

**OUTDOOR PROPERTIES
CANNABIS USE PERMIT APPEAL
ZONE FILE NO. 2022-0083**

JUNE 24, 2025

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Jeff Anderson, Principal Planner

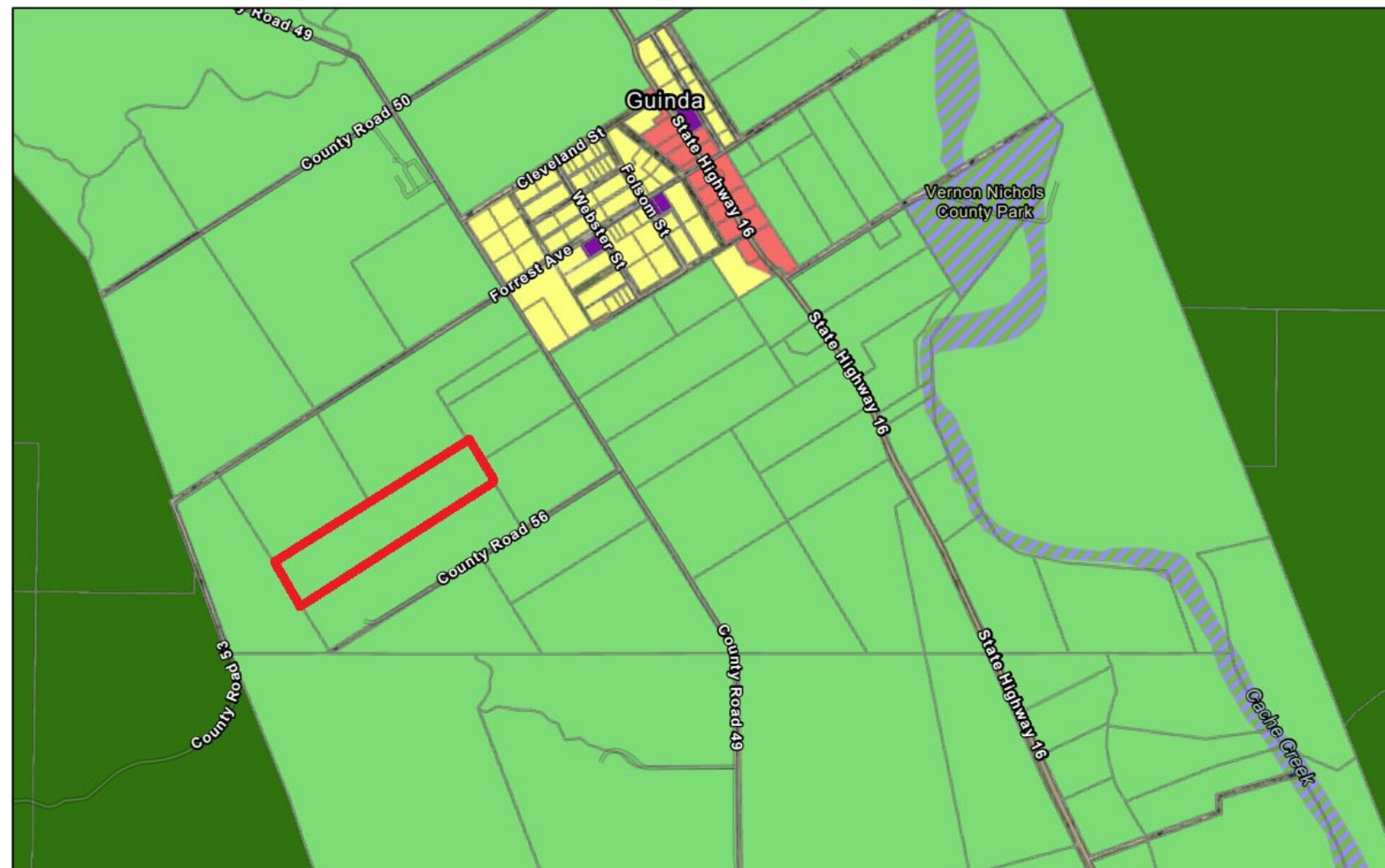
PROJECT BACKGROUND & LOCATION

Project Applicant/Appellant: Thomas Christy

Property Owner: Loma West, LLC

Cannabis Business: Outdoor Properties LLC

Project Location: 16520 County Road 56, Guinda



- | | | |
|-------------------------|-------------------------------|---------------------------|
| Parcels | Agricultural Intensive (A-N) | Local Commercial (C-L) |
| Zoning | Agricultural Extensive (A-X) | Public/Quasi-Public (PQP) |
| Public Open Space (POS) | Low Density Residential (R-L) | Yolo County Boundary |

OVERVIEW

Project Request:

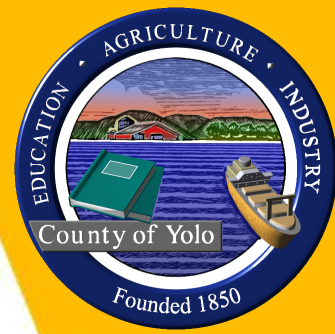
- Cannabis Use Permit to allow up to one (1) acre of cannabis cultivation canopy
- Self-Distribution License

