

Attachment G

Agency Responses

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Agency Responses



Att. G.1.a

County of Yolo Agriculture / Weights & Measures Department

Humberto Izquierdo
AGRICULTURAL COMMISSIONER
SEALER OF WEIGHTS AND MEASURES

70 COTTONWOOD STREET WOODLAND, CALIFORNIA 95695-2557
Phone (530) 666-8140 Fax (530) 662-6094

TO: Jack Brown
36459 County Road 21
Woodland, CA 95695

FROM: Molly Mathews
Yolo County Deputy Agricultural Commissioner

DATE: May 21, 2024

SUBJECT: Rodent and Insect Nuisance

The Yolo County Department of Agriculture received multiple complaints regarding increased pest pressure and ground squirrel damage to adjacent agricultural property owners. Based on our visual assessment of APN 025-130-027, located south of County Road 21 and east of County Road 96 in Woodland, CA., we determined the weed growth, nut mummies, unmaintained trees, and dead trees are harboring pests. The major pests of concern include:

- Navel Orangeworm-overwinter in nuts left on the tree or ground
- Ground squirrels- damage surrounding crops and irrigation lines
- Walnut Husk Fly- overwinter in the soil and emerge as adults

Yolo County adopted ordinances to address agricultural nuisances. This letter serves as a written warning to bring this issue to your attention. Please review a summary of the Yolo County Ordinance pertaining to agricultural nuisances listed below. Failure to address the agricultural nuisance will result in issuing a formal notice to abate and thirty days to abate the nuisance.

Yolo County Ordinance, Title 6, Article 2, Agricultural Nuisances:

Sec. 10-6.201. Purpose and Findings.

- (a) Under Section 25842 of the Government Code, the Board of Supervisors may provide for the control or destruction of gophers, squirrels, vermin, other wild animals, noxious weeds, plant diseases, and insects injurious to fruit or fruit trees, vines, vegetables, or plant life. These items are considered to be Agricultural Nuisances. Section 25845 of the Government Code provides that the Board of Supervisors may establish by ordinance a procedure for the abatement of a nuisance.

Sec. 10-6.204. Administration and enforcement.

Except as otherwise provided in this chapter, the provisions of this chapter shall be administered and enforced by the Agricultural Commissioner. In the enforcement of the provisions of this chapter, the Agricultural Commissioner or his designees may enter upon both private and public property to determine whether an Agricultural Nuisance exists pursuant to the provisions of this chapter.

Sec. 10-6.205. Nuisance Abatement.

Whenever an Agricultural Nuisance is ascertained to exist by the Agricultural Commissioner, the Agricultural Commissioner shall notify the person having control of or acting as an agent for the property, to abate or remove such nuisance within thirty (30) calendar days. Upon neglect or refusal of such person to comply with such notice, the Agricultural Commissioner may abate such nuisance, and the person having control of such premise or place, shall be liable to the County of Yolo for the cost of such abatement as provided for in Section 10-6.216.

The Yolo County Department of Agriculture office hours are Monday through Friday, 7am-4pm. Please contact me at your convenience to discuss a plan to correct this issue, 530-666-8140.

Thank you,



Molly Mathews
Yolo County Deputy Agricultural Commissioner

Att. G.1.b

From: [David Guerrero](#)
To: [Jeff Anderson](#)
Subject: FW: REQUEST FOR COMMENTS: ZF 2023-041 Yolo Gardens Cannabis Use Permit
Date: Wednesday, May 1, 2024 2:36:07 PM
Attachments: [RFC ZF2023-041 Yolo Gardens Final.pdf](#)
[RFC Application Packet ZF2023-041 Yolo Gardens.pdf](#)

Hello Jeff,

Ag's comments on the above Cannabis Use Permit

Dave Guerrero
AG

From: David Guerrero
Sent: Tuesday, April 30, 2024 10:57 AM
To: Humberto Izquierdo <Humberto.Izquierdo@yolocounty.org>
Cc: Molly Mathews <Molly.Mathews@yolocounty.org>
Subject: FW: REQUEST FOR COMMENTS: ZF 2023-041 Yolo Gardens Cannabis Use Permit

CLUO Sec. 8-2.1406 (L)(11): compatibility/Violations

No real concerns with compatibility in regard to neighboring operations. Just to the South exists a neighboring cannabis operation. The parcel located just to the East of this site is farmed in row crops and does present a minor concern for pesticide drift, however, the Ag department has received no complaints from either operation since the existence of Yolo Gardens and a buffer does exist between the row crops and the actual outdoor growth areas.

