

# **Attachment F**

## **Public Comment Letters**

**Att. F.1** – City of Woodland, Erika Bumgardner

**Att. F.2** – Yolo Land Trust, Liz Heckles

**Att. F.3** – Property Manager Representative, Bruce Bailey

**Att. F.4** – Applicant's Response to Comment Letters in  
Att. F.1 through Att. F.3 above.

**Att. F.5** – Pacific Gas & Electric (PG&E)

# ATT. F.1



COMMUNITY DEVELOPEMNT DEPARTMENT | 300 FIRST STREET | WOODLAND, CA 95695 | PHONE: 530-661-5800

May 29, 2024

Jeff Anderson, Principal Planner  
County of Yolo  
Dept of Community Services, Planning  
292 West Beamer Street  
Woodland, CA 95695  
[Jeff.anderson@yolocounty.org](mailto:Jeff.anderson@yolocounty.org)

**SUBJECT: ZF #2023-044 Cannabis Use Permit S&R Pharms, LLC and Apex Agriculture, LLC**

Dear Jeff,

Thank you for the courtesy notice regarding the expansion of S&R Pharms and Apex Agriculture at 20750 County Road 103, Woodland, CA. Please accept the comments below in your consideration of the proposal.

The City of Woodland's 160-acre Regional Park Preserve (Preserve) is located immediately north of the project, north of Road 25A. The current and planned improvements for the Preserve include enhancing the wetland features, plant and wildlife habitat restoration; access for controlled public visitation; formal and informal education programs, and establishment of a Center for Nature, Science and Culture. This Center would house environmental education for individuals of all ages, attracting classes from local schools, supporting citizen science and docent training.

The city is concerned with proximate uses that may detract from the public experience at this facility and that may disrupt or interfere with the sensitive wildlife at the Preserve. We would ask that the proposed greenhouse facility expansion and hoop houses/structures be located as far from the northern property line as possible and screen with vegetation to minimize visual impacts. Most importantly, light and glare must be shielded in a manner so as not to shine on to the Preserve. Volunteers at the Park have recently expressed concern regarding light and glare shining excessively on to the Preserve site at night, which is known to be disruptive to wildlife.

It is similarly requested that any cultivation activity be located as far from the northern property boundary as possible to reduce impacts from odors and that the City be informed of harvest days several weeks in advance to avoid scheduling events at the park when harvest odors are at their peak. It should also be noted that Tricolored Blackbirds, a threatened species, are quite prevalent in this area. Any harvest activity which takes place in the Spring (March through July) should be aware of probable nests in or around the site, particularly in shrubs and thickets.

We appreciate your consideration of these requests and would be happy to discuss these comments further. Please keep us apprised of pending hearings and determinations.

Thank you,

A handwritten signature in black ink, appearing to read "Erika Bumgardner".

Erika Bumgardner  
Deputy Director, Community Development

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To: Bruce Bailey, Jeff Anderson

From: Liz Heckles

Re: *62 Willow Slough Ranch – Comments Re: Cannabis Use Permit ZF#2023-044 on Neighboring Parcel*

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The Yolo Land Trust (YLT) holds an agricultural conservation easement over Willow Slough Ranch, approximately 110 acres of farmland south and east of the permit applicant's property. The Grant Deed of Conservation Easement and Permanent Restrictions on Use was recorded on November 9, 2017 as instrument number 2017-0029712-00 in Yolo County. The City of Woodland joins YLT as co-holder of this conservation easement (CE). This CE preserves the agricultural, wildlife and habitat values in perpetuity. Willow Slough Ranch was selected to mitigate for the loss of SH foraging habitat in connection with the Spring Lake Development. Its purpose is to protect and maintain the natural Swainson's hawk (SH) foraging habitat along and in the vicinity of Willow Slough.

Maintaining good quality natural foraging habitat free from buildings (especially antennas, towers, or windmills), paved surfaces, trash and hazardous materials, in addition to restricting certain permanent crops that diminish foraging opportunities, while continuing agricultural activities is the goal of the conservation easement over Willow Slough Ranch.

