

Required Cannabis Buffers from Sensitive Land Uses

Sensitive Land Use	Existing Licensees		New or Relocating Licensees		Capay Valley	
	Outdoor Uses ⁽¹⁻⁶⁾	Indoor Uses	Outdoor Uses ⁽¹⁻⁶⁾	Indoor Uses	Outdoor Uses ⁽¹⁻⁶⁾	Indoor Uses
Off-Site individual legal residences located on parcels under separate ownership in any non-residential zone	600 ft Measured from Building	None	1,000 ft Measured from Building	100 ft Measured from Building	1,000 ft Measured from Building	100 ft (Existing Licensees, new structures) Measured from Building
Residentially Zoned Land	600 ft Measured from Zone Boundary	None	1,000 ft Measured from Zone Boundary	100 ft Measured from Zone Boundary	1,000 ft Measured from Zone Boundary	100 ft (Existing Licensees, new structures) Measured from Zone Boundary
Residentially zoned land within city limits, residential areas contiguous to city limits (El Macero, Willowbank, Royal Oaks Mobile Home Park, and Westucky), and residentially zoned land within town growth boundaries (Clarksburg, Dunnigan, Esparto, Knights Landing, Madison, Yolo, Zamora) ⁽⁸⁾	N/A	N/A	1,500 ft Measured from Zone Boundary	N/A	N/A	N/A
Public Parks	600 ft Measured from Parcel Line	None	1,000 ft Measured from Parcel Line	100 ft Measured from Parcel Line	1,000 ft Measured from Parcel Line	100 ft (Existing Licensees, new structures) Measured from Parcel Line
Licensed Day Cares	600 ft Measured from Building	None	1,000 ft Measured from Building	100 ft Measured from Building	1,000 ft Measured from Building	100 ft (Existing Licensees, new structures) Measured from Building
Recognized Places of Worship						
Public or Licensed Private Schools						
Licensed treatment facilities for drugs or alcohol						
Licensed Youth Centers						
Federal lands held in trust by the federal government or subject of a trust application for a federally recognized Tribal government	1,000 ft ⁽⁷⁾ Measured from Parcel Line					
Tribal Cultural Resources	1,000 ft ⁽⁷⁾ Measured from Resource Boundary					

**See notes 1-8 on next page

Notes:

1. Buffers applied to residences on non-residentially zoned parcels, day cares, places of worship, schools, treatment facilities, and youth centers shall be measured from the closest surface of the building in which the use is operated to the closest point of any structure or outdoor area containing cannabis.
2. Buffers applied to residentially zoned land shall be measured from the closest point of the residential zone boundary to the closest point of any structure or outdoor area containing cannabis.
3. Buffers applied to public parks and Tribal trust land shall be measured from the closest point of the parcel boundary to the closest point of any structure or outdoor area containing cannabis.
4. Buffer Reductions – When deliberating a Cannabis Use Permit application for Existing Licensees only, reductions of up to ten percent of the required buffer distances described above may be approved by the County based on consideration of project-specific and/or site-specific factors, including but not limited to considerations of compatibility with surrounding land uses. Buffer reductions cannot be used on buffers from Federal lands held in trust by the federal government or subject of a trust application for a federally recognized Tribal government, buffers from Tribal Cultural Resources or buffers in the Capay Valley.
5. Buffer Exceptions – When deliberating a Cannabis Use Permit application for Existing Licensees only, reductions of more than ten percent of the required buffer distances described above may be approved by the County based on consideration of project-specific and/or site-specific factors including but not limited to considerations of compatibility with surrounding land uses. Buffer exceptions cannot be used on buffers from Federal lands held in trust by the federal government or subject of a trust application for a federally recognized Tribal government, buffers from Tribal Cultural Resources, or buffers in the Capay Valley.
6. Buffer Easements – On a case-by-case basis, at the discretion of the County, in conjunction with consideration of a Cannabis Use Permit, for Existing Licensees only, buffer easements on neighboring property(ies) may be considered as an alternative to compliance with the identified required buffers. The easement must be approved by the County, be in effect so long as the Cannabis Use Permit is in effect, and shall be recorded in the chain of title for the affected property(ies) using a template approved by County Counsel. Buffer easements cannot be utilized in the Capay Valley.
7. Applies to all cannabis uses (indoor and outdoor)
8. Only applies outside of Capay Valley.