CLUO Sec.8-2./1408 (B): Ag maintenance component

A priority for Yolo Gardens moving forward is to continue to manage the walnut trees/crop surrounding the cannabis property. It is essential to manage pests (squirrels) so that they don't become an Ag nuisance to the surrounding farming operations. Based on the proposed plan there is minor concern from the Ag department.

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

The operator shall follow all pesticide laws and regulations, including worker health and safety regulations. An operator ID is required to be obtained prior to performing pest control. This includes prior to utilizing Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 25(b) products. A qualified trainer is required to train employee pesticide handlers as well as fieldworkers who enter a treated field/area. A treated field is a field that has been treated with a pesticide within the last 30 days. Qualified trainer licenses include: private applicator certificate, qualified applicator certificate or license, a licensed pest control adviser, and County Biologist. Pesticide use reports are required to be completed and submitted to our department by the 10th day of the month following the month of application.

CLUO Sec.8-2.1408 (KK)(3): Fencing/Screening
No concerns

From: Jeff Anderson <Jeff.Anderson@yolocounty.org>

Sent: Friday, April 26, 2024 2:27 PM

To: Jeff Anderson <Jeff.Anderson@yolocounty.org>; Aaron Brown <Aaron.Brown@yolocounty.org>

Subject: REQUEST FOR COMMENTS: ZF 2023-041 Yolo Gardens Cannabis Use Permit

ATTENTION: REVIEWING AGENCIES

The attached proposal for a Cannabis Use Permit has been filed with the Department of Community Services. Your agency is invited to comment because the proposal or project impacts may affect your property or services/district or jurisdiction. Please provide comments by **May 17, 2024** to aid in staff's review of the application. However, comments will be taken up to the time of the project decision. If you have no comment, a reply is not necessary.

We look forward to your review. Please don't hesitate to contact me if you have any questions about the project or the Cannabis Use Permit process in general.

Regards,
Jeff

Jeff Anderson

Principal Planner

Yolo County | Department of Community Services
292 West Beamer Street | Woodland, CA 95695
Direct: (530) 666-8043 | Main: (530) 666-8775



Att. G.2

May 15, 2024

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

Re: ZF 2023-041
Yolo Gardens

Dear Jeff Anderson,

Thank you for providing PG&E the opportunity to review the proposed plans for ZF 2023-041 dated 4/26/2024. 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.

Sincerely,

PG&E Plan Review Team
Land Management

Att. G.3

File Number: ZF2023-041

[FA0016567]

To: Yolo County Planning Division

From: Yolo County Environmental Health, Suzie Dawley

Address: 36459 CR 21 Woodland

APN: 025-130-027

Applicant: Jack Brown

Description: Use Permit for Cannabis farm/facility

Yolo County Environmental Health (YCEH) Division has reviewed project ZF2023-041 for a Use Permit for a cannabis cultivation license and buffer exception or easement for Yolo Gardens. Current cultivation exists in 18,000 sqft of hoop houses and 20,000 sqft of outdoor cultivation area. The outdoor cultivation area is not in use. Processing activities including trimming and curing occur onsite in a 4,000 sqft building. A restroom and break area are proposed for the existing harvest building. The facility employs four full time and four part time employees. YCEH fees and requirements of the programs listed below can be found on our website [Environmental Health Division | Yolo County](#).

Our office can be contacted at 530-666-8646 to discuss the following comments.

RECORDS ON FILE

- Septic Permit #97-116 for an existing house
- Irrigation Well Permit #14-105, finalized
- Site Evaluation completed in 2019
- Septic Permit #19-085S finalized in 2020
- Well Evaluation of the existing domestic well completed in 2019
- Building Permit 2019-0878 review completed in 2020

EDIBLES

- If edible cannabis products are present or manufactured on site, or offered for sale or distribution, the facility/operation must secure any necessary approvals and permits from the Division of Environmental Health and/or State, as applicable, prior to commencement of operations.

EMPLOYEE SERVICES

- Permittees shall comply with applicable labor standards including parking, toilets, drinking water, safety stations, shading, and hand-washing stations. Employee housing (temporary and/or permanent), including for on-site security, must have all necessary services (e.g., approved systems for the provision of water and treatment of wastewater) and required approvals. The provision of employee housing without required permits/approvals is grounds for revocation or suspension of the Use Permit. Permittees shall encourage employee ridesharing and encourage employees to minimize trips.