Although YLT's jurisdiction to enforce the terms of the CE are limited to the easement area of Willow Slough Ranch, Bruce Bailey, on behalf of the landowner, and its tenant Tim Beeman of Bullseye Farms, are obligated to comply with certain restrictions which could be jeopardized without thoughtful planning.

Some specific elements of the CE to note are:

- The Conservation Values include agricultural capacity as well as wildlife and foraging habitat for Swainson's hawk.
- Restrictions/prohibitions on certain uses and activities on Willow Slough Ranch include:
  - Storage or dumping of trash or hazardous materials
  - Removing trees, shrubs, vegetation along the Willow Slough riparian corridor, especially during nesting season from February 1 to October 1
  - Construction of buildings, especially antennas, towers and windmills
  - Paving of surfaces
  - Cultivating permanent crops – trees, cotton, rice, feed lot) that limit foraging opportunities
  - Engaging in non-agricultural commercial or industrial use

Should you have any questions regarding the CE or YLT's stewardship of Willow Slough Ranch, please do not hesitate to contact me at 530-662-1110 or [lheckles@theyololandtrust.org](mailto:lheckles@theyololandtrust.org).

# ATT. F.3

**From:** [Bruce Bailey](#)  
**To:** [Liz Heckles](#); [Timothy Beeman](#); [Jeff Anderson](#)  
**Subject:** Zone File: ZF #2023-044  
**Date:** Wednesday, April 24, 2024 3:22:53 PM  
**Attachments:** [HPSCAN\\_20240424202731459\\_2024-04-24\\_202906260.pdf](#)

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Dear Mr. Anderson,

Thank you for sending this application to: APN 042-060-009-000, Himalaya Development Inc. for comment/consideration.

The Himalaya property, we call it the Willow Slough Ranch, is situated directly south of the subject property of this application — sharing Willow Slough and its habitat. The property is under a conservation easement with the County and City of Woodland, under the administration oversight of the Yolo Land Trust. Liz Heckles of the YLT is being copied this correspondence, including the application announcement below, as it may wish to comment. Also, Bullseye Farms, the farming tenant is receiving a copy, as it may wish to comment. There are a couple concerns apparent that may be key in the expansion of the cannabis growing and processing facility that are of immediate concern:

- 1) The number of unauthorized campers/homeless settlers/trespassers along the Willow Slough has been increasing in the last few years. There's a realistic concern that the expansion of the cannabis operation might entice more of these people to select this location to settle on — leading to additional littering/waist, security, and liability issues for us to cover.
- 2) Indirectly, as it is noted on the provided map that the cannabis waist and compost area of the facility sits along Willow Slough — again, a logical security/liability, and potential pollution/contamination issue to be considered.

Possibly the above concerns should be considered further and addressed by not only the applicant, but the appropriate agencies and departments of the County, and State, prior to proceeding?

Himalaya Development Inc. in no way wishes to jeopardize a progressive and well run agricultural production/processing operation, we just wish to see that it is well understood that it is done knowing that there are additional off-site liability and environmental impacts that need to be addressed too by all stakeholders.

Sincerely and Respectfully,  
Bruce J. Bailey  
Property Manager Representative

[THIS EMAIL ORIGINATED FROM OUTSIDE YOLO COUNTY. PLEASE USE CAUTION AND VALIDATE THE AUTHENTICITY OF THE EMAIL PRIOR TO CLICKING ANY LINKS OR PROVIDING ANY INFORMATION. IF YOU ARE UNSURE, PLEASE CONTACT THE HELPDESK (x5000) FOR ASSISTANCE]

# ATT. F.4

September 24th, 2024

County of Yolo  
Department of Community Services; Planning Division  
Attention: Tracy Gonzalez, Associate Planner and Interested Parties

*Email Transmission Only*

**RE: Comments Received for ZF#2023-044 S&R Pharms/Apex Agriculture Co- Location Cannabis Use Permit (20750 County Road 103, Woodland, CA 95776; APN 042-030-006)**

To Whom This May Concern:

In response to the comment letters received on August 21<sup>st</sup>, 2024, we have addressed the comments that include stakeholder concerns below:

## **1. City of Woodland re: Regional Park Preserve**

Thank you for bringing your concerns to our attention regarding the proximity of our cultivation project to the City of Woodland's 160-acre Regional Park Preserve. We understand and appreciate the significance of the Preserve's current and planned improvements, including its wetland restoration, habitat preservation, and educational programming.

