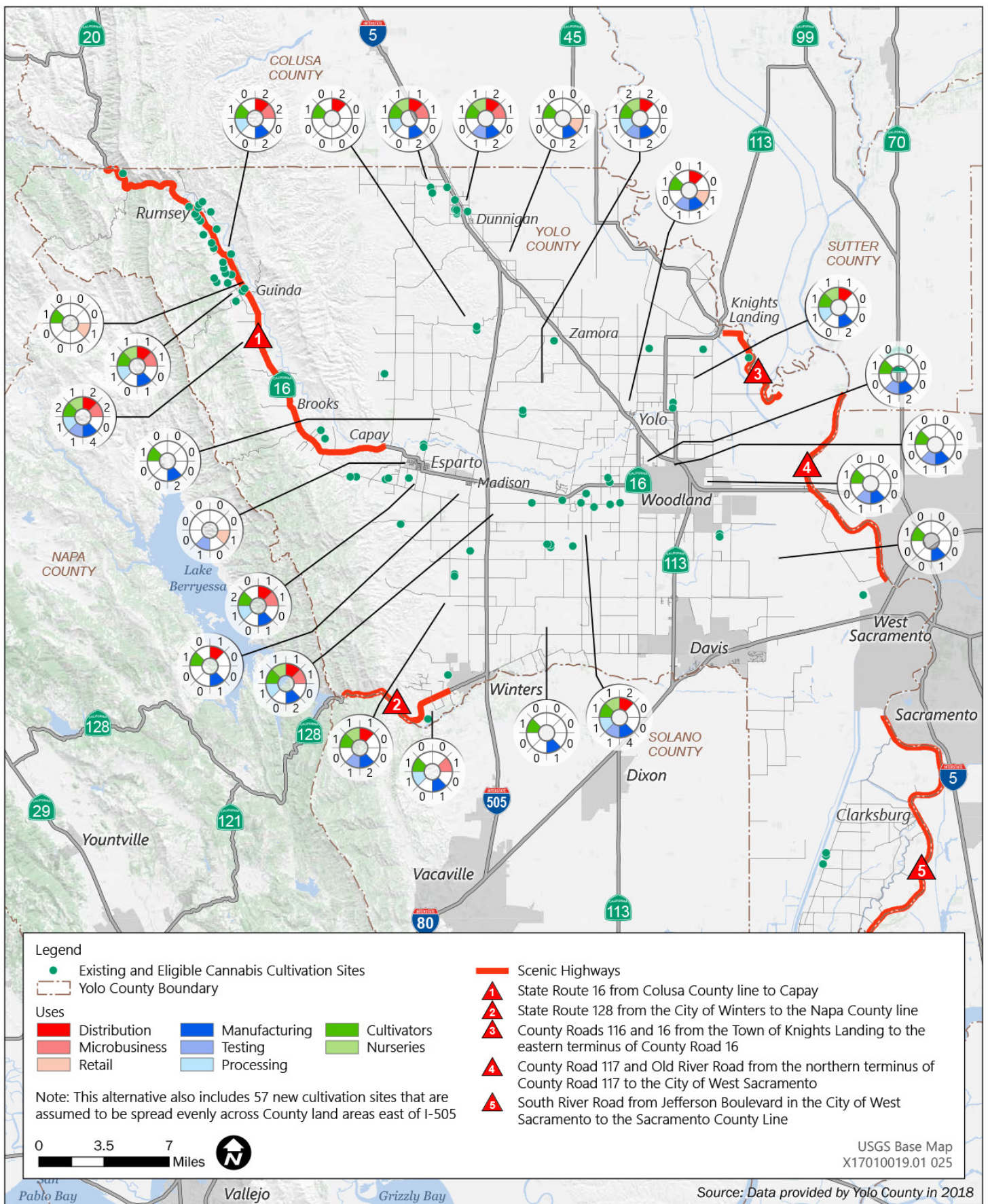


Exhibit 3.1-12

Alternative 3 Cannabis Uses and Designated Scenic Roadways and Highways

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

As shown in Exhibit 3.1-13, new cannabis uses are assumed to be located along SR 16 and SR 128.

All cannabis uses would be subject to CLUO standards that would require cannabis operations to protect General Plan identified scenic resources (Policy CC-1.15) along scenic roadways and highways by requiring maintenance of the site and surrounding land area (Sections 8-2.1408[B] and [PP]), buildings and structures designed to be compatible with the character and scale of what is allowed in the applicable zone (Section 8-2.1408[F]), protection of historic resources (Section 8-2.1408[H]), screening of outdoor cannabis uses from public rights-of-way (Section 8-2.1408[KK]), preservation of on-site trees (Section 8-2.1408[RR]), and restoration of closed sites (Section 8-2.1412[C]).

This impact would be **less than significant** under Alternative 4.

