

# ATTACHMENT F

## Buffer Reduction and Buffer Exception Request Exhibit



# 600-Foot Buffers from Off-Site Residences

**Buffer Exemption Request:  
±553 feet from outdoor  
cultivation**

**Buffer Exemption  
Request:  
±290 feet from outdoor  
cultivation**

**No outdoor cultivation proposed  
within 600-foot buffer**

**No outdoor cultivation proposed  
within 600-foot buffer**

**No outdoor cultivation  
proposed within 600-foot  
buffer**

Estepa Frankie A & Linda & Estepa Fam Trust  
P.O. Box 646  
Esparto, CA 95627

August 1, 2023

Dear Frankie and Linda,

My name is Dimitry Lublin, and I am the owner of Capay Valley Organics, LLC (applicant) located at 24477 County Road 22A, Esparto, CA 95627 (Assessor's Parcel Number [APN] 049-180-024). Currently I am in the process of obtaining Cannabis Use Permit (ZF #2022-0075). As a requirement of the Yolo County Cannabis Land Use Ordinance (CLUO), anyone one within the 600-foot buffer distance of an existing commercial cannabis site must agree to a buffer reduction request in writing as part of the permitting process. Your property at APN 049-180-019 is within the 600-foot buffer.

This letter serves as acknowledgment that you agree to the buffer reduction by signing below.

Should you have any questions, you can contact Jeff Andersen, Cannabis Manager at Yolo County at (530) 666-8775.

Sincerely,

Dimitry Lublin

Frankie Estepa Frank A Estepa Date 9-8-23

Linda Estepa Linda Estepa Date 9-8-23

Estepa Fam Trust Estepa Trust Date 9-8-23

Note: On January 26, 2024, Linda Estepa verified to Jeff Anderson (via telephone) that this letter can be included in the record to acknowledge that she and Frank Estepa do not object to the buffer exception request. On that same call, Linda asked if the project would increase traffic on County Road 22A, and Jeff Anderson responded that based on the project description, it would not be a considerable increase. Linda also stated that there are several potholes on County Road 22A. In response, Jeff Anderson filed an online road maintenance request on the Public Works website on 1/26/24.

**From:** [REDACTED]  
**To:** [Jeff Anderson](#)  
**Subject:** Capay Organics Cannabis Use Permit- Buffer Reduction confirmation  
**Date:** Friday, February 2, 2024 2:16:58 PM

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Hi Jeff,

I want to revisit this issue to try to again make clear our position:

We are agreeable to the 553 foot buffer between our home and the existing outdoor cultivation area. This slight reduction in size from the required 600 feet has been the case since the operation started, and we have not had any problems. We understand that you need this approval from us to bring the existing operation into compliance and want to be clear that we approve of this reduced buffer.

We do not have an opinion about the doubling of the size of the cannabis operation.

If there is anything else you need from us, please let me know.

Best, Cynthia Havstad