- We would like to note that our cultivation site is, as existing, located as far south of the northern property line as possible (including a 600 ft. buffer from the City of Woodland), while still maintaining the required buffer from the riparian woodland to the south, which we are also obligated to protect. Additionally, the portion of the site that is closest to the northern property line consists of the greenhouse building, which serves as a natural barrier that shields all views from the northern property line and further minimizes visual impacts on the Preserve. Moreover, County Road 25A separates our site from the Preserve, adding an additional buffer. This road serves as a physical barrier, helping to further reduce potential visual and auditory disruptions to the Preserve, as well as diminishing any impact from light, glare, or odors. The existing separations enhance the effectiveness of our efforts to shield the Preserve from the operational aspects of our facility, ensuring a minimal effect on the public's experience and on sensitive wildlife habitats. We are willing to assess the effectiveness of the existing shielding measures in collaboration with the city, and if they prove insufficient in preventing impacts, we are prepared to implement additional vegetative screening as necessary to further mitigate any potential effects on the Preserve.

- Regarding light and glare concerns, we will ensure that all lighting used for the project continues to be properly shielded and directed away from the Preserve to prevent disturbance to the sensitive wildlife and to address the issues previously noted by volunteers.
- To address concerns about odors during harvest, in addition to the existing buffers, we are able to notify the City several weeks in advance of harvest days, allowing coordination to minimize impacts (such as odor concentration) on public events at the Preserve. **We ask that our harvest schedule remain confidential, and only privy to required staff, to protect our site from potential security breaches.** In addition, odor mitigation measures including carbon filtration, fans, and HVAC are also utilized in the greenhouse structures to prevent the concentration of odors closest to the northern property line.
- Furthermore, we acknowledge the presence of the threatened Tricolored Blackbirds in the area. We will take all necessary precautions during spring harvests (March through July) to avoid disturbance to nesting areas by assessing the site shrub and thickets to avoid any known bird habitats.

We value the City of Woodland's input and are committed to working collaboratively to ensure our project has minimal impact on the surrounding environment and the valuable resources the Preserve offers.

## **2. Property Manager Representative (Bruce Bailey) of APN: 042-060-009**

- To address concerns about unauthorized campers, homeless settlers, and trespassers near the project site along Willow Slough, we are committed to taking proactive steps to mitigate these issues while maintaining a collaborative approach with our neighbors and the community. Given the regulatory framework cannabis operators must follow that includes enhanced security measures, our site is well-prepared to mitigate any potential issues with unauthorized campers or trespassers. These measures include 24/7 video surveillance, secure fencing, motion censored lighting, and restricted access to the site, which significantly reduces the likelihood of attracting unauthorized individuals. We are also willing to enhance these systems by monitoring the perimeter more closely and adding "No Trespassing" signs where appropriate and as requested.

We are open to working closely with local law enforcement and private security to implement patrols if necessary, and we will maintain a clear, well-kept property to reduce the likelihood of attracting unauthorized activity. Additionally, we plan to engage with neighboring property owners and local authorities to share information and coordinate on security strategies, creating a collective effort to maintain the safety of the area.

It's also important to note that there is no evidence or studies suggesting that regulated cannabis cultivation sites attract homeless populations or increase unauthorized camping or trespassing. In fact, research suggests that areas with regulated cannabis businesses often see improvements in security due to the high level of monitoring these facilities require.

In addition to security measures, we are equally committed to preventing littering and waste accumulation on or near the property. We will implement regular site maintenance and waste management protocols to ensure that the surrounding environment remains clean and undisturbed. Any potential waste or debris resulting from our operations will be promptly addressed, and we are prepared to work with local authorities to monitor and mitigate any issues that arise in this regard.