Alternative 5: All License Types with Moderate Limits, within Agricultural Zones Only, No Retail

As shown in Exhibit 3.1-14, new cannabis uses are assumed to be located along SR 16 and SR 128.

All cannabis uses would be subject to CLUO standards that would require cannabis operations to protect General Plan identified scenic resources (Policy CC-1.15) along scenic roadways and highways by requiring maintenance of the site and surrounding land area (Sections 8-2.1408[B] and [PP]), buildings and structures designed to be compatible with the character and scale of what is allowed in the applicable zone (Section 8-2.1408[F]), protection of historic resources (Section 8-2.1408[H]), screening of outdoor cannabis uses from public rights-of-way (Section 8-2.1408[KK]), preservation of on-site trees (Section 8-2.1408[RR]), and restoration of closed sites (Section 8-2.1412[C]).

This impact would be **less than significant** under Alternative 5.

Mitigation Measures

No mitigation is required for any of the alternatives.

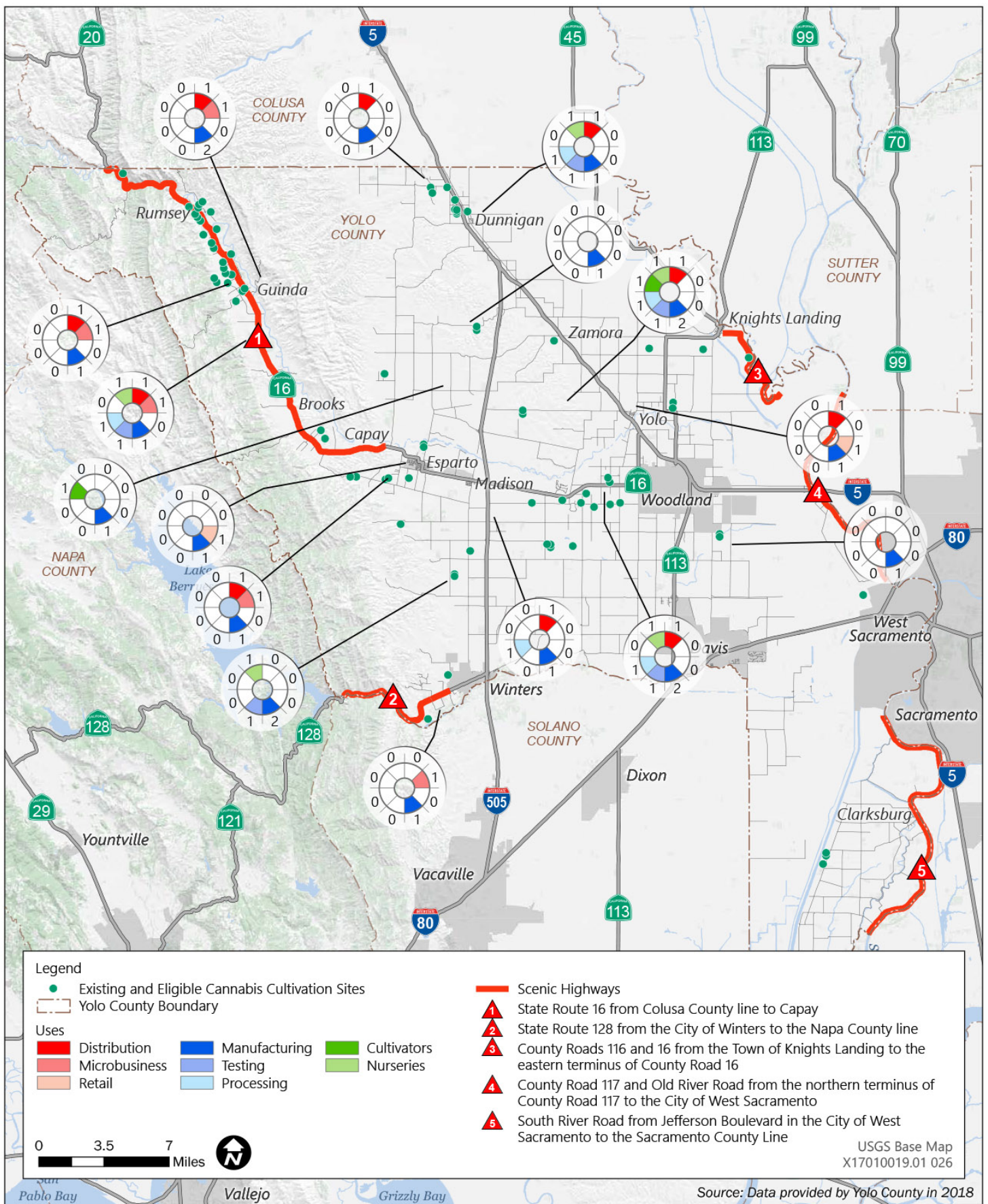


Exhibit 3.1-13

Alternative 4 Cannabis Uses and Designated Scenic Roadways and Highways

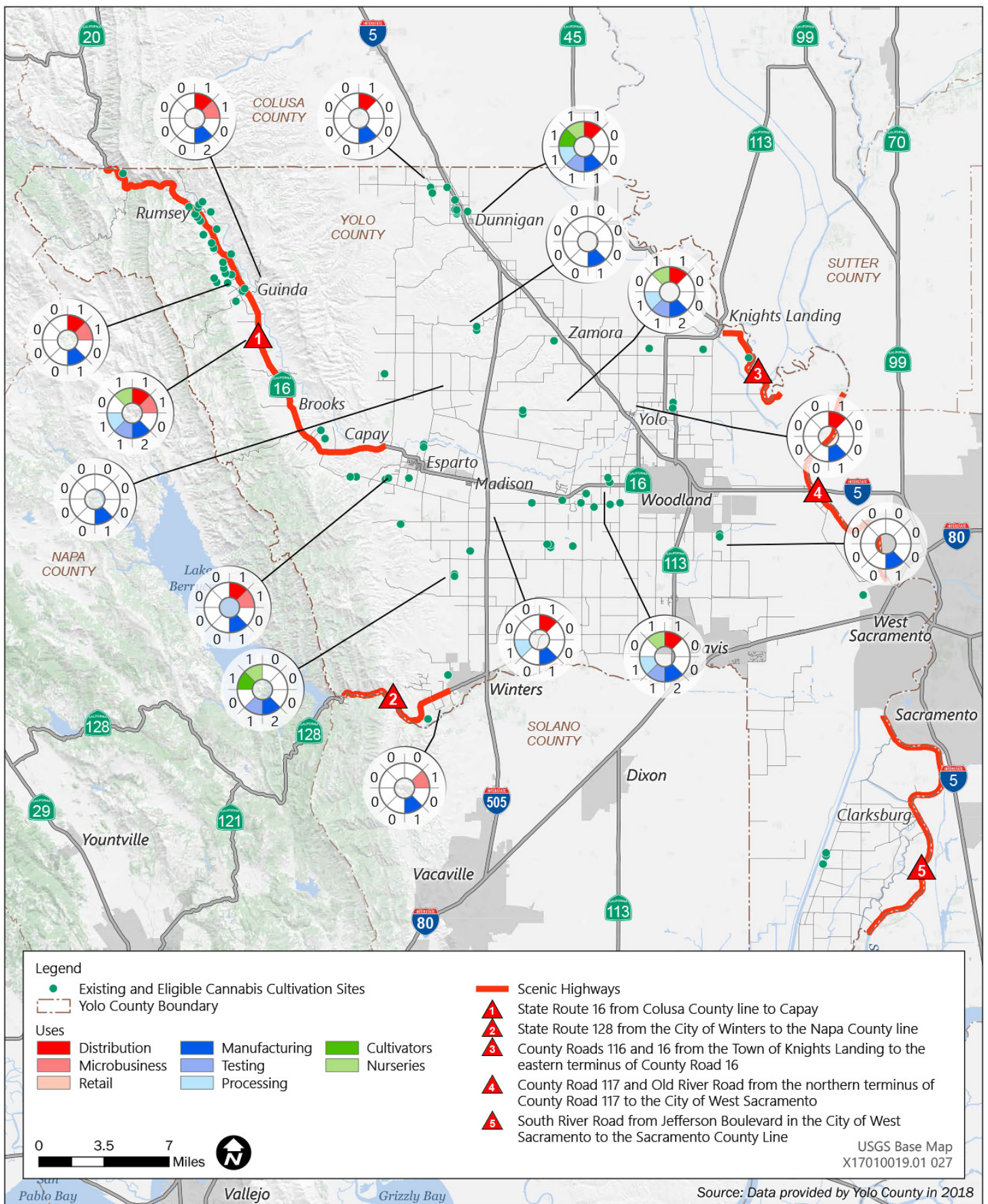


Exhibit 3.1-14

Alternative 5 Cannabis Uses and Designated Scenic Roadways and Highways

Impact AES-3: Substantially Degrade the Existing Visual Character or Quality of the Project Area

Adoption and implementation of the proposed CLUO under each of the five alternatives, including subsequent Cannabis Use Permits under the adopted CLUO, would allow for the development of new cannabis uses that would alter the rural and agricultural character of the County. The CLUO includes requirements that address aesthetics and visual character including requirements to address landscaping, site maintenance, and building design, among others. While these requirements would minimize the likelihood of nuisance impacts to the visual character and quality of the aesthetic environment, the potential adverse impacts to visual character remains. This impact would be **significant** for all alternatives.