WASTEWATER SYSTEM

- An onsite wastewater treatment system was installed in 2020 to serve the processing building. This septic permit was finalized in 2020. Building Permit 2020-0449 was approved for tenant improvement to add a restroom and HVAC in the processing building. The site plan for this application does not identify the restroom and break area in the processing building. An existing restroom or proposed restroom should be identified on the site plan.
- Portable toilets are to maintain a minimum setback of 50ft from any well.
- **Wastewater Strength:** OWTS (aka septic systems) are approved to treat only domestic wastewater and not industrial wastewater. Any wastewater from any other source (e.g., wastewater from processing) would be considered industrial waste, regulated by the State Regional Water Quality Control Board and is not approved to be discharged into the OWTS.

WATER WELLS

- To protect groundwater or surface water, proper backflow devices shall be installed, maintained, and tested for all wells where well water is used to mix agricultural applications or any chemicals.
- Please be aware that Yolo Subbasin Groundwater Agency must approve an irrigation well permit prior to well permit issuance.

DRINKING WATER SYSTEM

- **Water Systems (Public or State Smalls):** Prior to operation, a complete current YCEH Water System Determination Form shall be submitted to YCEH for review and approval. Also, an SB1263 Acknowledgement form will need to be signed and submitted.
- A Water System Determination form was submitted in 2017 and determined the water system is not a Public Water System. **Please submit a new form to reflect proposed use.**

By definition, Public Water System means a system for the provision of water for **human consumption** through pipes or other constructed conveyances that has 15 or more **service connections** or regularly serves at least 25 individuals daily at least 60 days out of the year. State Small Water System means a system for the provision of piped water to the public for human consumption that serves at least five, but not more than 14, service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days out of the year. Human Consumption means the use of water for drinking, bathing or showering, hand washing, oral hygiene, or cooking, including, but not limited to, preparing food and washing dishes.

HAZARDOUS MATERIALS:

Contact our office to speak with a Hazardous Material Specialist for more information prior to the following:

1.) Handling hazardous materials in quantities greater than 55-gallons for liquids, 500-pounds for solids, or 200-cubic feet for compressed gases, or

2.) Generating any quantity of hazardous waste at the facility a Hazardous Materials/Waste Application Package (Business Plan) must be completed and submitted to YCEH. Starting January 1, 2013, this must be done by going to the California Environmental Reporting System (CERS) web site (<http://cers.calepa.ca.gov/>), creating an account, entering required hazardous materials information, and submitting the information for approval by YCEH. For assistance with CERS, please visit our web site at <http://www.yolocounty.org/community-services/environmental-health-services/hazardous->

materials/california-environmental-reporting-system-cers or call YCEH at (530) 666-8646 and ask to speak to a Hazmat Specialist. The reporting threshold for certain gases has been raised per SB 1261. In addition, if extremely hazardous materials or radiological materials are handled at a facility, the business may be subject to this program even if the minimum quantities indicated are not met.

3.) Prior to above ground storage tanks (AST) or containers with an aggregate storage capacity of 1,320-gallons or more in containers 55-gallons and larger for liquid petroleum products being present at the facility, a Spill Prevention, Control, and Countermeasure (SPCC) Plan must be prepared, implemented, and retained on site. This requirement does not apply to propane. This must be done before beginning operations. For further information, please see:

<http://www.yolocounty.org/community-services/environmental-health-services/hazardous-materials/aboveground-storage-tank-program>.

Special notes regarding farms:

1. Any barn/ag exempt building servicing a commercial vehicle must have the survey form filled out and routed to us. If the farm only generates below-reportable quantities of hazardous waste, it is not required to submit a HMBP in CERS, but the facility will be regulated by our Hazardous Materials (CUPA) program. Please contact our office and ask to speak to a Hazmat Specialist. If commercial vehicles stored in a barn are serviced off site or serviced by a business that comes to the site and takes the oil away, then the waste is not considered to be generated at the facility, therefore no conditions and no Business Plan. Farm facilities that are regulated by our Hazardous Materials (CUPA) program are inspected by the Yolo County Department of Agriculture inspectors.
2. Certain farm facilities may be eligible to apply for the Agricultural Hazardous Materials Exemption from certain requirements of a HMBP if the farm facility meets certain conditions. This application needs to be submitted only once. Please call our office and ask to speak to a Hazmat Specialist.