Site Features:

- 18 greenhouses
- Portions of existing greenhouse space would be converted to for processing use
- On-site well and septic system, single-family residence, shed and outbuildings, irrigation pond

TIMELINE

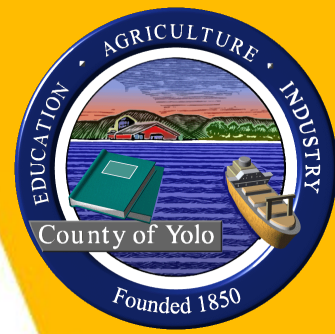
- **December 15, 2022:** Cannabis Use Permit application submitted
- **April 5, 2023:** Application deemed complete for processing
- **April 16, 2025:** Capay Valley Citizens Advisory Committee unanimously recommended denial of the project to the Planning Commission
- **May 8, 2025:** Planning Commission unanimously denied the request for a Cannabis Use Permit
- **May 23, 2025:** Appeal filed



Outdoor Properties

APN 060-080-010

0 360 720 1,440 Feet



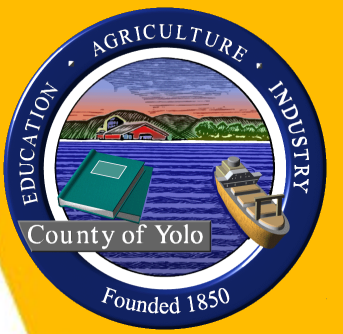
COMPLIANCE ISSUES PRESENTED TO PLANNING COMMISSION ON MAY 8

1. Non-payment of property taxes (since paid)
2. Non-payment of cannabis taxes
3. Physical property is in pre-foreclosure
4. Non-payment of solid waste and recycling service fees (since paid)
5. Installation of large generator without permits and non-payment of PG&E bills
6. Several structures in disrepair
7. Notice of Violation
8. Community concerns

Site Conditions in 2022

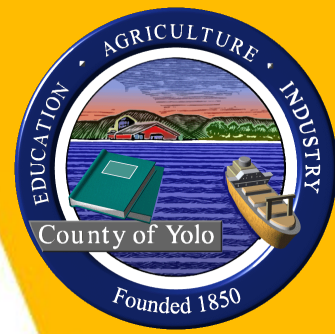


Site Conditions in 2024/2025



Generator installed without permits





APPEAL SUMMARY

Appellant proposes various on-site changes and describes community benefits of project:

- 1. Sound:** Modifications to greenhouse fans and planting of trees to create a “tree wall” to further reduce noise. Appellant acknowledges the unpermitted generator was used as a main source of power and will reactivate utilities.
- 2. Smell:** Proposes to use carbon filters in dry spaces for post-harvest production, organic enzyme spray on exit point of exhaust fans, and planting of trees to create a “green barrier.”
- 3. Lights:** Battery backups on all light controllers in greenhouses and planting of trees to create a “green barrier,” and 24/7 onsite staff to manage light pollution due to malfunctions.
- 4. Traffic:** Traffic routed through “Grange entrance on Hwy” and implementation of conscious driving practices. Hours M-F, 8am-2pm.
- 5. Communication:** Proposes a phone number that rings to all members of “Guinda Team,” starting with onsite resident. Proposes to become member of Grange and sponsor neighborhood association newspaper.



APPEAL SUMMARY (CONT.)

Appellant proposes various on-site changes and describes community benefits of project:

6. **Economic Revitalization:** Appellant claims project will:

- Create jobs
- Increase tax revenue
- Support local businesses
- Diversify local economy

7. **Responsible Operations and Community Integration:**

- New management team
- Strict regulatory compliance
- Reduced Illicit market activity
- Community partnership
- Research and innovation



CAC & PLANNING COMMISSION SUMMARY

Capay Valley Citizens Advisory Committee (April 16, 2025):

- Voted unanimously (6-0-0) to recommend denial of the Outdoor Properties Cannabis Use Permit to the Planning Commission.
- Committee members questioned the financial viability of the business, and expressed frustration with how the property and business have been managed.

Planning Commission (May 8, 2025):

- Voted unanimously (7-0-0) to deny Outdoor Properties' request for a Cannabis Use Permit.
- Commissioners made clear that they did not appreciate attempts to lay blame on the County for Outdoor Properties' compliance issues.
- Commissioners agreed it was a shame that management decisions and changes did not occur sooner to build trust and establish a track record of compliance.



RECOMMENDED ACTION

That the Board of Supervisors:

- A. Receive a staff presentation and conduct a de novo public hearing to consider public testimony on the appeal of the Planning Commission's decision to deny Zone File #2022-0083, a request for a Cannabis Use Permit;
- B. Deny the request for a Cannabis Use Permit;
- C. Adopt the Findings in support of denial of the project; and
- D. Determine that the denial of the project is exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines 15270.