



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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Planning • Building • Code Enforcement
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Item 6b
9:20 a.m.
May 28, 2026

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Director
Mary Claybon, Senior Planner

DATE: May 28, 2026

SUBJECT: Consideration of Major Use Permit PL-25-71 (Pasta Farms 3) / 1833 DS, LLC (Peter Simon) and Mitigated Negative Declaration for amendment to use permit, expansion from 20 acres to a maximum of 30.11 acres of outdoor commercial cannabis canopy, Type 4 Nursery, and Type 13 Distribution, Self-Transport Only license located at 10750, 10417, and 10145 Seigler Springs North Road, 10800, 10833 9864, 9954, 11000 Diener Drive, and 9954 Salmina Road (APNs 115-004-05, 115-004-01, 011-069-48, 115-004-08, 115-001-21, 115-001-29, 115-004-07, 115-006-18, 115-005-03, and 011-047-06).

EXECUTIVE SUMMARY

Action Requested:

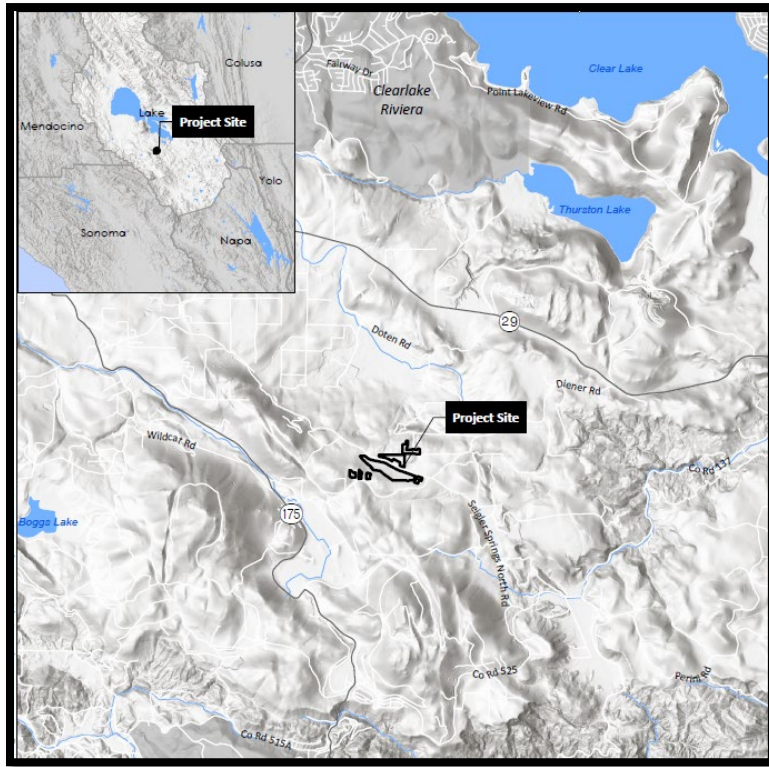
Consideration of Mitigated Negative Declaration (MND) and Major Use Permit PL-25-71 Pasta 3 for a maximum of 30.11 acres of outdoor commercial cannabis canopy, Nursery, and Type 13 Distribution, Self-transport licenses located at project parcels 10750 and 10417 Seigler Springs North, 10800 and 10833 Diener Drive Kelseyville, (APNs 115-004-05; 115-004-01; 115-004-08; and 011-069-48) and associated clustering parcels. Applicant: 1833 DS, LLC / Peter Simon

Project Overview:

The applicant 1833 DS, LLC / Peter Simon proposes an amendment to an existing approved cannabis cultivation project (UP 20-11 and UP 22-31) to expand operations across multiple parcels totaling approximately 602.48 acres in the Kelseyville/Cobb Mountain Area.

The project would expand existing cultivation from 20 acres to 30.11 acres of outdoor canopy and introduce an additional processing facility, Nursery facility, and infrastructure improvements. The site has historically supported agricultural uses, including vineyards and orchard operations.

FIGURE 1 – VICINITY MAP



Source: Helix Environmental Planning, 2025

FIGURE 2 - AERIAL IMAGERY



Source: Lake County GIS, 2026

PROJECT SUMMARY

Cannabis Canopy Expansion

The project site is approved for 20 acres of outdoor cannabis canopy. The applicant is proposing an expansion for a maximum of 30.11 acres of canopy. Please see Table 1. Mature Cannabis Canopy below for existing canopy and proposed expansion.