- We understand the concerns regarding the location of the cannabis waste and compost area in proximity to Willow Slough, particularly with respect to security, liability, and potential pollution or contamination. As they currently exist, our waste management practices comply with strict local and state regulations to prevent any risk of environmental contamination. The facility is designed with secure containment measures to ensure that no waste or compost materials enter the surrounding environment, especially sensitive areas like Willow Slough to which the site maintains a 100 ft buffer. This buffer zone is in place to ensure that no waste, compost materials, or other operational activities impact the Slough or its surrounding ecosystem. It's important to note that we have completed a 3<sup>rd</sup> party review of site impacts via Natural Investigations, and that the project has already received a "no impact" letter from the California Department of Fish and Wildlife (CDFW), confirming that our operations pose no significant risk to local wildlife or habitats. Additionally, we have notified the State Water Resources Control Board regarding discharge requirements, ensuring full compliance with water quality and environmental standards. These approvals, combined with our commitment to maintaining the 100+ foot buffer and practicing stringent waste management protocols, reflect our dedication to minimizing environmental impacts and addressing community concerns.

Additionally, we are open to relocating the waste and compost area if necessary to further address concerns about security, liability, or potential contamination. While our current setup meets all local and state regulations and includes a 100+ foot riparian woodland buffer, we are committed to being flexible and responsive to community feedback. If moving the waste and compost area would provide additional peace of mind and enhance environmental protections, we are willing to make adjustments in consultation with the appropriate agencies.

### **3. Yolo Land Trust**

Taking into the consideration the 3<sup>rd</sup> party study conducted by Natural Investigations, the notification and determination by the California Department of Fish and Wildlife (CDFW), and the enrollment and notification to our project with the State Water Resources Control Board as mentioned above, we have confidence that we are able to mitigate any negative environmental impacts of our cultivation site. We understand the importance of the conservation easement in preserving agricultural, wildlife, and habitat values. We are committed to maintaining good quality natural foraging habitat and will implement appropriate measures to prevent the storage or dumping of trash and hazardous materials, avoid construction of prohibited structures, and ensure that agricultural practices support

wildlife habitat. We are open to ongoing communication and collaboration with YLT and other stakeholders to ensure that our project aligns with the conservation goals of the area.

By providing the information included in this response, we hope that we can demonstrate that we are fully committed to working closely with the appropriate county and state agencies to ensure that all regulatory requirements are met and that our operations pose no risk to the surrounding ecosystem. We are further committed to being a responsive and respectful neighbor to the surrounding community and maintain an open door policy to communicate regarding any existing or future concerns of our cultivation site.

Please let us know if you need any further information or clarification regarding the above matters.

Thank you,

  
Ross Haley (Sep 27, 2024 14:10 PDT)

Ross Haley






# ZF#2023-044-CommentResponses

Final Audit Report

2024-09-27

Created:	2024-09-27
By:	Sophia Herrera (sophia@sh-strategies.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAgJ-PKWG25z6RlcObQaqd2I8zG32Qn27

## "ZF#2023-044-CommentResponses" History

-  Document created by Sophia Herrera (sophia@sh-strategies.com)  
2024-09-27 - 8:27:19 PM GMT - IP address: 67.172.190.139
-  Document emailed to Ross Haley (rossh@lbsdistribution.com) for signature  
2024-09-27 - 8:27:43 PM GMT
-  Email viewed by Ross Haley (rossh@lbsdistribution.com)  
2024-09-27 - 8:49:51 PM GMT - IP address: 172.225.89.54
-  Document e-signed by Ross Haley (rossh@lbsdistribution.com)  
Signature Date: 2024-09-27 - 9:10:59 PM GMT - Time Source: server- IP address: 12.176.152.186
-  Agreement completed.  
2024-09-27 - 9:10:59 PM GMT



# ATT. F.5

May 7, 2024

Jeff Anderson  
County of Yolo  
292 W Beamer St  
Woodland, CA 95695

Re: ZF 2023-044  
S&R Pharms/Apex

Dear Jeff Anderson,

Thank you for providing PG&E the opportunity to review the proposed plans for ZF 2023-044 dated 4/18/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management