Solid Waste

Cannabis waste is waste that is non-hazardous waste that contains cannabis that has been made unusable and unrecognizable. Cannabis waste is a green waste material which is compostable and is regulated as a type of solid waste. Composting green waste material requires a Solid Waste Facility Permit with the exception of the following excluded activities:

- 1.) Composting green material, agricultural material, food material, and vegetative food material, alone or in combination, is an excluded activity if the total amount of feedstock and compost on-site at any one time does not exceed 100 cubic yards and 750 square feet.
- 2.) The facility handles agricultural material derived from an agricultural site and returns the material produced to that same agricultural site. Up to 1,000 cubic yards of compost product may be given away or sold annually.
- 3.) The activity is part of an agricultural operation and is used to temporarily store or process agricultural material not used in the production of compost or mulch, or the materials are handled in such a way to preclude their reaching temperatures at or above 122 degrees Fahrenheit as determined by the LEA.

*Contact Environmental Health for additional information if the total amount of compostable green material and compost will exceed 100 cubic yards or 750 square feet onsite at any given time.

Att. G.4

JB
10/28/25

PUBLIC WORKS DIVISION CONDITIONS OF APPROVAL ZF2023-0041, Yolo Gardens Cannabis Use Permit

1. The applicant shall apply for a County encroachment permit for any proposed work within the County right-of-way, which includes County Road (CR) 21. Contact ppw@yolocounty.gov for encroachment permit inquiries.
2. The applicant to secure and pay for an encroachment permit to improve the commercial/residential driveway connection(s) to CR 21 and bring them into conformance with the Yolo County Improvement Standards. The applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection (County Zone File No. ZF2023-041).
3. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing #4-13 at a minimum. Landowners are responsible for tree maintenance along the property frontage to County roads.
4. Signs associated with the business are not permitted in County road right-of-way.
5. Provide ongoing maintenance of gravel parking areas and access roads, including but not limited to, stabilizing any areas that have eroded, preventing the downstream conveyance of sediment, and providing dust control.
6. County right-of-way shall not be used for event/business/operations parking.
7. If the development disturbs one acre or more of land, the developer must obtain coverage under California's "National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (State General Permit)" for controlling construction activities that may adversely affect water quality. State General Permit coverage requires preparation of a Storm Water Pollution Prevention Plan (SWPPP). The developer shall provide Yolo County its State-issued Waste Discharge Identification Number (WDID #), and pay associated fees, prior to issuance of a County building or grading permit.
8. The applicant shall file a Record of Survey, prepared by a licensed surveyor in the State of California, whenever any of the following instances occur:
 - a. A legal description has been prepared that is based upon a new field survey disclosing data that does not appear on any previously filed Subdivision Map, Parcel Map, Record of Survey, or other official map.
 - b. Permanent monuments have been set marking any boundary.
 - c. Additional right-of-way was dedicated to the County.

The applicant shall reimburse the County for all activities associated with County Surveyor review (County Zone File No. ZF2023-041).

Public Comment Letters

Att. G.5

May 14, 2024

Jeff Anderson
292 West Beamer Street
Woodland, California 95695

RE: Cannabis Use Permit

Zone File: ZF#2023-041

To Whom it May Concern,

I am writing in response to the communication we received recently from the County of Yolo regarding a cannabis use permit in our neighborhood. We responded to one that was presented to our area a few years ago. Our community had a negative response to that one.

In reading the recent communication we find false statements included that were promises made and disregarded. With that being said we challenge the county to drive by our area and view the walnut orchard that is self destroying with downed trees, damaged trees and a cluttered orchard. Sad. Our adult children used to help Mr Rumsey harvest his orchard many years ago.

To be truthful the promise made to slow down traffic has been kept.

As of now there are two cannabis farms across the street from us. We need no more enlarging.

We are long time residents with adult children, grandchildren and great-grandchildren living around us and visiting often. We host family and church functions. We would prefer to have these businesses stay the size they are with no growth.

Thank you for your attention.
Bob & Nancy Johnson
36676 County Rd 21
Woodland, CA 95695

 ROBERT JOHNSON
Nancy A Johnson



Att. G.6

From: [REDACTED]
To: [Jeff Anderson](#)
Cc: [REDACTED]
Subject: Cannabis Use Permit to allow cultivation
Date: Friday, May 17, 2024 5:27:19 PM

Zone File: #2023-041
Applicant: Jack Brown 36459 County Road 21, Woodland, CA 95695
Assessor Parcel Number: 025-130-027

Mr. Anderson,

This is to inform you that we STRONGLY OPPOSE more acreage allowed for cannabis cultivation.

