



COUNTY OF LAKE
Community Development Department
PLANNING DIVISION
 Courthouse - 255 N. Forbes Street
 Lakeport, California 95453
 Phone (707) 263-2221 FAX (707) 263-2225

FILED
 With The Board of Supervisors
 Of The County of Lake

Date: 4-3-25

Planning Division Application
 (Please type or print)

BY: [Signature]

Project name: Pillsbury Family Farms LLC, a Major Use Permit
Assessors Parcel # : 001 - 030 - 36 UP 20-50

INITIAL FEES:

AB PL-25-85 \$1,643.00

Sub Total: \$1,643.00

Technology recovery 2% Cost \$20.00

General Plan Maintenance Fee \$62.50

Total: \$1,725.50

Zoning: RL

General Plan: RL

Receipt # 276

Initial: T. Turner

APPELLANT INFORMATION

NAME: John Evans/Pillsbury Family Farms, Inc.

MAILING ADDRESS: P.O. Box 325 **CITY:** Potter Valley
STATE: CA **ZIP:** 95469

PRIMARY PHONE: (707) 707-9594 **SECONDARY PHONE:** (707) 708-9594

EMAIL: sky33079@gmail.com

PROJECT LOCATION

ADDRESS: 26102 19N 16RD, Lake Pillsbury, CA

PRESENT USE OF LAND:
 Agriculture

DESCRIPTION OF PROJECT APPEALED:

Planning Commission Revocation of
 Major Use Permit (UP 20-50)

SURROUNDING LAND USES:

North: RL
 South: RL
 East: RL
 West: RL

PARCEL SIZE(S):

Existing: 100AC
 Proposed: N/A

Existing/Proposed Water Supply: e0235842
 Existing/Proposed Sewage Disposal: Septic
 Fire Protection District: Unknown - Lake Pillsbury
 School District: Unknown - Lake Pillsbury

At-Cost Project Reimbursement

I, Skiera Laiwa

County of Lake to process ~~the~~ above referenced appeal request in accordance with the County of Lake Code. I am paying an initial fee of \$ 1,725.50 as an estimated cost for County staff review, coordination and processing costs related to my appeal according to the master fee schedule. In making this initial fee, I acknowledge and understand that the initial fee may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current County fee schedule. I also understand and agree that I am responsible for paying these costs even if the appeal is withdrawn or not approved.

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Lake staff in processing my appeal and any direct costs will be billed against the available initial fee. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the appellant, the appellant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Community Development Department.
2. If processing costs exceed the available initial fee, I will receive invoices payable within 30 days of billing.
3. I may, in writing, request a further breakdown or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

The signature(s) below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.

Name of Appellant or Appointed Designee for Payment of all At-Cost Appeal Fees:

Skiela Laiwa

(Please Print)

Name of Company or Corporation (if applicable):

Pillsbury Family Farms, Inc.

(Please Print)

Mailing Address of the Appellant or Party responsible for paying processing fees:

(If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation)

See Statement of Information Attached

Name: * Skiela Laiwa

Date: April 3, 2025

Email address: sky33079@gmail.com

Phone Number: 707-708-9594

Skiela Laiwa

Signature of Appellant/Agent* Name

04-03-2025

Date

Skiela Laiwa

Signature of Appellant

04-03-2025

Date



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

APPEAL TO BOARD OF SUPERVISORS

Date: April 3, 2025

Project Name (if applicable): Major Use Permit (UP-20-50)

Appellant's Name: John Evans/Pillsbury Family Farms, Inc.

Appellant's Mailing Address: P.O. Box 325, Potter Valley, CA 95469

Phone #: 707-707-9594

Appellant's Representative Tal Segev, Esq.

Phone #: 707-545-4910

Location of Project: 26102 19N 16RD, Lake Pillsbury, CA 95469

Assessor's Parcel Number: 001-030-36

Previous Action Taken: Planning Commission revocation of CUP

Date: _____

Reason for Appeal: (Attach extra sheets if necessary) See Attached

Skidla Laiwa
Signature of Appellant/s
Skidla Laiwa, Secretary
Pillsbury Family Farms, Inc.

FOR OFFICE USE ONLY

Appeal Number: _____

Related File#: _____

Fee: _____

Receipt #: _____

Date Received: _____

Received By: _____

OFFICIAL GROUNDS FOR REVOCATION

As identified in the Notice of Intent to Revoke and Staff Memo dated March 27, 2025:

I. Cultivation Before State License Was Issued

- a. Permit Conditions A.2 and A.6 required state licensure before cultivation could begin.
- b. County issued the Major Use Permit ("MUP") in January 2022.
- c. Site visit on October 12, 2022, revealed active cultivation.
- d. Applicant obtained its state license on July 24, 2023.
- e. The County's position is cultivation occurred while Permit UP 20-50 was not yet "effective," as no state license had been issued.

II. Disqualified Principal (Justin Quayle)

- a. Permit Condition A.10 requires all owners/employees to pass a Live Scan background check.
- b. Justin Quayle submitted Live Scan after cultivation had begun and was disqualified by the Sheriff's Department on July 10, 2024.
- c. The County's position is continued operation with a disqualified party violates County Code Section 27.11(f).