As further discussed in Section 3.1.1, “Environmental Setting,” the visual character of the County contains diverse features in each of its areas and communities. Overall the visual character includes natural habitat conditions and waterways, rural and agricultural land uses such as orchards, field crops, rangeland, supporting agricultural buildings (barns, buildings used for equipment storage and processing of agricultural product, offices, hoop houses, and shipping containers), and rural communities consisting of residential, commercial, office, and light industrial uses. Exhibits 3.1-1a through 3.1-1c provide an overview of the rural and agricultural visual character of the County. Commercial cannabis activities would introduce a new agricultural land use with characteristics that could adversely affect the rural and agricultural character of the County.

The General Plan identifies the rural landscape (Policy CC-1.2), natural features and historic buildings (Policy 1.5), ridgelines and hillsides (Policy CC-1.10), the general scenic quality of the rural roadway system (Policy CC-1.12), and designated local scenic roadways (Policy CC-1.13) including views and vistas from scenic roadways, as important features of the County. General Plan Policy CC-4.15 also calls for new development architecture to be sensitive and compatible with the site and the community. The County community plans also include policies and implementation measures that require land use activities to preserve and enhance the visual character and scenic features of the County through incorporation of site features that are a component of a scenic view, screening of visually incompatible site features, provision of landscaping and setbacks to blend the site, and maintaining character and scale of buildings of existing surrounding conditions. The CLUO incorporates these policy provisions to ensure implementation of design and site requirements on cannabis projects under Sections 8-2.1408(B) (Agricultural Maintenance), 8-2.1408(F) (Building Design), Section 8-2.1408(H) (Cultural Resources), 8-2.1408(Y) (Landscaping), 8-2.1408(KK) (Screening), 8-2.1408(OO) (Site Design), 8-2.1408(PP) (Site Maintenance), 8-2.1408(RR) (Tree Protection), and Section 8.2-1412(C) (Cultivation Site Restoration).

While cannabis cultivation uses overall are not substantively different from other allowed agricultural uses in terms of size and massing, there are visual characteristics unique to cannabis cultivation that are different aesthetically from agricultural and rural land uses. For example, cannabis cultivation activities are often organized on a small portion of a larger site, with the supporting buildings and greenhouses located close to each other, as differentiated from other County agricultural operations such as row crops, orchards and vineyards, and pastureland that more commonly use the entire parcel area for a range of operations and activities. Also, for security purposes, cannabis cultivation often includes solid fencing that obstructs views of the site, and may block open public views across agricultural fields from some vantage points. Other features that differ from existing agricultural operations include security features (e.g., gates, security personnel, and guard dogs) and in some cases, the lack of maintenance of the remaining land areas of the parcel that are not used as part of the cultivation operation.

Alternatives 1, 2, 3, and 5 assume that personal use outdoor cultivation may occur in any zoning district on a parcel with a legal residence. Personal use outdoor cultivation of up to six plants is assumed to occur within pots or garden areas on the grounds of the parcel. Alternative 4 would limit personal use cultivation to indoor only. These activities would likely involve no more than 100 square feet of land area and would be required to be outside of front yard and side yard setback areas. CLUO Section 8-2.1408(GG) requires that personal outdoor cultivation not be visible from public rights-of-way.

Alternative 1: Cultivation (Ancillary Nurseries and Processing Only) with Existing Limits (Existing Operations with CLUO) (CEQA Preferred Alternative)

Nine of the 78 existing and eligible cannabis cultivation sites are assumed to relocate under Alternative 1, but no expansion of cannabis cultivation uses would occur that could modify the visual character of the area.

As described in Section 3.1.1, “Environmental Setting,” existing cannabis cultivation in the County is concentrated in Capay Valley and other areas (see Exhibit 2-4, and Chapter 4, “Cumulative Impact and Overconcentration”). On-site features include a range of primarily single-story structures that are also found with some other existing agricultural uses in the County, including ancillary nursery/greenhouses, temporary hoop houses, storage buildings for equipment and materials, processing buildings/containers, fencing, and housing (see Exhibits, 3.3-1c as compared to Exhibits 3.1-3a through 3.1-3d).

As shown in Exhibits 3.1-3a through 3.1-3d the visual character of cannabis cultivation sites may differ from the character of other agricultural operations in the County (Exhibits 3.1-1a and 3.3-1b). Cannabis cultivation sites are often distinguishable from other agricultural uses in the County because they tend to be more densely arranged. For example, a typical cannabis cultivation operation may have 2 acres of area within a larger parcel whereas orchards, vineyards, and row crops typically utilize the entire parcel. Cannabis operations also typically have different security measures, may have larger fallowed areas, and may use solid fencing to screening their cultivation sites.