We have lived on County Road 96B, less than 1/8 mile north of the current cannabis grow acreage, for over 40 years. This road leads directly to the cannabis location. The traffic on our road has increased 100%. It is not only automobiles but every kind of motorized vehicle: box vans, truck pulling trailers, 18 wheelers and all the employees too and from this location. Since there is no posted speed limit on this road, said traffic assumes they can use it as their personal race track. There are only 5 homes on this road but there are children and grandchildren who live and/or visit these homes.

The current cannabis acreage has not been maintained as it was initially stated it would be. The orchard is overgrown and they have not irrigated, mowed or sprayed for insects. The house at the location has not been maintained also.

The odor from this location is absolutely horrible. The first time we smelled it we thought a skunk was in the area. This smell does not allow families to enjoy their own backyards.

Personally, we don't agree with the growing and selling of cannabis. But having this location in the Willow Oak District should never have been approved in the first place. This is a family oriented area with many, many family functions held at Willow Oak Fire Department just 1/4 mile from the current cannabis grow location.

We also own the property directly east of the cannabis grow. Said property has lost value since the onset of the cannabis location.

Kenneth and Barbara Breckenridge
17170 County Road 96B
Woodland, CA 95695

[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. G.7

Jeff Anderson

From: [REDACTED]
Sent: Thursday, May 16, 2024 5:43 PM
To: Jeff Anderson
Subject: Zone File ZF #2023-041
Attachments: attachments (1).zip

It has come to our attention that Applicant Jack Brown, Zone File ZF # 2023-041, Parcel # 025-130-027 has applied for a Cannabis Use Permit on project site APN 025-130-027. He is asking for issuance of cultivation license for up to 2 acres and a buffer exception and/or buffer easement.

We are against ANY expansion of the business. We were NEVER in favor of this business coming into our rural neighborhood to begin with for many of the same issues, never informed of any hearings or the issuance of any permits for this business. We fought this in the past and now here we are again.

The buffers were put in place of a reason, the odor from this business in the summer evenings is EXTREME, to the point we cannot open our windows at night to take advantage of the evening breeze to cool down our home. This burdens us with increased costs for air conditioning and wastes energy.

We take walks down Road 21 twice a day mostly every day. Road 21 is basically a one lane road that has not been resurfaced in approximately 50 years. I have lived in this neighborhood since 1970 and I cannot remember this road ever having maintenance done. See attached photos to back up my claim. I cannot imagine trucks traveling down this road and causing further damage or danger to pedestrians using the road to walk, run, bike or ride horses which is done on a daily basis. This would be very detrimental to the neighborhood.

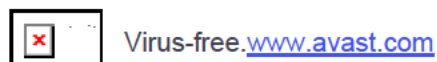
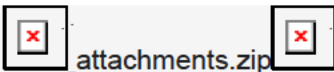
As for the claim in the project description that "the mature walnut orchard is maintained, harvested and managed to control pests" this is entirely UNTRUE. See attached photos to back up this claim. The orchard has deteriorated, the trees are mostly dead, weeds have been allowed to proliferate, no management has been done in order to be able to harvest the trees, and no irrigation has been done as well.

For these reasons, we stand firmly against any expansion of Yolo Gardens and hope this time the wishes of the home owners in the area will be honored.

We ask to be informed of any future public hearings on this matter and be notified when any decisions have been made regarding this petition.

Thank you,

Brian and Nancy Swasey



[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. G.8

From: [REDACTED]
To: [Jeff Anderson](#)
Subject: Cannabis Use Report
Date: Wednesday, May 15, 2024 8:23:56 AM

Morning Jeff,

I am writing you this letter in regards to APN # 025-130-027 to express my opposition to the granting of a conditional use permit for the expansion of the current production acreage of the facility. While I understand the potential economic benefits, I am deeply concerned about the negative impact it could have on our neighborhood. From increased crime rates to issues with the ODOR and environmental effects, allowing such an operation could significantly diminish the quality of life and more so property values in our neighborhoods. I urge you to reconsider the decision and prioritize the well-being of our community. Alternative solutions that support local business without compromising our safety should be explored.

