

Attachment F. Comment Letters

From: [David Guerrero](#)
To: [Jeff Anderson](#)
Cc: [Humberto Izquierdo](#)
Subject: Bro Properties Cannabis Use Permit
Date: Thursday, May 9, 2024 9:12:14 AM

Jeff,

See below for Ag's comments for the Bro Properties Cannabis Use permit. Thanks!

Dave Guerrero
AG

CLUO Sec. 8-2.1406 (L)(11): Compatibility

No Ag nuisance complaints have been received in regard to this proposed permit. Cannabis has been grown at this site since 2017 and is currently adjacent to a neighboring cannabis operation. There are no concerns from the Ag department in regard to compatibility to surrounding properties. We would like to note that the property is also farmed in peaches, nectarines, apricots and citrus, however, this presents no concern as it is the owner of the property who manages the fruit orchards

CLUO Sec.8-2.1408(B): Ag Maintenance Component:

No concerns as weed removal, grass trimming and maintenance activities are handled by the cannabis operation and history shows that there has been no issues or complaints with neighboring operations.

CLUO Sec.8-2.1408(A): Pest Management Plan:

Based on Section O of this plan the applicant will have to obtain an Operator ID thru the Ag department prior to any application of pesticides. Any employee who conducts pesticide applications is required to be trained and all records of this training must be kept on file by the applicant for a headquarters inspection by the Yolo County Ag Department. Employee pesticide handlers as well as fieldworkers are required to be trained by a certified applicator. Certified Applicators include private applicator certificates (PAC), Qualified Applicator Certificates (QAC), and Qualified Applicator License (QAL) holders. A PAC can be obtained through the Yolo County Department of Agriculture. Fieldworkers include employees that enter a treated area; which is defined as 30 days after a pesticide application. All associated records mentioned above are required to be retained for two years. All pesticides must be kept in a locked storage and the storage is required to be posted. All pest control applications must comply with pesticide label instructions including: personal protective equipment, rate, and restricted entry intervals. Multiple products listed in the pest management plan require respiratory protection. Employees that handle products requiring respiratory protection will need to be medically evaluated, fit tested, and trained on proper respirator use. In addition, all pesticide worker health and safety laws and regulations are required to be followed.

CLUO Sec.8-2.1408(KK)(3): Screening/Fencing

No concerns

To: Jeff Anderson,
292 West Beamer St,
Woodland, CA 95695
Jeff.anderson@yolocounty.org

From: Linda Whent,

Regarding: Cannabis Use Permit request by Property owner:
Kokyou Chau, PO Box 580338, Elk Grove, CA 95758 for his business
Bro Properties LLC located at Assessor number 049-180-059
Address: 24701 County Rd. 23A, Esparto, CA 95621 (95627?)

Dear Mr. Anderson,

As a full-time resident of Esparto, CA and living within a mile of the property listed above where a proposed Cannabis Use Permit is requested, I am writing to inform you that I am firmly against any additional or new Cannabis Use Permits being approved in the Esparto/Capay Valley areas for the following reasons:

1. The Esparto/Capay Valley area already has too many Cannabis growers. There are currently seven cannabis growers within a 3-mile radius of my property. The fact that Yolo County and The Esparto Community Board of Directors has allowed this to happen is a clear disregard for the protection, health, security, and happiness of residents already living in my community.
2. The Cannabis Farms have brought in undesirable people to a once quiet, rural community. I have lived in my home for 31 years. When I moved here there was no crime in my area, but now I have to lock everything up at night or things mysteriously disappear. Strangers are now casing the neighborhood at night. Recently, and on several occasions, I witnessed men wearing black clothing walking up County Rd. 23A at night. When I drove by, they hid from my view. My neighbor across the street asked one man what he was doing, the man jogged off and was soon picked up by a car down the road. Another neighbor heard noises at his front gate after dark. When he went out to check, he was confronted by two armed men in a dark sedan who asked him what he was doing. There are many elderly people living on County Rd. 23 and County Rd. 23A that need to be protected, not exposed to increased danger.
3. The Capay/Esparto valley area water table cannot support additional agricultural water use. Recent droughts have lowered the water tables such that residential wells are no longer deep enough to compete with commercial agricultural wells. Thus longtime residents are running out of water. Although we have had more rain in recent years, we know a drought cycle is a course of our climate and future water needs to be reserved for the people who live here.