APPEAL STATEMENT

I. The Applicant diligently pursued its state license.

- a. The MUP was granted by the County before the state issued its license. The condition of the MUP was obtaining a license. Starting cultivation before fulfilling this condition is a violation of the MUP, but it was cured. Pillsbury Family Farms ("Permittee") obtained its license on July 24, 2023.
- b. To the extent active cultivation occurred on or around October 2022, a snowstorm destroyed the crop. Permittee notified the County, and staff later verified the destruction and proper abatement of the cannabis crop. Pre-license cultivation was therefore a non-event; it was stopped (by an act of nature) and later cured when Permittee obtained its license on July 24, 2023.
- c. The County was aware of cultivation on or around October 12, 2022. This was before the state license had been issued, and the County nevertheless approved the MUP on January 27, 2022. (Exhibit 1: June 29, 2023, email from Cannabis Program Manager Andrew Amelung states:

Thus, the company has legal authority and a statutory corrective mechanism to bring itself into compliance without need for revocation, and the County has alternative remedial measures it can take outside of revocation. The same discretion used at the state level (to cure rather than punish) should be exercised at the County level to allow Permittee to continue operations with compliant members.

III. Pending Expungement Should Delay Action.

- a. Justin Quayle's expungement hearing is scheduled for April 4, 2025.
- b. Penal Code § 1203.4 allows relief from the consequences of a conviction, including licensing consequences.
- c. Premature revocation would undermine the purpose of rehabilitative statutes.
- d. Mireya Turner, Planning Director, told Mr. Quayle she was delaying action on revocation to allow time for him to pursue expungement:
 - "We were willing to wait when you told us a few months ago that you had retained an attorney for that purpose." (Email, Feb. 7, 2025)
 - "I have not taken [the permit] to [the Planning Commission] for that action yet." (Email, Jan. 17, 2025.)

IV. Due Process and Discretion Should Be Exercised Fairly

- a. Permit revocation is an extreme sanction and must follow procedural fairness, including requiring notice, opportunity to cure, and proportional enforcement. (See *Horn v. County of Ventura* (1979) 24 Cal.3d 605.)
- b. Revocation here appears premature and contrary to staff's own recommendation in prior correspondence.

V. No Ongoing Public Safety Risk

- a. Multiple inspections show no public safety threat or environmental harm.
- b. Inspections have passed, and the issue is purely procedural and remediable.
- c. The Initial Study and Mitigated Negative Declaration (IS 20-62) concluded "less than significant impact" in all CEQA categories. (Exhibit 2.)
- d. The project remains consistent with developmental standards and general requirements for cannabis cultivation under Article 27, Section 27.13 of the Lake County Zoning Ordinance.

“Seeing as they have their Use Permit and have obtained the appropriate state licenses, there is no further issue on our end, so they have the green light to cultivate.”) Permittee thus acted in compliance with the MUP by satisfying the requirement to obtain a state license.

d. October 17, 2022, email correspondence with DCC Analyst (Rachel Genus) demonstrates that Permittee was actively communicating with the DCC regarding the status of their license application. The application had moved to environmental review as of October 13, 2022, but no environmental scientist had been assigned yet. Ms. Genus confirmed “no unusual findings” in the company’s record. (Exhibit 3)

e. METRC (Track-and-Trace) refused access to Permittee on October 12, 2022, noting the state license was not “active.” (Exhibit 4.) This shows that Permittee was attempting to comply, even at the time of the October 2022 cultivation inspection.

There’s no indication of willful non-compliance or concealment of unlicensed cultivation. Permittee fixed any violation related to cultivation by diligently trying to—and then getting—the state license. Any violations were cured when Permittee got its state license.

II. The disqualification of one individual member should not invalidate the entire permit.

The Permittee is composed of multiple individuals, including John Evans and Skiela Laiwa, who have passed background checks and remain in good standing.

a. Sections 1.4–1.5 of the bylaws confirm:

- The Board may remove a director with or without cause by majority vote.
- Shareholders may also remove directors through written consent.
- Vacancies can be filled by remaining directors.

b. Even absent the bylaws, California Corporations Code Section 12362(f)(2) provides mechanisms for officer removal and replacement.

c. The DCC allows changes in ownership without triggering a new application under 4 CCR Section 15023.

d. The County can modify the permit under Lake County Zoning Ordinance §§ 60.21(a)–(b) rather than revoke it.

e. California’s cannabis enforcement regulations allow for discipline only where necessary and emphasize corrective action over punitive measures. (See Business & Professions Code § 26030.)

EXHIBIT 1

From: Andrew Amelung

To: Eddie Crandell; Patrick Sullivan; Mireya Turner

Subject: RE: Lake Pillsbury Farm

Date: Thursday, June 29, 2023 at 4:37:17 PM

Hi E.J.,

I spoke with Fish and Wildlife today and they are aware of the LSA permit that may be required for this project and they have no issue with them cultivating while they make their determination. Seeing as they have their Use Permit and they have obtained the appropriate state licenses there is no further issue on our end, so they have the green light to cultivate. We will be reaching out to them in the near future to schedule their annual inspection.

