



DATE: March 9, 2026
TO: County of Lake Board of Supervisors
CC: Mireya Turner, Director, Community Development Department; Clerk of the Board
FROM: Carolyn Hillman, CAO, Pasta Farm
SUBJECT: Written Public Comment for March 10, 2026, BOS Hearing on Item 6.11 (Chapter 21, Article 27 Amendments): REQUEST FOR PIPELINE EXCEPTION

Dear Chair Rasmussen, Vice Chair Pyska, and Supervisors Owen, Sabatier, and Crandell:

I am submitting this written comment on behalf of Pasta Farm, a cannabis operator in unincorporated Lake County. We hold two active, fully constructed Major Use Permits (UP 20-11 and UP 22-31) and currently have a consolidated pending application (Pasta Farm III) actively undergoing CEQA review.

We support the County's goal of standardizing regulations; however, the draft Article 27 ordinance before you contains a critical omission that severely prejudices existing operators and fundamentally compromises the County's CEQA exemption claim. We urgently request that the Board correct this omission prior to adoption.

1. The Need for a "Pipeline Exception" for Pending Applications

Our company has invested heavily in a pending application for an expansion. The County accepted this application, deemed it complete, and directed us to fund a rigorous Initial Study and Mitigated Negative Declaration (ISMND) that is currently pending at the State Clearinghouse for public comment. We have dutifully complied with the legal requirements in place throughout this process and are concerned that a sudden change in the law at the last minute will undermine our attempts to comply with the laws that have been in place for the years we have been working on the application.

If this ordinance is adopted without a pipeline exception, you are changing the regulatory framework in the middle of an active environmental review and extensive business plan that relied on existing laws as the guide to what would be acceptable. The draft ordinance would suddenly subject our pending, environmentally optimized site plan to a massive 2,000-foot cultivation setback and a 1,000-foot processor setback, in the context of a situation where we believe that the neighbors within the expanded setbacks for our new application are supportive of our permit request. Our company purchased property with a very specific focus on what would be environmentally and legally acceptable, but now face the possibility our great expenditures are for naught, simply because of an expedited process pressing this ordinance through in a shortened timeline. We believe this exception is a targeted remedy that would only affect a limited number of applications currently in the pipeline. The current wording, without this exception, would unfairly harm a select few projects at great expense to the applicants, as well as the County as a result of the lost revenue. Granting this exception will prevent this significant, unfair economic harm without compromising the ordinance's primary goal for all future projects.

Requested Action:

ZiTi, LLC

10750 Seigler Springs Rd, Kelseyville, CA 95451



To ensure fundamental fairness and maintain the integrity of the County's CEQA processes, and to reward instead of discouraging applicants that work to comply with the laws of the county, we respectfully request the Board either:

(1) **Add a Pipeline Exception:** Insert language stating: Any application deemed complete prior to the effective date of this ordinance shall be evaluated and heard under the zoning standards in effect at the time the application was deemed complete, provided the hearing occurs within 180 days of the ordinance's effective date.

Or,

(2) **Schedule A Further Reading:** Unless there are numerous new applications that are on the verge of being scheduled for a hearing, it is appropriate to take the time to ensure the ordinance is properly drafted, avoids unintended consequences, and actually accomplishes the goals discussed by focusing on *new* applications, not existing ones worked up under the laws passed by this board.

Thank you for your time, your service to the County, and your commitment to fair governance. We look forward to discussing this with you at the hearing.

Sincerely,

Carolyn Hillman

Carolyn Hillman
Pasta Farm Group
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