4. When they harvest the Cannabis the stench in the air smells like skunk. I used to enjoy sitting on my deck in the evening watching the sun go down before Yolo County allowed this vile business to settle in my community. Now, during harvest the stench is so bad that I hate to go outside.
5. The Stench and increased crime and undesirable people have made it more difficult to sell property in this area. Few people want to buy out here when they smell the air during harvest or see the undesirable people lurking the streets. The feeling from people up in Capay Valley is that Esparto is the low-life area. People living up in the Valley make a point to state they do not live in Esparto. However, this decline in property value has not been reflected in my property taxes. In addition, County Road 23A has not receive infrastructure improvements for over 20 years. This fact is intolerable since the County is receiving increased tax revenue from the numerous Cannabis operations.

In closing I would just like to say that the County of Yolo and the Esparto Community Board should be ashamed of what they have allowed to happen in this beautiful area. I am firmly against additional Cannabis Operations and expansions in this area and will commit to fighting to stop it.

Thank you for allowing me to give my point of view.

Best,

A handwritten signature in cursive script that reads "Linda S. Whent".

Linda S. Whent

From:
To: [Jeff Anderson](#)
Subject: Bro properties
Date: Thursday, May 23, 2024 4:03:27 PM

Dear Jeff

My position is that both Mr.Chou and Mr Lublin should be granted their permits .
They should have the same opportunity that other growers are afforded

Yours truly

Leo Romero

[Sent from AT&T Yahoo Mail for iPhone](#)

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From:
To: [Jeff Anderson](#)
Subject: Proposed cannabis permit
Date: Thursday, May 23, 2024 4:19:09 PM

Dear Jeff,

I have attended both advisory meetings & Supervisor meetings re the proposed permits. I believe the growers, Mr. Lublin and Mr. Chau should be granted the ability to expand their grows. They should be accorded the same treatment as the two prior requests for expansion. If the requirements of the county have been met then they should be granted equal opportunities.

Yours, Marian Flanders

[Sent from AT&T Yahoo Mail for iPhone](#)

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From:
To: [Jeff Anderson](#)
Subject: Response to Courtesy notice re. Zone File: ZF #2023-039, Cannabis Business: Bro Properties LLC
Date: Tuesday, May 21, 2024 4:33:28 AM

Courtesy Notice: ZF #2023-039 Bro Properties LLC Cannabis Use Permit to allow cultivation, self-distribution, and nursery.

Business Name: Bro Cannabis LLC

Applicant Name: Kokyou Chau, P.L.O. Box 580338, Elk Grove, CA 95758

Dear Mr. Anderson:

I own and live in my home at 24712 County Road 23A, Esparto. I object in the strongest possible terms to the Bro Properties LLC request for a Cannabis Use Permit to allow [an expansion of] cultivation, self-distribution, and nursery by property owner Kokyou Chau, who by his Elk Grove address given on the petition, would appear not to live on site.

The farmland around the town of Esparto seems to have the misfortune of attracting cannabis growth, with an increasing number of requests for expansion of said growth (e.g., recent request, ZF 2022-0075 Capay Valley Organics Use Permit, Dimitry Lublin).

I bought property in Esparto in 1993, wanting to live here and to enjoy the quiet of country life, never dreaming that I would wind up living in cannabis country with, in my opinion, all the ills and dangers it affords those living in or near it.

My objections:

1. An expansion of even one additional acre of cannabis canopy will bring about higher use of electricity and water in an area of California needing lower use.
2. The expansion of cannabis growth and the increase in number of workers and deliveries will increase human and vehicular congestion over Yolo County roads, many of which are in deplorable condition. CR 23, that helps serve Casino and cannabis traffic, was only recently repaved. Roads like CR 85 or CR23A have ever-deepening pot holes, but they serve only local residents and an olive grove.
3. Why have rules for buffer zones if buffer reductions and exceptions can be given when the required buffer distances cannot be met. Pity the nearby home owner who has the misfortune to live next to a thriving cannabis-growth in need of expansion.
4. As cannabis growth increases, so too does criminal activity, as witnessed by the need for ugly fencing, armed guards and guard dogs. All are counter to the peaceful life once lived in rural areas around the town of Esparto.
5. Esparto home owners may well see their property values fall as cannabis grows and thrives in the areas around the town of Esparto.
6. Why Esparto? Why is Esparto the fall guy for cannabis growth? Are we so poor and backward that we simply don't warrant a peaceful, safe, odor-free life in the countryside where many of our country homes were built before small-acre plots were bought up for cannabis growth?