Existing and relocated cultivation sites would be subject to CLUO standards that would require maintenance of the cultivation site and surrounding land area on the parcel (Sections 8-2.1408[B] and [PP]), buildings and structures designed to be compatible with the character and scale of what is allowed in the applicable zone (Section 8-2.1408[F]), screening of outdoor cultivation from public rights-of-way (Section 8-2.1408[KK]), preservation of on-site trees (Section 8-2.1408[RR]), and restoration of closed cultivation sites (Section 8-2.1412[C]). Implementation of these provisions would regulate visual characteristics of existing and relocated cannabis sites and reduce the likelihood of adverse aesthetic contrast with adjacent rural and agricultural areas. Nevertheless, aesthetic impacts are subjective, and cannabis uses have distinctly recognizable visual characteristics as compared to other traditional forms of agriculture in the County. Therefore, the potential for impact is conservatively considered **significant** under Alternative 1. The reader is referred to Chapter 4, “Cumulative Impacts and Overconcentration,” for a further discussion of aesthetic impacts associated with cumulative and geographically concentrated conditions.

Alternative 2: All License Types with Moderate Limits

Exhibit 2-5 identifies the assumed distribution of new cannabis uses in the County.

Cannabis operations overall are not substantively different from other allowed agricultural uses in terms of size and massing. However, there are visual characteristics unique to cannabis cultivation and noncultivation uses that are different aesthetically. Cannabis cultivation uses tend to be more densely arranged, with the supporting buildings and greenhouses located close to each other as compared to other County agricultural operations such as row crops, orchards and vineyards, and pastureland that commonly use the entire parcel area. Cultivation and noncultivation sites often include solid fencing that may obstruct open public views across agricultural fields. Other features that differ from existing agricultural operations include security features (e.g., gates, security personnel, and guard dogs) and in some cases, the lack of maintenance of the remaining land areas of the parcel that are not used as part of the cannabis site operation.

As identified in Section 3.0, “Approach to the Environmental Analysis,” and in Appendix D, the two new cultivation uses under this alternative are assumed to be vertically integrated with new cannabis noncultivation uses on a single parcel approximately 40 acres in size. Alternative 2 assumes that 47 new noncultivation sites would be located on agriculturally zoned land, while 5 sites are assumed to be located in commercial and industrial zoned areas contained in existing or new buildings and would not appear visually out of character with the existing commercial and industrial uses in these areas (see Appendix D). New noncultivation cannabis buildings in the agricultural zones are assumed to be single-story and assumed to be of similar massing, size, and general use (1,000 to 140,000 square feet of building area) as existing agricultural buildings in the County. As described in Section 3.1.1, “Environmental Setting,” existing County

agricultural areas include built features (buildings used for equipment storage and processing of agricultural product, offices, and shipping containers) such as those provided at Syngenta Seeds, Gambos Company, Grow West, and Golden Farm Products.

All cannabis uses would be subject to CLUO standards that would require maintenance of the site and surrounding land area (Sections 8-2.1408[B] and [PP]), buildings and structures designed to be compatible with the character and scale of what is allowed in the applicable zone (Section 8-2.1408[F]), screening of outdoor cannabis uses from public rights-of-way (Section 8-2.1408[KK]), preservation of on-site trees (Section 8-2.1408[RR]), and restoration of closed sites (Section 8-2.1412[C]).

Implementation of these provisions would regulate visual characteristics of existing and relocated cannabis sites and reduce the likelihood of adverse aesthetic contrast with adjacent rural and agricultural areas. Nevertheless, aesthetic impacts are subjective, and cannabis uses have distinctly recognizable visual characteristics as compared to other traditional forms of agriculture in the County. Therefore, the potential for impact is conservatively considered **significant** under Alternative 2. The reader is referred to Chapter 4, “Cumulative Impacts and Overconcentration,” for a further discussion of aesthetic impacts associated with cumulative and geographically concentrated conditions.

Alternative 3: All License Types with High Limits

As shown in Exhibit 2-6, Alternative 3 assumes new cannabis uses would be generally spread throughout the County though 40 new cannabis uses are assumed to be sited along the SR 16 corridor west of the City of Woodland.

As discussed above under Alternative 2, new cannabis operations are assumed to be distinguishable from other agricultural uses in the County through their more densely compacted operations. Alternative 3 is assumed to result in 57 new cannabis cultivation sites that would locate in agricultural zoned lands east of I-505 and would likely be a noticeable change in the visual character for a larger portion of the County as compared to existing conditions.

As identified in Section 3.0, “Approach to the Environmental Analysis,” and in Appendix D, 25 new cultivation uses are assumed to be vertically integrated with new cannabis noncultivation uses on single parcels approximately 40 acres in size. As discussed under Alternative 2, cannabis noncultivation may differ aesthetically as compared to existing agricultural uses. Alternative 3 assumes that 94 new noncultivation sites would be located on agriculturally zoned land, while 10 sites are assumed to be located in commercial and industrial zoned areas contained in existing or new buildings and would not appear visually out of character with the existing commercial and industrial uses in these areas. New noncultivation cannabis buildings in the agricultural zones are assumed to be single-story and assumed to be of similar massing, size, and general use (1,000 to 140,000 square feet of building area) as existing agricultural buildings in the County. As described in Section 3.1.1, “Environmental Setting,” existing County agricultural areas include built features (buildings used for equipment storage and processing of agricultural product, offices, and shipping containers) such as those provided at Syngenta Seeds, the Gambos Company, Grow West, and Golden Farm Products.