TABLE 1. MATURE CANNABIS CANOPY

Area	Approved		Proposed New		Total
	Canopy (acres)		Canopy (acres)		Canopy (acres)
Area A	5.00		0.65		5.65
Area B	15.00		3.17		18.17
Area C	0.00		3.23		3.23
Area D	0.00		1.31		1.31
Area E	0.00		0.75		0.75
Area F	0.00		1.00		1.00
Total:	20.00		10.11		30.11

Existing Facilities

- 20 acres outdoor cannabis canopy and perimeter fencing
- One 27,201-square-foot (sf) facility processing building with ADA-compliant restroom
- 20,400 sf of agriculture shade house membrane structures
- 2400 sf greenhouse
- Pesticide storage shed 320 sf
- Equipment storage 320 sf
- Compost shed: Compost Area 3,000 sf
- Cannabis Waste Area 15 ft x 15 ft
- Parking lot (20 of stalls)
- Total office space 480 sf
- 300,000-gallon steel water tank
- 39,900 sf processing building
- 40,000 sf nursery building
- 1,925 sf accessory structure
- 3,200 sf accessory structure
- Two 600,000-gallon water storage tanks

- Up to 20 employees (increase from 15)
- Hours: Monday–Friday 7:00 a.m.–4:00 p.m. (seasonal weekend operations possible)
- Cultivation: Outdoor full-sun
- Nursery: Year-round immature plant propagation

- Timeline: ~18 months
- Activities: grading, trenching, building construction
- Includes Oak Woodland Conversion (362 trees removed) with 3:1 replacement (1,086 trees)

- Backhoe (tracks)
- Trucks (wheels)
- Excavator (tracks)
- Loader (tracks)

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SITE CONTEXT

10750 Seigler Springs North Road, Kelseyville (cultivation)
APN 115-004-05 (37.4 acres)

10417 Seigler Springs North Road, Kelseyville (cultivation)
APN 115-004-01 (133.4 acres)

10800 Diener Drive, Kelseyville (cultivation)
APN 011-069-48 (105.74 acres)

10833 Diener Drive, Kelseyville (cultivation facilities)
APN 115-004-08 (64.06 acres)

9864 Diener Drive, Kelseyville (clustering)
APN 115-001-21 (20.13 acres)

Location:

9954 Diener Drive, Kelseyville (clustering)
APN 115-001-29 (6.26 acres)

11000 Diener Drive, Kelseyville (clustering)
APN 115-004-07 (18.4 acres)

11000 Diener Drive, Kelseyville (clustering)
APN 115-006-18 (17.26 acres)

9954 Salmina Road, Kelseyville (clustering)
APN 115-005-03 (193.38 acres)

10415 Seigler Springs North Road, Kelseyville (clustering)
APN 011-047-06 (6.45 acres)

Parcel Size Approx. 602.48 total acres

General Plan: "A" Agriculture

Project Parcel "A" Agriculture and "RL" Rural Lands

Zoning:

Access: Seigler Springs North Road and Diener Drive

Fire District: Kelseyville Fire Protection District

Hazard Zone State Responsibility Area (Very High FHSZ)

Supervisory District 5

Site Characteristics

- Rural, agricultural setting with forested areas
- Elevation: 2,560–2,920 feet
- Mix of cropland, disturbed areas, and woodland
- Surrounded by rural residential and undeveloped lands

The 602-acre site consists of partially developed land in an agricultural setting and is surrounded by rural residential properties and undeveloped land in the Cobb Mountain Planning Area. Access to the property is via Seigler Springs North Road, which runs between parcel 115-004-01 and parcels 115-004-05 and 115-004-07. Surrounding land uses include rural residential properties, undeveloped forested land, and vineyards.

Oak Tree Mitigation Plan

The applicant proposes to develop approximately 1.8 acres of their property for the construction of a cannabis nursery building and processing facility. Preparing the proposed site for development will require the conversion of an established oak woodland.

