

ATTACHMENT G

From: [REDACTED]
To: [Jeff Anderson](#)
Subject: Re: Cannabis Expansion Proposal 24477 County Road 22A
Date: Saturday, March 11, 2023 6:48:29 PM

Dear Sir,

I am writing you in regards to a proposed expansion of a cannabis grow on County Road 22A (see below for more details). I am asking you to reject this proposal on behalf of the local farms in that immediate area. There are many family farms in the immediate vicinity of this parcel in question (at least 8 within a quarter mile) and they have already been dealing with the repercussions of allowing cannabis grows, including a marked increase in violent and non-violent crime, an increase in traffic, an eye-sore for most neighbors, an increase in non-residential neighbors (since more owners for cannabis do not live on-site), and also the nuisance of the foul smell for long periods of time seasonally.

Additionally, this parcel is already growing two acres, plus greenhouse space (how this is allowed under the current 1-acre permit is anybody's guess but the county's). This expansion proposal, if allowed, would in reality increase the current acreage in use for cannabis from 2 acres to 4.

Please help keep our rural neighborhoods safe and community-oriented and do not allow the expansion of this cannabis grow. I greatly appreciate your consideration and time spent on this matter.

Location: 24477 County Road 22A Permit File: ZF #2022-0075 Applicant: Dimitry Lublin PO Box 598 Novato, CA 94948-0598 Parcel: 049-180-024

Respectfully,

Alicia Paddock

Sent from [Mail](#) for Windows

[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]

From: [REDACTED]
To: [REDACTED]
Cc: [Jeff Anderson](#); [REDACTED]
Subject: RE: ZF 2022-0075 Capay Valley Organics Cannabis Use Permit
Date: Sunday, March 12, 2023 7:28:43 PM
Attachments: [Negative Effects of Cannabis Cultivation.docx](#)

Thank you Jack. I cc'd Jeff Anderson and our county supervisor's office. Here are my concerns from Gretchen and I (and our 2 kids living here). I also attached some discussion you might find helpful that is more comprehensive.

- We are not in favor of the proposed permit expansions.
 - o Permit file ZF #2022-0075, Applicant: Dimitry Lublin PO Box 598 Novato, CA 94948-0598, Parcel: 049-180-024
- There are 4 pot farms within 2 miles of our home where we raise our children, we don't need more pot farms or expansions of current ones. Most pot farms in yolo county are in the Capay Valley.
- When does the county notify the property owners nearby? So far no-one around here knows about this- including one within 600 ft. I am 1600 ft away.
- Early on, the owner, Dimitri, attempted to bribe us to secure our positive view of his operation.
- Section P: Odor Control Plan- Fail. We have complained a few times to the county cannabis dept. about the stench (like a skunk), but they determine is it below their threshold or they don't smell it. It reeks and would need to be disclosed to potential buyers if we sold under real estate disclosure laws. It smells here on and off during a day 3-4 months of the year. 2022 was not as bad as others.
- Section R: R: 24 Hour Good Neighbor Contact- I have attempted contact with Dimitri, text and voice message. He has not returned calls or texts.
- Section K: Buffer Questionnaire and Map- I was told by the Cannabis Department the setback rule was 600ft. Disappointed, but not surprised, the county would even consider a variance to the 600ft, which I thought was iron clad. The county should not reduce that under any circumstances. No sense in having a limit if the cannabis grower can just get a variance by asking the question. Question 2d: I have complained a few times. We are 1600 ft away, does that not count? The wind patterns are strange and we get blasted by the smell, despite being 1600 ft away. While the current owner of properties where the buffer would be infringed may not care, it may affect sale of their home in the future.
- Section S: Screening. Nothing has been done to address screening issue. Very clear view from Rd 23. Photos in permit application ARE OLD, OUTDATED. He had removed an orchard which makes the view even more clear. Owner should do something, county should require it. So far no enforcement by county- FAIL. I suggest Italian Cyprus. They grow tall and fast.
- Section Y: Energy Protocols: For several months in 2022 they ran a generator

producing noise and emissions. This does not seem to comply with CANNABIS USE PERMIT PROTOCOLS FOR ENERGY USE COMPLIANCE. Did they get a variance for this? I thought the county was concerned about greenhouse gas emissions?

Brian & Gretchen Paddock

County Rd 22

From: [REDACTED]

Sent: Thursday, March 09, 2023 11:57 AM

To: [REDACTED]

Subject: Fwd: COURTESY NOTICE: ZF 2022-0075 Capay Valley Organics Cannabis Use Permit

FYI regarding neighbors of yours in case you were not already aware. We get these through the ECAC a little earlier sometimes than the formal noticing of neighbors - that are usually within 1000 ft I think.

Jack

-----Original Message-----

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

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

Cc: JD Trebec <JD.Trebec@yolocounty.org>

Sent: Tue, Mar 7, 2023 5:08 pm

Subject: FW: COURTESY NOTICE: ZF 2022-0075 Capay Valley Organics Cannabis Use Permit

Good afternoon, Esparto CAC members. I wanted to share this Courtesy Notice with your committee as in informational item. This project will come to your committee for action/recommendation at a later date.

