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	Complaint Raised	Remedial Action Taken/Clarification Offered	Neighbor(s) Name	Additional Notes
1	Project description includes contradictory statements. For example, the application indicates that the license request is for "up to one acre of canopy," but the first paragraph states that Outdoor Properties has "approximately five acres for cannabis uses."	We have only developed one acre of canopy and have no further plans of expanding beyond that perimeter. The contradictory statement (likely a typo) has produced no harm to the community as the lower number of actual canopy in the statement represents the facility's size/scope and production. There was no under representation of the canopy size to induce approvals.	Deborah and Jack Shafer, Christine Hilderbrand, Chloe Meier, Pamela and David Bateman, Eric Roschen, Alan Simonis, Tiffany Farnham, Donna Shera, David and Traci Shera, Blair and Frank Johnson, Joe and Cheryl Luce, Steve Shera, Jane Kinka, Greg Kringen, Julie Farnham, Erin Vannucci, Tracy and Don Nichols, Sandy & Ron Lutsko, Sue And Brian Collentine, Harley Threats, Glenn Morgan, Carol Owens, Barbara Clowers, Norman Zahar, K. Webster, Marilyn Blume, Lauren, Rob and Maurice Ayers, Candice Shar-Johnson, (Mailed by: Bateman, signatures collected by Jane Rinka,	County Cannabis task force can confirm the issue they are complaining about is likely the facility size is greater than the 1 acre that the complaint interpreted. Our one acre of canopy is under the roof of about 2.5 acres of greenhouse structure.
2	The application incorrectly states that there are approximately ten home sites within 1500 feet from the cannabis greenhouses, when planner Jeff Anderson states that "about 20" households will receive the Courtesy Notice.	There was a difference in the measurement from the greenhouses vs from the property line and that difference is why there was this numerical discrepancy. This was clarified and corrected prior to permit issuance. We have updated our records to reflect the amount of households that are approximately within 1500 feet from the cannabis greenhouses.		
3	Odors at all hours	Odor has been controlled and mitigated by charcoal filtration, recirculating fans, closing cultivation areas and avoiding extended periods of time. When those production areas are open to the non controlled environment. Odor is typically a constant and not impacted much by time of day. However plants leaves contain tiny holes called stomata. These are typically open during the day to facilitate photosynthesis, and close at night to conserve water, so technically odor would		The neighboring parcels would benefit from "Green Barriers" including brush, trees, burns and within reason some fencing

		be less in the evenings. All odor levels meet requirements.	
4	Absent licensees, leading to questionable supervisions of the site	There is a manager on site during all production within business hours to assist with supervision of the site. Multiple licensees might make it appear as if there wasn't a single person of designated responsibility however; the facility has always been run with qualified on-site staff and supervision.	
5	The project has experienced issues related to noise around the clock, traffic on unpaved roads.	Sound is measured in decibels. To our knowledge Outdoor Properties has never exceed the sound limits from its operations during the day or evening. To alleviate concerns and confirm that noise levels are within the required limits, the farm hired a subject matter expert (SME) to conduct a sound study. Those findings validated that the farm was complaint during all hours. Several county inspections have been performed where these concerns have been investigated and ruled out.	The noises during the development phases were greater than the levels of noise now. Our facility had concrete trucks and construction vehicles which understandably created enhanced amounts of dust and activity on the roads. It can be interpreted that agricultural vehicles using the road for local and neighboring farms have an equivalent or even worse amount of traffic on the roads.