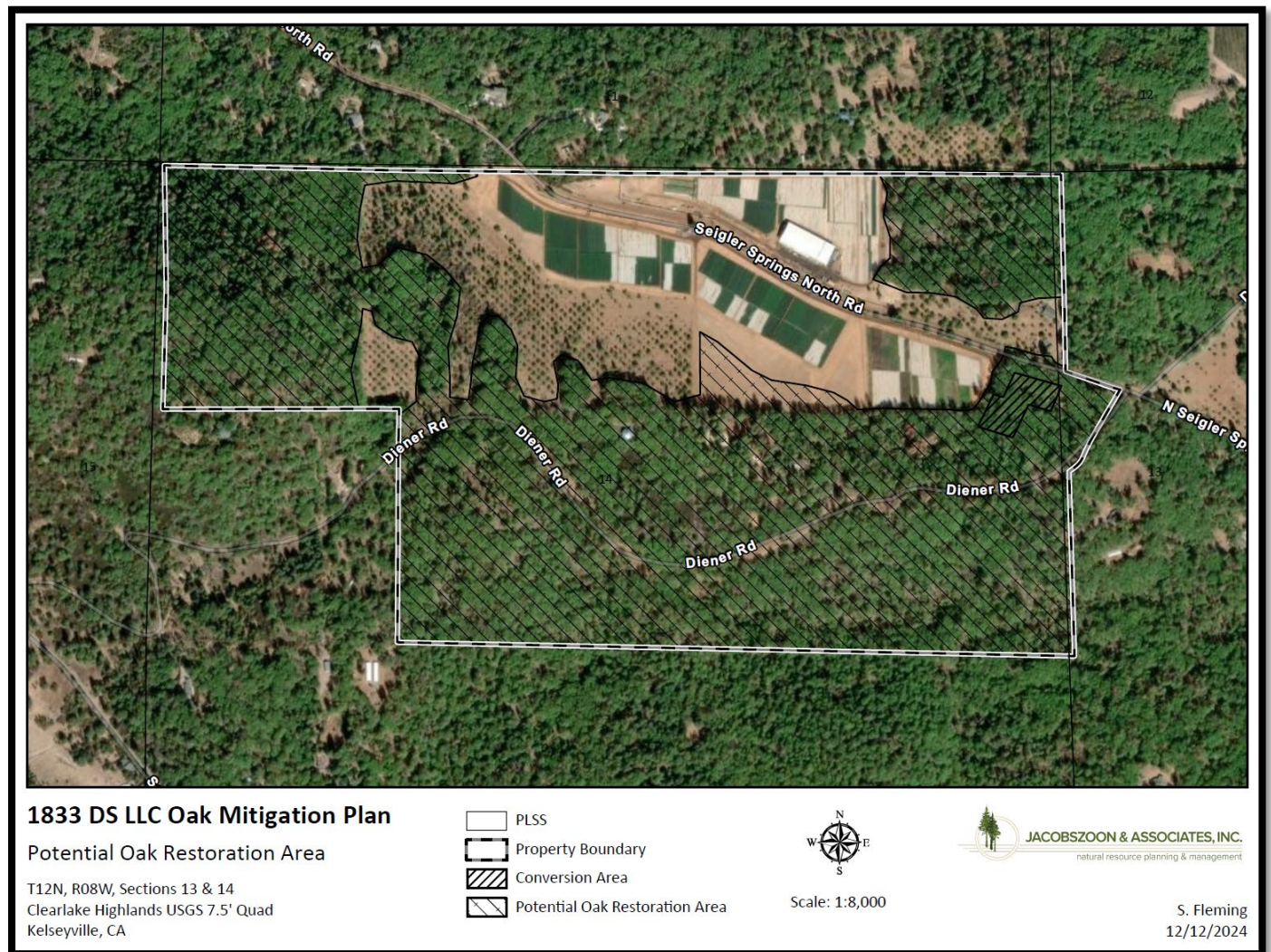
The project site was evaluated and surveyed by Jacobszoon and Associates on September 11, 2024. A census survey of the site produced a total of three hundred sixty-two (362) black oaks and six (6) ponderosa pines. It is anticipated that all 362 oaks will be removed during the conversion operation to prepare the site for development of the appurtenant facilities.

The Oak Woodlands Protection Act and the County of Lake identify mitigation standards for projects that convert oak woodland to another use. Under the Oak Woodlands Protection Act, Lake County shall require one or more oak woodland alternatives “to mitigate the significant effect of the conversion of oak woodlands.” Alternatives to mitigate the significant effect of the conversion of oak woodlands include replacing removed trees at a rate of 3:1 and maintaining these trees pursuant to Section 4526 of Senate Bill No. 1334, terminating seven years after the trees are planted.