As described under Alternative 2, all cannabis uses would be subject to CLUO standards that would require maintenance of the site and surrounding land area. Implementation of these provisions would regulate visual characteristics of existing and relocated cannabis sites and reduce the likelihood of adverse aesthetic contrast with adjacent rural and agricultural areas. Nevertheless, aesthetic impacts are subjective, and cannabis uses have distinctly recognizable visual characteristics as compared to other traditional forms of agriculture in the County. Therefore, the potential for impact is conservatively considered **significant** under Alternative 3. The reader is referred to Chapter 4, “Cumulative Impacts and Overconcentration,” for a further discussion of aesthetic impacts associated with cumulative and geographically concentrated conditions.

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

Exhibit 2-7 identifies the assumed distribution of new cannabis uses in the County.

Relocated cannabis cultivation sites and conversion of outdoor cultivation sites to mixed-light or indoor cultivation are assumed to be distinguishable from other agricultural uses in the County through the alteration of outdoor cultivation to the development of at least 75 new greenhouses or indoor buildings.

As identified in Section 3.0, “Approach to the Environmental Analysis,” and in Appendix D, two new cultivation uses are assumed to be vertically integrated with new cannabis noncultivation uses on single parcels approximately 40 acres in size. As discussed under Alternative 2, cannabis noncultivation uses may differ aesthetically as compared to existing agricultural uses. It is assumed that 47 new noncultivation sites would be located on agriculturally zoned land, while the 5 sites are assumed to be located in commercial and industrial zoned areas contained in existing or new buildings and would not appear visually out of character with the existing commercial and industrial uses in these areas (see Appendix D). New noncultivation cannabis buildings in the agricultural zones are assumed to be single-story, and assumed to be of similar massing, size, and general use (1,000 to 140,000 square feet of building area) as existing agricultural buildings in the County. As described in Section 3.1.1, “Environmental Setting,” existing County agricultural areas include built features (buildings used for equipment storage and processing of agricultural product, offices, seasonal hoop houses, and shipping containers) such as those provided at Syngenta Seeds, the Gambos Company, Grow West, and Golden Farm Products.

As described under Alternative 2, all cannabis uses would be subject to CLUO standards that would require maintenance of the site and surrounding land area. Implementation of these provisions would regulate visual characteristics of existing and relocated cannabis sites and reduce the likelihood of adverse aesthetic contrast with adjacent rural and agricultural areas. Nevertheless, aesthetic impacts are subjective, and cannabis uses have distinctly recognizable visual characteristics as compared to other traditional forms of agriculture in the County. Therefore, the potential for impact is conservatively considered **significant** under Alternative 4. The reader is referred to Chapter 4, “Cumulative Impacts and Overconcentration,” for a further discussion of aesthetic impacts associated with cumulative and geographically concentrated conditions.

Alternative 5: All License Types with Moderate Limits, within Agricultural Zones Only, No Retail

Exhibit 2-8 identifies the assumed distribution of new cannabis uses in the County.

As discussed under Alternative 2, cannabis uses are assumed to be distinguishable from other agricultural uses in the County through their more densely compacted operations that are different aesthetically than existing agricultural uses.

As identified in Section 3.0, “Approach to the Environmental Analysis,” and in Appendix D, two new cultivation uses are assumed to be vertically integrated with new cannabis noncultivation uses on single parcels approximately 40 acres in size. This alternative assumes that all new cannabis uses are located on agriculturally zoned land. New noncultivation cannabis buildings are assumed to be single-story, and assumed to be of similar massing, size, and general use (1,000 to 140,000 square feet of building area) as existing agricultural buildings in the County. As described in Section 3.1.1, “Environmental Setting,” existing County agricultural areas include built features (buildings used for equipment storage and processing of agricultural product, offices, and shipping containers) such as those provided at Syngenta Seeds, the Gambos Company, Grow West, and Golden Farm Products.

As described under Alternative 2, all cannabis uses would be subject to CLUO standards that would ensure uses blend with existing conditions and maintain the existing character by requiring maintenance of the site and surrounding land area. Implementation of these provisions would regulate visual characteristics of existing and relocated cannabis sites and reduce the likelihood of adverse aesthetic contrast with adjacent rural and agricultural areas. Nevertheless, aesthetic impacts related to visual character are subjective, and cannabis uses have distinctly recognizable visual characteristics as compared to other traditional forms of agriculture in the County. Therefore, the potential for impact is conservatively considered **significant** under

Alternative 5. The reader is referred to Chapter 4, “Cumulative Impacts and Overconcentration,” for a further discussion of aesthetic impacts associated with cumulative and geographically concentrated conditions.