Sincerely,
Bob

Bob Frommelt
Broker/Owner
Cache Creek Realty
BRE# 01434688



www.CacheCreekRealty.com

[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. G.9

I wish to register my objection to the granting of a permit to expand the cannabis grow currently permitted under Zone File ZF#202-041. This operation has abandoned the greater portion of the 30+ acres it is situated on; although the claim is made in this application that "the mature walnut orchard is maintained, harvested and managed to control pests" even a cursory drive-by on the northern edge along Road 21 will disprove that statement. Dead and fallen trees abound, this years' weed crop grows high, and along with last years' dead weeds, fill all the space around the trees. Such a reservoir for weeds greatly affects surrounding farms which must ramp up their own weed control without hope of ever getting ahead of these nuisances. Many squirrels race across the road to depredate the nearby orchards; that unchecked population benefits greatly from the size of the untended area which provides multiple opportunities for shelter and dens for reproduction. The wheat field to the east of the property is probably overrun with mice and voles eating that crop but depending on the orchard for their habitat, though no one has assessed that.

The parcel in question, APN 025-130-027, has the benefit of being in the Williamson Act; this flies in the face of the intent of that Act. Not only is the owner benefitting from a reduction in property taxes (by agreeing to "protect" this ground from development), but he is harming the farming operations in every direction around him by the harboring of pests and nuisance weeds that seem to be of no consequence to him. Unfortunately the adjacent cannabis operation, Walnut Oaks, takes the same lackadaisical approach to the orchard it sits in, thus magnifying the cumulative negative impacts of non-farming of these orchards.

The slow but steady inroads into a decrease in food/agricultural production are heightened by neglect such as this. It is challenging enough to run a farming operation without "neighbors" whose practices negatively affect the whole area around them. Yolo County has made a commitment to work to keep this industry viable.

In order to be allowed to expand his operation, the stated owner of this property, Jack Brown, should use some of the profits from his grow to remove the trees, clean up the ground, institute massive and ongoing pest control, and find a farmer to return it to productivity. This should be an enforced condition of any permit allowing expansion, requiring rigorous annual inspections of the whole parcel as to implementation. It should also be required for renewal of the permit for the Walnut Oaks operation.

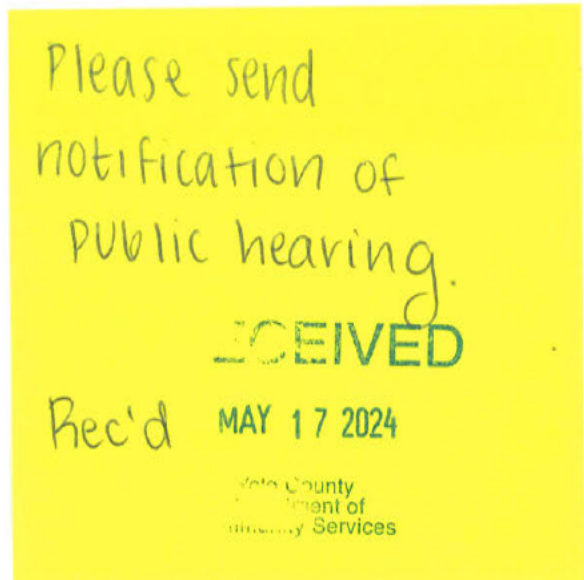
Thank you for your consideration,


Janet Levers

36750 County Rd. 20, Woodland, CA 95695



5/17/24



Att. G.10

Jeff Anderson

From: [REDACTED]
Sent: Friday, May 17, 2024 3:01 PM
To: Jeff Anderson
Subject: Cannabis Use Permit To Allow Cultivation_Yolo Gardens

Good Afternoon Mr. Anderson,

This email was sent to inform you that the residents of 17250 County Road 96B, oppose the expansion, of the "Cannabis Use Permit" to allow cultivation on parcel #025-130-027, site address 36459 County Road 21 Woodland, CA 95695.

Willow Oaks is a residential area.

We are being asked to allow additional land, to an already existing 3+ acres, being used for cannabis cultivation, just down the street, from the center of our community, Willow Oak Fire Department and Hall. This is where many events take place in our community. Celebrations of Life, Weddings, Graduation Parties, and Birthdays are just a few of the special occasions that are celebrated here. The Willow Oak Fire Department also holds fundraisers here. Fundraisers that benefit our community. The Willow Oak Fire Department Rib Cook Off is a huge success every year. It is a fun day with music, food, games, neighbors and friends, both from Willow Oak and other places. Family is at the center of the day and, if you visit, you will see many children, in attendance, playing together and building bonds. Willow Oak Fire Department puts on an Annual Crab Feed, where they hold auctions and raise money to support our community. Willow Oak 4-H meets for their meetings here. We don't approve of any additional land being use for cannabis cultivation, in the center of our community. Would this facility be allowed, down the road, from a school or a park?