To comply with the California Oak Woodlands Conservation Act, oaks removed from the site will be replaced at a 3:1 ratio. Suitable planting sites exist surrounding the conversion area primarily to the south and west. One thousand eighty-six (1,086) black oaks will be planted, protected and irrigated for seven years to mitigate tree removal within the woodland. The removal of this amount of trees triggers a Complex Grading Permit to be obtained, and all grading and earthwork would be in compliance with Chapter 30, Grading Ordinance, of the Lake County Municipal Code.

Figure 4 below identifies the areas in which trees will be removed and replaced. Figure 5 includes photos of the trees to be removed and the current conditions at the site.

FIGURE 4 - OAK TREE MITIGATION SITE PLAN



Source: Jacobszoon & Associates, 2024

The property:

- Zone D- Areas of undetermined, but possible flood hazard
- The project site is not located on or near any streams or any surface waters.
- Is enrolled under the State Water Resources Control Board Cannabis General Order WQ 2019-0001-DW (WDID No. 5S17CC400142)

FIGURE 5 – SITE PHOTOS



Site Visit: March 2026

Water Infrastructure

- Two existing irrigation wells (primary source)
- Total annual demand: 107.37 AFY
- On-site storage: up to 1.5 million gallons (existing + proposed)

FIGURE 6 – WATER STORAGE



Site Visit: March 2026

A Water Availability Analysis (WAA) was prepared by EBA Engineering in January 2025 and included the proposed project site within its study area. The project proposes to use groundwater from two existing, permitted on-site wells. The annual total water demand for the project was estimated to be approximately 1.6 percent of the groundwater in storage underlying the project site including irrigation for the replanted oak trees for seven years.

The total volume of groundwater in storage within the area of the aquifer immediately beneath the project site was estimated to be approximately 6,593 AF. The annual total water demand for the project was estimated to be approximately 1.6 percent of the groundwater in storage underlying the project site.

Based on the available data and the distance drawdown evaluation, including the associated assumptions for both the drawdown model and well characteristics implied from a pumping test, the WAA determined that the pumping regimen proposed for the cannabis cultivation project appears to be unlikely to result in appreciable drawdown in off-site water supply wells.

ENVIRONMENTAL REVIEW (CEQA)

An Initial Study was circulated from April 7, 2026, to May 6, 2026. pursuant to CEQA Guidelines §15063.

The Initial Study determined that the project could result in potentially significant impacts in the following areas:

- Aesthetics (lighting)
- Air Quality
- Biological Resources (erosion control compliance)
- Cultural Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Noise
- Tribal Cultural Resources
- Wildfire

Mitigation measures are incorporated by reference from the Draft Initial Study / Mitigated Negative Declaration (IS/MND Attachment 4). Staff proposes all impacts would be reduced to a less-than-significant level through incorporation of mitigation measures and compliance with existing regulations.

No significant and unavoidable impacts were identified. Therefore, preparation of an Environmental Impact Report is not required pursuant to CEQA Guidelines §15070.