Sincerely,

Andrew Amelung

Program Manager

Community Development Department – Planning Division

255 N. Forbes St., Lakeport, CA 95453

Andrew.Amelung@lakecountyca.gov

EXHIBIT 2

“Staff recommends that the Planning Commission:

Adopt mitigated negative declaration (IS 20-62) for Use Permit (UP 20-50)...”

— Staff Report, January 13, 2022

EXHIBIT 3

Subject: Re: Pillsbury Family Farms

From: Rachel.Genus@cannabis.ca.gov

To: Pillsbury Family Farms

Date: October 17, 2022

“The application moved to environmental review on 10/13/2022, but has not yet been assigned to an environmental scientist. Once it is assigned, you will receive system notifications regarding deficiencies. Please pay attention to your email.”

Appeal of Revocation Recommendation for Major Use Permit (UP 20-50)

Permittee: John Evans/Pillsbury Family Farms

April 3, 2025

Page 4

"This application is currently ready to be moved to environmental review at any moment. The Administrative and Owner reviews are completed. Licenses are issued once the environmental review is complete."

EXHIBIT 4

Date: October 12, 2022
To: Pillsbury Family Farms
Subject: Re: Requesting CA METRC Credentials

"We are unable to verify license CCL22-0001641 as an active and ready-to-be-credentialed license. Please reach out to the DCC for a better understanding of when you may request credentials for this license."



BA20240937312



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20240937312

Date Filed: 5/10/2024

Entity Details			
Corporation Name	PILLSBURY FAMILY FARMS, INC.		
Entity No.	4597146		
Formed In	CALIFORNIA		
Street Address of Principal Office of Corporation			
Principal Address	26102 19N16 GATE H LAKE PILLSBURY, CA 95469		
Mailing Address of Corporation			
Mailing Address	PO BOX 325 POTTER VALLEY, CA 95469		
Attention	S. Laiwa		
Street Address of California Office of Corporation			
Street Address of California Office	26102 19N16 FOREST SERVICE RD GATE H UPPER LAKE, CA 95485		
Officers			
Officer Name	Officer Address	Position(s)	
JOHN EVANS	26102 19N16 LAKE PILLSBURY, CA 95469	Chief Executive Officer	
Skiela Laiwa	26102 19N16 Lake Pillsbury, CA 95469	Secretary	
Justin Quayle	26102 19N16 Lake Pillsbury, CA 95469	Chief Financial Officer	
Additional Officers			
Officer Name	Officer Address	Position	Stated Position
None Entered			
Directors			
Director Name	Director Address		
Justin Quayle	26102 19N16 Lake Pillsbury, CA 95469		
The number of vacancies on Board of Directors is: 0			
Agent for Service of Process			
Agent Name	Skiela Laiwa		
Agent Address	26102 19N16 FOREST SERVICE RD GATE H UPPER LAKE, CA 95485		
Type of Business	CANNABIS CULTIVATION		
Email Notifications	Yes, I opt-in to receive entity notifications via email.		

B2729-4230 05/10/2024 3:45 PM Received by California Secretary of State

Labor Judgment

No Officer or Director of this Corporation has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

Skiela Laiwa

Signature

05/10/2024

Date



BA20250691305

B3573-1311 04/01/2025 6:51 PM Received by California Secretary of State



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20250691305

Date Filed: 4/1/2025

Entity Details			
Corporation Name	PILLSBURY FAMILY FARMS, INC.		
Entity No.	4597146		
Formed In	CALIFORNIA		
Street Address of Principal Office of Corporation			
Principal Address	26102 19N16 GATE H UPPER LAKE, CA 95485		
Mailing Address of Corporation			
Mailing Address	PO BOX 325 POTTER VALLEY, CA 95469		
Attention	Pillsbury Family Farms - Legal Department		
Street Address of California Office of Corporation			
Street Address of California Office	26102 19N16 FOREST SERVICE RD GATE H UPPER LAKE, CA 95485		
Officers			
Officer Name	Officer Address	Position(s)	
JOHN EVANS	26102 19N16 LAKE PILLSBURY, CA 95469	Chief Executive Officer	
+ Skiela Laiwa	26102 19N16 Lake Pillsbury, CA 95469	Secretary, Chief Financial Officer	
Additional Officers			
Officer Name	Officer Address	Position	Stated Position
None Entered			
Directors			
Director Name	Director Address		
+ Skiela Laiwa	26102 19N16 LAKE PILLSBURY, CA 95469		
The number of vacancies on Board of Directors is: 0			
Agent for Service of Process			
Agent Name	Skiela Laiwa		
Agent Address	26102 19N16 FOREST SERVICE RD GATE H UPPER LAKE, CA 95485		
Type of Business			
Type of Business	Agriculture		
Email Notifications			
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.		
Labor Judgment			

No Officer or Director of this Corporation has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

John Phillips Jr

Signature

04/01/2025

Date