Jeff

From: Jeff Anderson

Sent: Tuesday, March 7, 2023 4:21 PM

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

Subject: COURTESY NOTICE: ZF 2022-0075 Capay Valley Organics Cannabis Use Permit

ATTENTION: RESIDENTS, PROPERTY OWNERS & INTERESTED PARTIES

The attached proposal for a Cannabis Use Permit has been filed with the Department of Community Services. You are invited to comment because the proposal or project impacts may affect your property or services/district or jurisdiction. Please provide comments by **March 28, 2023** 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.

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
Senior Planner

Yolo County | Department of Community Services

292 West Beamer Street | Woodland, CA 95695
Direct: (530) 666-8043 | Main: (530) 666-8775

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From: [REDACTED]
To: [Jeff Anderson](#)
Cc: [JD Trebec](#)
Subject: Attn: Jeff Anderson, JD Tebec, FYI copy of my letter of 3/13/23 posted from Esparto P.O. today.
Date: Monday, March 13, 2023 10:21:44 AM

FYI: E-MAIL COPY OF MY LETTER THAT WILL BE MAILED TODAY FROM THE EPARTO P.O. TO MR. JEFF ANDERSON RE. ZF 2022-0075 CAPAY VALLEY ORGANICS APPLICATION FOR USE PERMIT.

COPY OF ORIGINAL LETTER

D. Patricia Power
24712 County Road 23A
Esparto, California 95627

March 13, 2023

Mr. Jeff Anderson, Senior Planner
Yolo County Department of Community Services
292 West Beamer Street
Woodland, California 95695

Re: Courtesy Notice: ZF 2022-0075 Capay Valley Organics Use Permit
Applicant Name: Dimitry Lublin
File Number: Zone File: ZF #2022-0075
Assessor Parcel Number: 049-180-024

Dear Mr. Anderson:

I received a copy of the above courtesy notice from the Esparto Community Advisory Committee (CAC). As background information, I own and live in my home at 24712 County Road 23A, Esparto. CR 85 is my only access road to and from my home on CR 23A. CR 85 turns directly onto CR 23 that is my main vehicular access road after CR 85, and from CR 23 to the world beyond Esparto. My drive home is facilitated by my regular use of CR 23 that goes directly to CR 85, from which I drive to my home on CR 23A.

I object in the strongest possible terms to the Capay Valley Organics request for a Cannabis Use Permit to allow it to pursue additional identified cannabis activities, as outlined in the PROJECT DESCRIPTION provided in your Courtesy Notice.

My reasons for objecting to the current proposal are four:

- 1. Cannabis growth and high use of electricity and water.**
- 2. Cannabis growth and potential criminal activity.**
- 3. Cannabis growth and increased vehicular traffic.**
- 4. Cannabis growth and periodic air pollution.**

1. Required high use of electricity and water to grow and perpetuate cannabis growth in my area.

In addition to agricultural and cannabis needs, in California and elsewhere there is a growing demand for battery-powered tools and equipment, for the production of all-electric vehicles and all-electric new homes, condos, and apartments, and for conversion to electricity in current homes that use natural gas or propane gas. **We need to carefully manage not abusively increase our use of electricity.**

Wells have failed during our recent drought. **We need to use less not more water.** Despite this year's recent onslaught of strong winds and heavy rains, we in California may well face future years of prolonged drought that will affect the availability of sufficient water, as well as sufficient electricity, to meet our ongoing and increasing needs of both.

2. Cannabis growth and potential criminal activity.

Cannabis growth can attract cannabis theft that can lead criminals from the cannabis fields to me and my home, to my neighbors and their homes and belongings. **I fear an increase in criminal activity in my neighborhood** as a result of an increase in the cultivation of any cannabis in nearby areas, including what is requested in the Use Permit proposal.

3. Cannabis growth and increased traffic on local county roads during planting, picking, processing, drying, packaging, and selling.

Yolo County roads in my immediate area are in deplorable shape. Many have pot holes that have become craters; portions of sides of roads have collapsed. The following four local Yolo County roads affected are only those over which I must regularly drive: CR 23A, CR 85, CR 85B, CR 23. These roads are nearest my home, including CR 23A where I live.

I realize that CR 22A is the stated entry point to the cannabis operation and that there is a private drive access from CR 23 to a home, but if the Cannabis Permit is approved, there is bound to be an increase in general car and truck traffic (especially on CR 23 and CR 85B to reach CR 22A, and a bit more on CR 23 to reach the private drive). Any **increase in traffic will create a worsening in the deterioration of already poorly maintained local Yolo County roads.**

4. Air pollution.

Depending upon wind direction, the **stench of a wind-directed skunk-like odor invades the air** outside my house when something is done to cannabis--perhaps harvesting, drying, or processing it, I do not know which, but the odor is overwhelmingly bad and invasive.