6	<p>The cultivation site is not maintaining the claimed hours of 7 am - 4 am and instead appears to be at full operation 24 hours per day, 7 days a week.</p>	<p>Outdoor Properties operates between the hours of 7am-4pm unless emergency circumstances arise such as power outages, storm damage/repair, etc. The farm conforms with operating during daylight hours, and it's stated operating time. There are occasional times during harvest when the care/attention needed to properly dry and cure harvests might require intermittent supervision from a farm staff member after hours. If those high value harvest of cannabis biomass are not properly handled and stored damaging mold can occur in under 24 hours. Therefore there are rare conditions/circumstance which might require after hours attention to controlling the drying environment. These would not be loud activities. Another example might be If a main water pump were to fail or malfunction the farm would be presented with a time sensitive emergency to protect the value of its crops. Outliers aside, farming is a very predictable series of tasks for staff and it is not hard to predict and plan when there are high and low periods of work to be done. This predictability allows the staff to perform tasks during those peaks for day time shifts, saving operating expenses (since night time shifts are more expensive) and sparing neighbors from any unnecessary evening sounds.</p>		<p>The seasonality of our employment during construction and after completion likely led the complaint to believe that our issues around operational growth are not the same as the issues associated with management now. Moreover, when site enhancements are approved during this process, we will further reduce the number of employees and agricultural contract support, reducing noise levels even further. We will also have the ability to process off site once we have reached vertical integration.</p>
7	<p>The maps included with the permit are misleading. The map shows Guinda and states that it is .2 miles from Outdoor Properties.</p>	<p>Our limited understanding is that the property is within the city limits and about 2920 ft as the crow flies to Highway 16. We have relied up maps created by qualified parties and have never misrepresented distance in any of the maps we have submitted in the course of the permitting process.</p>		<p>Some of our maps show Brooks, CA and some of our addresses as logged show Guinda, CA. We are definitely in the Capay Valley and that we can respect the development plan associated with Task Forces production and processing requirements per</p>

				<p>Yolo County and the Capay Valley overlay.</p>
<p>8</p>	<p>The project description does not address how noise or other quality of life concerns by neighbors will be addressed.</p>	<p>The project description is not where applicants express how they intended to mitigate anticipated impacts to nearby residents and businesses. Those were communicated to the permitting authorities under those sections of the permit application. The permit is still in good standing and there are ample controls in place with permitting authorities to ensure operators comply with the imposed restrictions design to limit community impacts. Quality of life can include economic revitalization and this business has created local jobs.</p>		<p>Our facility's noise level meet the required levels, as confirmed by the noise study we had conducted. Nonetheless, we also have quite a few options to further mitigate the noises associated with doing business at our farm. Since construction is now complete, the neighboring parcels would benefit from "Green Barriers" including brush, trees, burns and within reason some fencing. We believe the construction noise associated with contractors driving has been eliminated or greatly reduced. As for procedures and automation, we have technology built in to our process that has drastically reduced the sound of the fans and the frequency of them engaging and have added in regular maintenance to make sure they are well oiled and properly functioning. Noise on any commercial facility tends to be the most common concern of neighbors and we likely will not be able to eliminate this completely, but we will stay within the mandated limites and</p>

				<p>we are willing to meet with the concerned parties quarterly to discuss the issues.</p>
9	<p>There is a concern that the project will impact water resources in the neighboring area.</p>	<p>To acquire the permit, Outdoor Properties had to demonstrate its water usage. Authorities took into account on site water usage, neighbors water usage, aquifers and groundwater table and ground water availability. The 1 acre canopy uses less water than outdoor plants because the plants are grown in a semi-controlled environment using high efficiency emitters to prevent runoff. In some dehumidification devices wastewater is recycled and we store water in tanks, underground and in an ag pond, all aligned with best practices for resource conservation. We don't believe there is a credible assessment from a hydrogeologist indicating that this business is damaging the watershed or available water to other properties.</p>		<p>We have provided water and the power to pump it to neighboring parcels in the past. We are a good neighbor and we also have significant water storage and retention ponds.</p>

10	Light at night	Supplemental lighting in our greenhouses are designed not to grow plants, but to prevent premature budding when there is darkness. The greenhouse all have internal "black out" shades preventing "light bleed" when the internal lights are on, and so we are confused by the concern/allegation as those shades prevent light bleed into the neighborhood when supplemental lighting is utilized after sunset.		
11	Drainage and culvert damage	Those pictures look concerning and we wonder why that damage is being attributed to our operations as many other vehicles also use this roadway. Also, this raises the quetsion of why any public street that allows for heavier trucks would be under-engineered such that any vehicle could collapse those culverts. Were those culverts put in according to road installation standards? Some appear very shallow.		
12	Road damage from heavy trucks	Outdoor Properties is one of the biggest beneficiaries of functional roads and while there are pictures allegedly of our vehicles passing over those sections of road, such damage may have been pre-existing or caused by other vehicles. That said, it is worrisome that the roads could be damaged by typical agriculture activities.		
13	Outdoor Properties has demonstrated a pattern of moving ahead with development with no regard for the impact on others. There is a concern that this impact would increase if a permit is granted.	This is hard to respond to without any specificity. To the degree that there are impacts on others, such impacts have already been realized and continuing the permit would not increase the previous and current impacts. Outdoor Properties upholds all legal guidelines and operates within all legal limitations set by several departments. Please see all County inspections.		At a time when the entire Valley was threatened by fire, Outdoor Properties stepped in and brought heavy equipment to mitigate the brush and the fire's path toward our neighbors homes. There are reports of the impact locally saving the Valley. Outdoor Properties has extended over \$150,000 in permits and fees associated