Mitigation Measures

The proposed CLUO contains requirements, summarized herein, that would regulate the overall visual quality of cannabis operations including the appearance of buildings and structures, and general maintenance of the sites. There are no other known feasible measures for reducing aesthetic impacts that are not already include in the CLUO and/or in the five alternatives under consideration.

Notwithstanding implementation of these measures and other identified existing and proposed regulations, the potential for aesthetics impacts to occur is conservatively identified as significant and unavoidable because aesthetic impacts are subjective, and cannabis uses have distinctly recognizable visual characteristics as compared to other traditional forms of agriculture in the County.

Therefore, this impact is conservatively considered **significant and unavoidable** for all alternatives.

Impact AES -4: Create a New Source of Substantial Light or Glare That Would Adversely Affect Day or Nighttime Views

Adoption and implementation of the proposed CLUO under each of the five alternatives, including subsequent Cannabis Use Permits under the adopted CLUO, would allow for the development of new cannabis uses that would include the potential for glare and nighttime light that could adversely impact adjoining land areas. Implementation of CLUO requirements would ensure that light and glare sources from cannabis uses are controlled. This impact would be **less than significant** for all alternatives.

As further discussed in Section 3.1.1, “Environmental Setting,” night lighting and glare in the County mostly occur within and around developed communities, although individual areas supporting agriculture and other industries also produce some nighttime lighting. Day time glare occurs on a site or use-specific, building by building basis, and there are no general trends related to glare in the County. Cannabis uses could create new lighting and glare sources that have the potential to result in adverse effects to views from adjoining land uses.

The General Plan Policy CC-4.12, Esparto Community Plan Policy E-LU.12, Clarksburg Area Community Plan Policy L13, and the Dunning Community Plan Policy D-D44 require the control of light sources to protect adjoining land uses and the night sky. The CLUO incorporates these policy provisions to ensure implementation of specific requirements on cannabis projects under the following sections:

- Section 8-2.1408(F) Building Design: Design and construction of buildings and structures shall comply with all applicable codes, standards, regulations, and guidelines, and shall demonstrate consideration of odor control, air quality, noise control, environmental controls (including temperature, humidity, and ventilation), safety and security, lighting, aesthetics, energy use, and other appropriate impact mitigation. Design, materials, and general appearance must be compatible with the character and scale of what is allowed in the applicable zone.
- Section 8-2.1408(X) Hoop Houses: Hoop houses shall be used as temporary structures and shall be removed after the growing season. No utilities or power, including portable equipment, shall be allowed in hoop houses. No artificial lighting, battery powered or otherwise shall be allowed. Hoop houses may not be used for processing. Hoop houses must be properly maintained.
- Section 8-2.1408(Z) Lighting: All exterior lighting shall be operational, full cut-off, shielded, and downward facing. Lighting shall not spill over onto other properties, structures, or the night sky. Lighting inside indoor and mixed light operations shall be fully controlled so that minimal or no light escapes. Lighting is prohibited in hoop houses. CDFA licensees must comply with Section 8304(c) of the CDFA Regulations. All lighting for indoor/enclosed spaces shall utilize LED bulbs, or equivalent or more

efficient technology. Mixed light use types of all tiers and sizes shall ensure that lights used for cultivation are shielded from sunset to sunrise to avoid nighttime glare, pursuant to Section 8304(g) of the CDFR Regulations.

- Section 8-2.1408(OO) Site Design: Site design shall comply with all applicable codes, standards, regulations, and guidelines, and shall demonstrate consideration of odor control, air quality, noise control, workflow, safety and security, lighting, aesthetics, protection of resources (biological, cultural, trees, etc.) and other appropriate impact mitigation. All required permits shall be obtained. Operations shall comply with Sections 8-2.1002, Area of Lots, and 8-2.1004, Height Regulations, of the County Zoning Regulations as applicable.

Alternatives 1, 2, 3, and 5 assume that personal use outdoor cultivation may occur in any zoning district on a parcel with a legal residence. Personal use outdoor cultivation of up to six plants is assumed to occur within pots or garden areas on the grounds of the parcel. Alternative 4 would limit personal use cultivation to indoor only. These activities would likely involve no more than 100 square feet of land area and would be required to be outside of front yard and side yard setback areas. CLUO Section 8-2.1408(GG) requires that personal outdoor cultivation not be visible from public rights-of-way and would be subject to the CLUO lighting standards (Section 8-2.1408[Z]). Given these CLUO requirements, no lighting or glare impacts are expected.

Alternative 1: Cultivation (Ancillary Nurseries and Processing Only) with Existing Limits (Existing Operations with CLUO) (CEQA Preferred Alternative)

Nine of the 78 existing and eligible cannabis cultivation sites are assumed to relocate under Alternative 1. No expansion of cannabis cultivation uses that would increase the existing extent of lighting and glare that already exist under existing conditions is expected to occur.