Respectfully submitted,

D. Patricia Power

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From:
To: [Jeff Anderson](#)
Subject: Zone File: ZF#2023-039
Date: Thursday, May 23, 2024 8:37:47 PM

This is comments regarding:

Applicant: Kokyou Chau

File No. ZF"2023-039

Assessors Parcel Number: 049-180-059

Attachments: Photos of said cannabis grow lights

From The Brock Family residing at 17940 County Road 85B, Esparto.

Regarding the cannabis grow site noted above, we have the following concerns we would like to address.

1) We understood from an Esparto Advisory meeting last year that this site did not have an active license and/or permit, but it was reported they were still growing. In addition, it was evident from our property (e.g., smell and lights) that growing had not stopped at any point.

- How is a "Business" not following county cannabis grow requirements able to apply for licenses/permits when they were growing without a license/permit for an extended amount of time?

- Do you fine owners who are not abiding by the rules or decline any further license/permits?

- Have they been growing without a valid license/permit?

- It has appeared that they have been consistently growing since initial growing operations.

- How long have they had a current cannabis grow license/permit?

- How long are licenses and permits valid?

- Why does Yolo County allow so many cannabis grows, especially in such a small, condensed area (7 separate cannabis grows)?

- We were told at an Esparto Advisory meeting that the maximum amount of Cannabis use permits has already been met for our area (excluding this mentioned cannabis grow).

2) Cannabis grows bring in additional crime. Hence, they have to hire additional security, alarms and surveillance systems.

- What about their neighbors' safety? We personally have experienced individuals trying to break into our property and disable our gates. The back of our property would be a clear path to enter this cannabis grow site.

- How come neighbor's safety is clearly disregarded?

- Has the County looked at any reported crime impact to nearby residents and community?

- It appears Yolo County disregards impact of property owners including residents, farmers, and other businesses in the area.

- Our family has occupied our land since 1993. In the 30 years of our family living here we have never had the issues of crime, vandalism, and traffic until the cannabis grows came into the area. If we wanted to be around more crime and increase of people, we would not pay high property taxes and would live in a town setting.

3) We have had the property in our family for 30 years and would like to keep it for future generations, but with the negative impact of the cannabis grows, it may push us out.

4) Buffer exceptions and buffer reduction is an infringement onto neighboring properties. Why is this allowed if there are requirements already in place for cannabis grow permits/licenses?

5) There has been a large increase of individuals and traffic in the area with all the local cannabis grow sites. The roads nearby are already rough, narrow and hilly with many close calls on a regular basis. Recently a truck ran into one of our fences. The truck driver abruptly left, leaving a large opening in fence adjacent to 85B allowing cattle and horses the ability to escape onto the road. The safety of our livestock is a huge concern.

6) In addition to our livestock safety, we are also concerned with the impact on local wildlife.

- Has the county evaluated the impact on the environment and animals (livestock and wildlife)?
- Wildlife is hit and killed on the roads at a high rate. Has the County conducted a wildlife/environment study impact?

7) The cannabis grows diminish Yolo County's beauty, as follows:

- Multiple large greenhouses, structures, and canopies
- Various bright lights pointing in all directions
- Extremely pungent smell coming from every direction

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8) With a plant nursery and the expansion, water will be used at a significantly higher rate. Has a water table impact study been conducted and/or updated for the cannabis grows? With further development, water is going to affect the ground level table and our nearby well.

- Why are we continuing to expand cannabis grows on land that has been dry farmed for decades?
- There is an extremely bright light that is coming from the current property in question, and it shines onto our property. It can be seen from quite a distance. Examples of said lights are attached.
- Does the County enforce cannabis grows are abiding by the requirements/regulations? The disregard for the county requirement/regulation with this cannabis grower is evident.
- The daily cannabis grow smells are already intense and unbearable to our family. The smell encases everything including our home and vehicles. We cannot leave our doors or windows open due to the intense smell. There will be additional odor with the added greenhouse and outdoor cannabis grows.
- There will be additional noise from this cannabis grow property, which is not welcomed.
- People live in the country for peace and quiet. Hence, why our family is willing to pay high property tax rates.

In closing, it appears that the cannabis grows have become a lucrative business for Yolo County. But, in turn the cannabis grows have had a detrimental negative impact on local residents and the community.

Respectfully,
The Brock Family

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