The above paragraphs elaborate on my four reasons for objecting strenuously to the current proposal before you. I readily admit that I find cannabis production to be a blight on the rural community of Esparto, on the Capay Valley, and on any location subject to its growth and potential for ever-increasing use, or abuse of said use, of electricity, water, land, and roads, not to mention the potential for criminal activity and the stench cannabis periodically gives to the air we breathe.

Respectfully submitted,

Patricia Power

D. Patricia Power
24712 County Road 23A, Esparto, CA 95627
e-mail: [REDACTED]

n.b. This is an e-mail copy to you w/cc to Mr. JD Trebec, of the same letter that has my handwritten signature, mailed to you from Esparto P.O. on 3/13/23.

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From: [REDACTED]
To: [Jeff Anderson](#)
Subject: Expansion of pot grow
Date: Tuesday, March 14, 2023 11:27:43 AM

Permit [File:ZF](#) #2022-0075
Parcel #049-180-024
Address:24477 County Rd 22A
Applicant: Dimitry Lublin
PO Box 598
Novato, Ca. 94948-0598

I live on road 22 and see the lights all night long since they built this place! The smell is terrible and what about our water table being effected! It was effected when it was in use in the beginning and now you want to expand it! What about the people who were here before this was ever started! Are they going to be moving more dirt around and changing the lay of the land and drainage again? We are totally against this expansion of this area! Thank you for listening!
Ed Wright and Linda Reed

Sent from my iPhone

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From: [REDACTED]
To: [Jeff Anderson](#)
Subject: Dimitry Lublin File ZF #2022-0075 Parcel 049-180-024
Date: Monday, March 20, 2023 1:32:37 PM

We are long time residents of Esparto and we are nearby neighbors to 24477 County Road 22A. We object to the Cannabis Use Permit to allow the buffer reduction and the buffer exception. It already impacts us negatively.

Dan and Cindy Brock
17940 County Road 85B
Esparto

Sent from my iPhone

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From: [REDACTED]
To: [Jeff Anderson](#)
Cc: [REDACTED]
Subject: Cannabis use permit (Dimitry Lublin) ZF #2022-0075
Date: Tuesday, March 28, 2023 9:26:34 PM
Attachments: [IMG_2061.PNG](#)
[IMG_2062.PNG](#)
[IMG_2065.PNG](#)
[IMG_2066.PNG](#)
[IMG_2067.PNG](#)
[IMG_2068.PNG](#)
[IMG_2069.PNG](#)
[IMG_2070.PNG](#)
[IMG_2072.PNG](#)
[IMG_2074.PNG](#)

Jeff Anderson- Project Manager,

I would like to express my concerns over the proposed cannabis use permit. On many occasions use of large equipment and big rigs have damaged not only County Road 22A, but our personal property and neighboring properties as well. I have made many attempts to remedy this issue as you can see from the attached screenshots. I have also attached some videos that show disregard to our property. Unfortunately there have been little to no response to those texts. The first big rig backed into the middle of our driveway damaging a volleyball net that was on the ground (as we use that as our court) I was told by Dimitry "this will be the only time I will pay for damages next time you have to track down the trucking companies and take it up with them". I was also told to put up a fence if it bothered me.

In speaking with my neighbors, I have also learned that this is a common occurrence on their properties as well. Creating roads on neighboring parcels, as this is a dead end road and there are no turnarounds. The crime has also increased on the road and the county has been called numerous times regarding the potholes created after freshly paved road was completed. I don't believe County Road 22A can withstand constant heavy equipment and delivery vehicles as a one lane county road.

Me and my neighbors respectfully request the use of County Road 23 for delivery and cannabis related uses as an alternative.

Attached you will find text screenshots notifying applicant of disturbances with pictures. Unfortunately the videos were to large to send with this email, However, I can send them separately if needed.

Amy Carpenter
24640 County Road 22A
Esparto

Sharon Miller
24710 County Road 22A
Esparto

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From: [REDACTED]
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: [REDACTED]
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
18330 C R 85
Esparto

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

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YOCHA DEHE
CULTURAL RESOURCES

March 23, 2023

County of Yolo
Attn: Jeff Anderson, Senior Planner
292 West Beamer Street
Woodland, CA 95695

RE: Capay Valley Organics 24477 County Road 22A YD-03072023-05

Dear Mr. Anderson:

Thank you for your project notification letter dated March 7, 2023, regarding cultural information on or near the proposed Capay Valley Organics 24477 County Road 22A County. We appreciate your effort to contact us and wish to respond.

The Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have a cultural interest and authority in the proposed project area.

Based on the information provided, Yocha Dehe Wintun Nation is not aware of any known cultural resources near this project site and a cultural monitor is not needed. However, if any new information is available or cultural items are found, please contact the Cultural Resources Department. In addition, we recommend cultural sensitivity training for any pre-project personnel.


To schedule cultural sensitivity training, prior to the start of the project, please contact:

CRD Administrative Staff
Yocha Dehe Wintun Nation
Office: (530) 796-3400
Email: THPO@yochadehe.gov

Please refer to identification number YD – 03072023-05 in correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

DocuSigned by:

8DD0BD089ED6438...
Tribal Historic Preservation Officer