Existing and relocated cultivation sites would be subject to CLUO standards that would reduce existing lighting and glare conditions by ensuring that building and site design address potential glare impacts (e.g., use of nonreflective building materials) (Sections 8-2.1408[F] and [OO]), prohibition of lighting in hoop houses (Section 8-2.1408[X]), and standards that include shielding of exterior lighting and containment of mixed-light and indoor cultivation lighting within buildings to avoid off-site impacts (Section 8-2.1408[Z]). The reader is referred to Chapter 4, “Cumulative Impact and Overconcentration,” for a further discussion of aesthetic impacts associated with concentrated cannabis uses.

This impact would be **less than significant** under Alternative 1.

Alternative 2: All License Types with Moderate Limits

This alternative assumes 54 new cannabis uses that would include buildings with exterior and interior lighting if they consist of mixed-light or indoor cultivation operations. There is also potential for day-time glare due to the use of reflective building materials such as clear plastic used in greenhouse buildings.

Cannabis uses would be subject to CLUO standards that require building and site design address potential glare impacts (e.g., use of nonreflective building materials) (Sections 8-2.1408[F] and [OO]), prohibition of lighting in hoop houses (Section 8-2.1408[X]), and standards that include shielding of exterior lighting and containment of mixed-light and indoor cultivation lighting within buildings to avoid off-site impacts (Section 8-2.1408[Z]). Implementation of these provisions would ensure that individual cannabis site lighting and glare impacts are mitigated. The reader is referred to Chapter 4, “Cumulative Impact and Overconcentration,” for a further discussion of aesthetic impacts associated with concentrated cannabis uses.

This impact would be **less than significant** under Alternative 2.

Alternative 3: All License Types with High Limits

Alternative 3 is assumed to result in 57 new cannabis cultivation sites that would be located in agricultural zoned lands east of I-505. Of these new cultivation sites 12 are assumed to be mixed-light or indoor cultivation operations that would use lights within greenhouse buildings. This alternative would also include 104 noncultivation uses that could include buildings with exterior and interior lighting. There is

also potential for day-time glare due to the use of reflective building materials such as clear plastic used in greenhouse buildings.

As described under Alternative 2, cannabis uses would be subject to CLUO standards that would require building and site design to address potential glare impacts and standards that include shielding of exterior lighting and containment of mixed-light and indoor cultivation lighting within buildings to avoid off-site impacts. Implementation of these provisions would ensure that individual cannabis site lighting and glare impacts are mitigated. The reader is referred to Chapter 4, “Cumulative Impact and Overconcentration,” for a further discussion of aesthetic impacts associated with concentrated cannabis uses.

This impact would be **less than significant** under Alternative 3.

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

Relocated cannabis cultivation sites, new noncultivation cannabis uses, and conversion of outdoor cultivation sites to mixed-light or indoor cultivation are assumed to be distinguishable from other agricultural uses in the County through the alteration of cultivation in the ground to the development of at least 75 new greenhouse buildings that would include the use of exterior lighting and interior lighting for cultivation activities in the greenhouse or indoor buildings. New noncultivation cannabis sites that could include buildings with exterior and interior lighting. There is also potential for day-time glare due to the use of reflective building materials such as clear plastic used in greenhouse buildings.

As described under Alternative 2, cannabis uses would be subject to CLUO standards that would require building and site design address potential glare impacts and standards that include shielding of exterior lighting and containment of mixed-light and indoor cultivation lighting within buildings to avoid off-site impacts. Implementation of these provisions would ensure that individual cannabis site lighting and glare impacts are mitigated. The reader is referred to Chapter 4, “Cumulative Impact and Overconcentration,” for a further discussion of aesthetic impacts associated with concentrated cannabis uses.

This impact would be **less than significant** under Alternative 4.

Alternative 5: All License Types with Moderate Limits, within Agricultural Zones Only, No Retail

This alternative assumes 52 new cannabis uses that would include buildings with exterior and interior lighting if they consist of mixed-light or indoor cultivation operations. There is also potential for day-time glare due to the use of reflective building materials such as clear plastic used in greenhouse buildings. There is also potential for day-time glare due to the use of reflective building materials such as clear plastic used in greenhouse buildings.

As described under Alternative 2, cannabis uses would be subject to CLUO standards that would require building and site design to address potential glare impacts and standards that include shielding of exterior lighting and containment of mixed-light and indoor cultivation lighting within buildings to avoid off-site impacts. Implementation of these provisions would ensure that individual cannabis site lighting and glare impacts are mitigated. The reader is referred to Chapter 4, “Cumulative Impact and Overconcentration,” for a further discussion of aesthetic impacts associated with concentrated cannabis uses.

This impact would be **less than significant** under Alternative 5.

Mitigation Measures

No mitigation is required for any of the alternatives.