My property is located, directly across the street, on County Road 21. The odor that comes from the already existing 3+ acres, is extremely strong. My thirteen and fourteen year old children have already identified what is being grown there, and there are also many other children in our community. You will often times see children playing outside, riding bikes and families walking together. There are only five homes on 96B, most of the traffic should be familiar, since the road dead ends on Road 21, but it isn't. Many cars, trucks and vans speed, in front of our house, on County Road 96B. The increased traffic and speed is very dangerous. The house located on the property is dilapidated and the surrounding yards have deteriorated. The walnut orchard has never been mowed, irrigated, sprayed for pests or harvested since they've owned the property.

This expansion would further devalue the surrounding properties and completely disregard our community, by making it less safe.

We strongly oppose.

Mans and Melissa Hilleby
17250 County Road 96B
Woodland. CA 95695

APN#025-130-025-000

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Att. G.11

From: [REDACTED]
To: [Jeff Anderson](#)
Subject: RE: ZF #2023-041 Yolo Gardens expansion request
Date: Tuesday, May 14, 2024 9:54:47 AM
Attachments: [YG1.PNG](#)
[YG2.PNG](#)
[YG3.PNG](#)

Jeff,

I've added a few pictures of Jacks "maintained and harvested" walnut orchard (see attachments).

Marty Johnson

From: [REDACTED]
Sent: Friday, May 10, 2024 10:34 AM
To: 'jeff.anderson@yolocounty.org' <jeff.anderson@yolocounty.org>
Subject: ZF #2023-041 Yolo Gardens expansion request

Good Morning Jeff,

See below for my comments regarding the expansion request at Yolo Gardens.

Applicant name: Jack Brown.
File number: ZF #2023-041.
Address: 36459 County Road 21, Woodland Ca. 95695.
Project request: Cannabis use permit to allow cultivation.
Cannabis Business: Yolo Gardens.
Parcel number: 025-130-027.

My comments:

In this application Jack mentions that besides the 3 acre cannabis activity his remaining 27+ acres is a mature walnut orchard that is maintained and harvested and managed to control pests.

Jack's statement is completely incorrect, since Jack has been at this property the walnut orchard has been untouched, absolutely zero maintenance here and most of the trees are pretty much dead, the space between the trees is loaded with weeds (dry weeds in the summer which is a fire hazard) and the place is infested with squirrels, it's been so bad over the last few years that at any given moment close to crop harvest time you can drive past his place on Road 21 and at least 30 to 40 squirrels would be running across the street from the field to the North of him back to their holes in his orchard, they were robbing an almond orchard blind and although the almond orchard is now gone and replaced with tomatoes they will be robbing that field this season. There was a town hall meeting a few years back at Willow Oak Hall about this cannabis grow and the up-keep of Jacks property was brought up and I believe someone from the County was supposed to be overseeing this which I don't believe it ever has happened because like I mentioned above, this property is a complete disaster.

My vote for Jack to expand his cannabis grow is a big "NO", in fact it's unbelievable he mentioned he maintains his property in your application, it's completely incorrect.

Marty Johnson



36834 County Road 21.

Woodland, Ca. 95695.

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Att. G.12

Jeff Anderson

From: [REDACTED]
Sent: Thursday, May 16, 2024 6:01 PM
To: Jeff Anderson
Subject: 36459 County Road 21 cannabis use permit

My name is William Mendes, I am part owner of 36530 County Road 21. I was born and raised on my property. I enjoyed an ideal childhood among the farmland and orchards. It was a quiet, peaceful setting. I am against any expansion of the cannabis farm across the road from my property. We have family functions on our property, it's disgusting to have the delta breeze blowing the cannabis smell all over. It's not an enjoyable odor. If it expands there will be a stronger smell. I believe it will bring more crime to our peaceful area. When this was first proposed we didn't approve of it then. The property owners have not lived up to their promise to upkeep the property. They haven't maintained the orchard or the property. It looks abandoned. The weeds are out of control and will be a fire danger this summer. There is an out of control rodent problem because of the neglected orchard. I invite all of the planning commission to drive out there to observe the neglected orchard. I don't believe that the owners will maintain anything since they haven't lived up to what they originally promised about the land. It's obvious they don't want to maintain the property to the level it needs so bringing in more plants will do more damage. Please consider the long term residents of the neighboring properties and don't allow the expansion. It's a shame that it was ever allowed to be there in the first place.