				with the development of our parcel. We have added brush and built a burn to address noise.
14	The project is situated in an area that is more populated than the CLUO intended.	Outdoor Properties can not be held responsible for fluid and changing population densities and implementation of policy. The project is located in an area that the County has the authority to approve (thus, it was presumably intended to be so).		This issue should be clarified by the County, which can confirm that we have eliminated outdoor operations and we operate under the roof of our facility according to our legal allowance.
15	The project would be free to overdevelop, leaving the County to supervise the infractions.	Project construction project is complete. Only maintenance is required moving forward. This is not factually accurate and responding to non-issues might be construed as validating invalid concerns		We have both the state of CA and the Yolo County task force to enforce our operations on regular inspections.
16	The generators or motors for lights and/or fans they are using should be regulated because it is causing the Valley to have a loud hum-the type of sound that would be nothing in an industrial area, but out in the serene Capay Valley it's loud and disruptive.	Our facility's noise level meet the required levels, as confirmed by the noise study we had conducted. Nonetheless, we also have quite a few options to further mitigate the noises associated with doing business at our farm. Since construction is now complete, the neighboring parcels would benefit from "Green Barriers" including brush, trees, burns and within reason some fencing. We believe the construction noise associated with contractors driving has been eliminated or greatly reduced. As for procedures and automation, we have technology built in to our process that has drastically reduced the sound of the fans and the frequency of them engaging and have added in regular maintenance to make sure they are well oiled and properly functioning. Noise on any commercial		

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17	<p>The odor of cannabis frequently invades my property,</p>	<p>Everyone has a different olfactory experience with terpenes and flavonoids in cannabis and in many traditional farming regions, cannabis odors are more preferable than others, such pig farming. All agriculture does include impacts and odors are a byproduct of most agriculture businesses. However, as indicated above, we have extensive odor mitigation measures in place.</p>	Candace Schaffer	
18	<p>There are concerns about the effects of cannabis odor and "contact highs" for children in the area.</p>	<p>Many scientific studies confirm that cannabis does not have a pschotropic effect until it is heated and decarboxylated. No heating of cannabis occurs on our site. Thus, there is no risk of obtaining contact high (for adults or children) from the uncombusted cannabis on our site.</p>		
19	<p>Lack of enforcement by the County</p>	<p>This appears to be more of a complaint against the County, however, we note that we have been scrutinized, regulated, inspected, and thoroughly vetted for compliance on an ongoing basis and all</p>	Ron Lutsko	

		permit holders are subject to unannounced inspections.		
20	Neighborhood compatibility	The stigma from cannabis is an antiquated concern dating back to a "Reefer Madness" era that presupposes that unregulated cultivation wasn't already occurring in the area. Cannabis is an agricultural crop that can bring substantial revenue to the community. The will of the voter is not something we can step over and they voted in adult use recreational cannabis in 2015.		
21	The site is more industrial than most of the agriculture in the Capay Valley, requiring noisy activities at all hours of day and night, protection from vandalism, plus significant water use and chemical fertilization.	We use very little mechanized equipment relative to our outputs due to our focus on craft quality. Our activity is not during all hours of the day and night. Like most we rest after works shifts. Our security plan is more robust than the average farm and those plans were approved by the city and County. We have no record of any actual acts of vandalism or theft at our facility. It is also worth nothing that per dollar contributed to the domestic product, cannabis's water usage is a better bang for than wine grapes. Many of our fertilizers are natural because our product is vaporized/ aerosolized into the lungs of consumers and tested for contaminants down to the part per billion. So our crop is held to a higher safety standard compared to crops that are orally ingested into the stomach.	Judith Redmond	
22	County having difficult time enforcing regulations	This appears to be more of a complaint against the County, however, we continue to support any and all efforts the County has or may undertake in the course of enforcing regulations.		

23	Many of the cannabis operations that have now shut down left behind a terrible mess and were exceedingly un-neighborly	We think its unfortunate when bad operators get more attention than responsible and industrious operators. We do not condone that approach.		
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