Thank you for your consideration,
William Mendes

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Att. G.13

From: [REDACTED]
To: [Jeff Anderson](#)
Subject: Yolo Gardens Cannabis project
Date: Sunday, May 5, 2024 2:52:32 PM

Hello. I received a notice from the Community Services Planning Services regarding the above-mentioned business in our Ag Intensive area wanting to expand their cannabis operation.

I was one of the 50 plus people that attended the forum at Willow Oak Hall 5 or so years ago to express our objection to the initial cannabis operation. Despite most everyone in the Willow Oak area objecting, Yolo Gardens was allowed to continue their business endeavor.

Besides the odor that cannabis emits, several elements of the project description on page 2 of the notice we just received are false.

It is stated that the walnut orchard has been maintained and harvested. Totally not true. The mature walnut orchard that surrounds the cannabis HAS NOT BEEN MAINTAINED at all since the property was purchased by Jack Brown. The trees have been neglected and left to die, the orchard has NEVER been irrigated, there has NEVER been a harvester of any sort on the property, the weeds have NEVER been addressed and the entire piece of property is an eye sore. Not to mention the home itself that sits on the property. It has been allowed to deteriorate, with tarps covering breaches in the roof, fascia boards rotting out, and the lawns and the entire landscaping has been left to die. I'm sure the looks of the property has dropped the value of all the surrounding properties immensely. Having a cannabis farm in our neighborhood doesn't do anything for resale property of our homes to begin with. HAVE YOU ACTUALLY BEEN OUT TO THE PROPERTY TO SEE FOR YOURSELF?

Our property is less than 50 yards from the first grow area of the farm. Two members of our family cannot be outdoors on the days of the extreme odor due to medical conditions. The rest of us stay indoors on such days, just to avoid the extreme odor. In the summer, when we long for the Delta breeze, we have to put up with the breeze carrying the scent of cannabis to us. Many of the Willow Oak families have roots that go back many generations, and it just doesn't seem right that a relative newcomer to the area gets to dictate how we live and how our community is perceived.

Please come visit the their property and see for yourself what they have done to our community.

Sincerely,

Carol Lou Bourke

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Att. G.14

Jeff Anderson

From: [REDACTED]
Sent: Wednesday, May 15, 2024 9:34 PM
To: Jeff Anderson
Subject: Jack Brown Cannabis Expansion Objection

Hello Jeff,

I received notice in our mail of the proposal for Jack Brown's cannabis expansion. I rent one of the homes down the street with my fiancée and have lived there for about 4 years now.

This is my objection to allowing expansion of his cannabis operations for the following reasons.

First, his project description of his zoned operations is inaccurate. I drive by his home every morning and evening and have not seen any form of maintenance of the 27 acres of walnut orchard in the last 4 years. I have attached photos below of what the orchard currently looks like.

Secondly, the smell of the grow is already strong during, what I am assuming is, their harvest.

Third, the home on the property is not maintained, and I am not sure if someone really lives there full-time. It often looks empty. Many homes on County Road 21 and family residences, exposing children and families to Cannabis.

My final concern for the expansion of this grow would be more traffic on County Road 21. We already have had an issue with another neighbor on Road 21 who were involved with cannabis/ drugs and it invited drivers who disobeyed the speed limit, causing concerns for neighbors who have pets, children or frequent the road for exercise, bikes or other recreation.

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Thank you for making us aware of this situation.

Best,

Hayden Campbell

Att. G.15

From: [REDACTED]
To: [Jeff Anderson](#)
Cc: [REDACTED]
Subject: ZF#2023-041
Date: Friday, May 10, 2024 10:29:10 AM

I'm Randy

Timothy and I live at 36052 county rd. 21 next to Goldenstate Ranch Properties. Please do an inspection on the property and you will see nothing has been done to the Walnut orchard since they've owned it. No mowing, irrigation, pest control, and harvesting in the last five years. Last year I filed a complaint with Yolo County Ag. Dept. because the squirrel population is so bad it moved into my homesite and orchard. It's costing me many dollars trying to control them, without any help from GOLDENSTATE RANCH. Many trees in the orchard are dead, fallen over, and the grass is not mowed, making a great habitat for squirrels and other rodents. The total site is a mess and an eyesore in the community. PLEASE REJECT GOLDENSTATE RANCH PROPERTIES PROPOSAL ZF#2023-041. THANK YOU, RANDY TIMOTHY 36052 COUNTY ROAD 21 WOODLAND CA. 95695

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