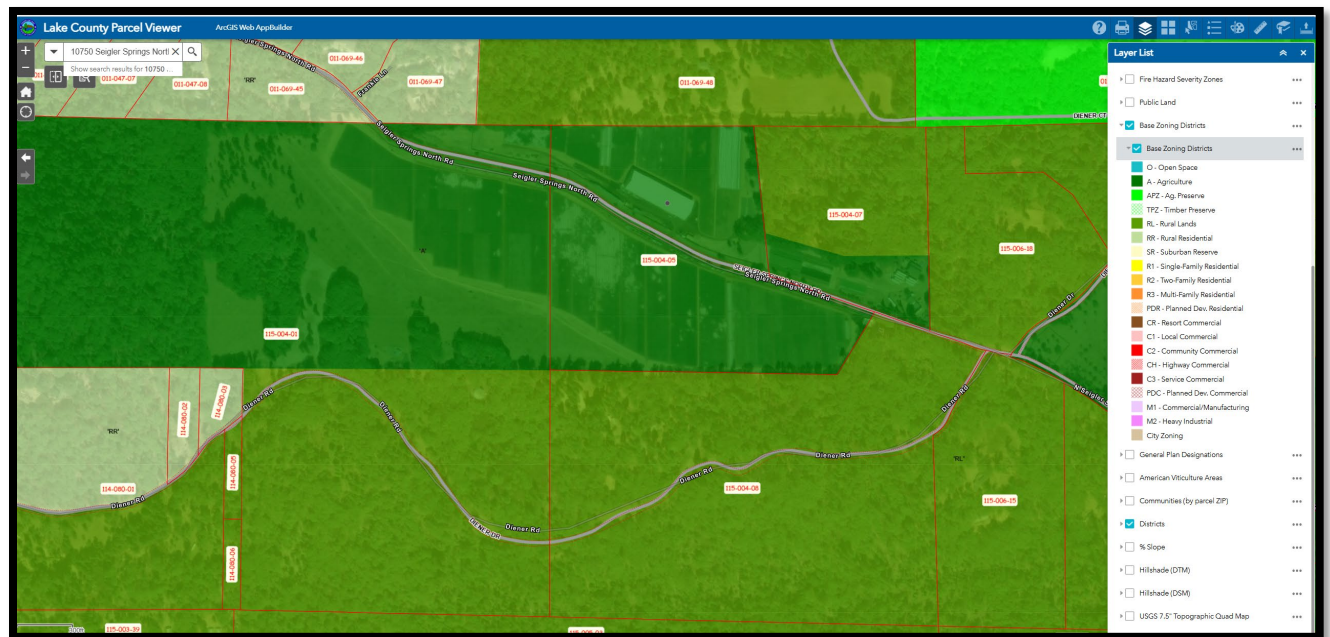
GENERAL PLAN, COUNTY CODE, and ZONING CONSISTENCY

The project is an allowable agricultural use, maintains required setbacks, and incorporates fire safety, water management, and environmental protection measures

Policy Area	Conclusion
General Plan – “A” Agriculture “RL” Rural Lands	Consistent with Chapters 3 Land Use; Chapter 7 Health and Safety; Chapter 8 Noise; and Chapter 11 Water Resources
Cobb Mountain Area Plan	The project balances water use, includes Cultural and Tribal Cultural Resources preservation mitigation, and addresses fire protection for commercial development. Objective 3.3: To provide a program for ensuring that adequate water resources are available for the planned physical development of the Cobb Mountain Area. Policy 3.3a: Protect water resources for existing and future beneficial uses, including for residential, commercial and agricultural needs. Objective 3.9: To ensure that the cultural resources of the Cobb Mountain Area are adequately protected Policy 3.9a: Archaeological surveys shall be required in accordance with state law whenever new development could potentially impact unique or significant cultural resources Objective 4.1: To apply reasonable and cost-effective measures to reduce the threat to lives and property from structural and wildland fires in the Cobb Mountain Area. Policy 4.1d: Implementation of recommendations by the CDF and appropriate local fire protection districts shall be carefully considered when evaluating development proposals in the Cobb Mountain Area.
Lake County Zoning Ordinance Article 5 – “A” Agriculture	To protect the County’s agricultural soils, provide areas suitable for agriculture, and prevent development that would preclude their future use in agriculture. The applicant proposes regulated agricultural uses subject to approval of a Major Use Permit.
Lake County Zoning Ordinance Article 7 - “RL” Rural Lands	To provide for resource related and residential uses of the County’s undeveloped lands that are remote and often characterized by steep topography, fire hazards, and limited access.

Policy Area	Conclusion
	The applicant proposes regulated agricultural uses subject to approval of a Major Use Permit.
Article 27 – Cannabis Uses	Commercial cannabis cultivation is permitted in the “A” Agriculture and “RL” Rural Lands zoning districts subject to approval of a Major Use Permit.
LCZO Art. 27 (at) Setbacks & Canopy Limits	- The total combined proposed canopy areas would be approximately 30.11 acres of outdoor commercial cannabis canopy area. - The total acreage combined is approx. 602.48 total acres. - The cultivation site is set back a minimum of 100 feet from the nearest property line. - The closest existing off site residence is located approximately 300 feet west of the project site.
Lake County Code Consistency	No violations of chapters 5, 17, 21, 23, or 26 exist on site
Qualified Applicant	Notification was received from Lake County Sherriff’s Office that the applicant is qualified to engage commercial cannabis activities.

FIGURE 7 – ZONING MAP



Source: Lake County GIS

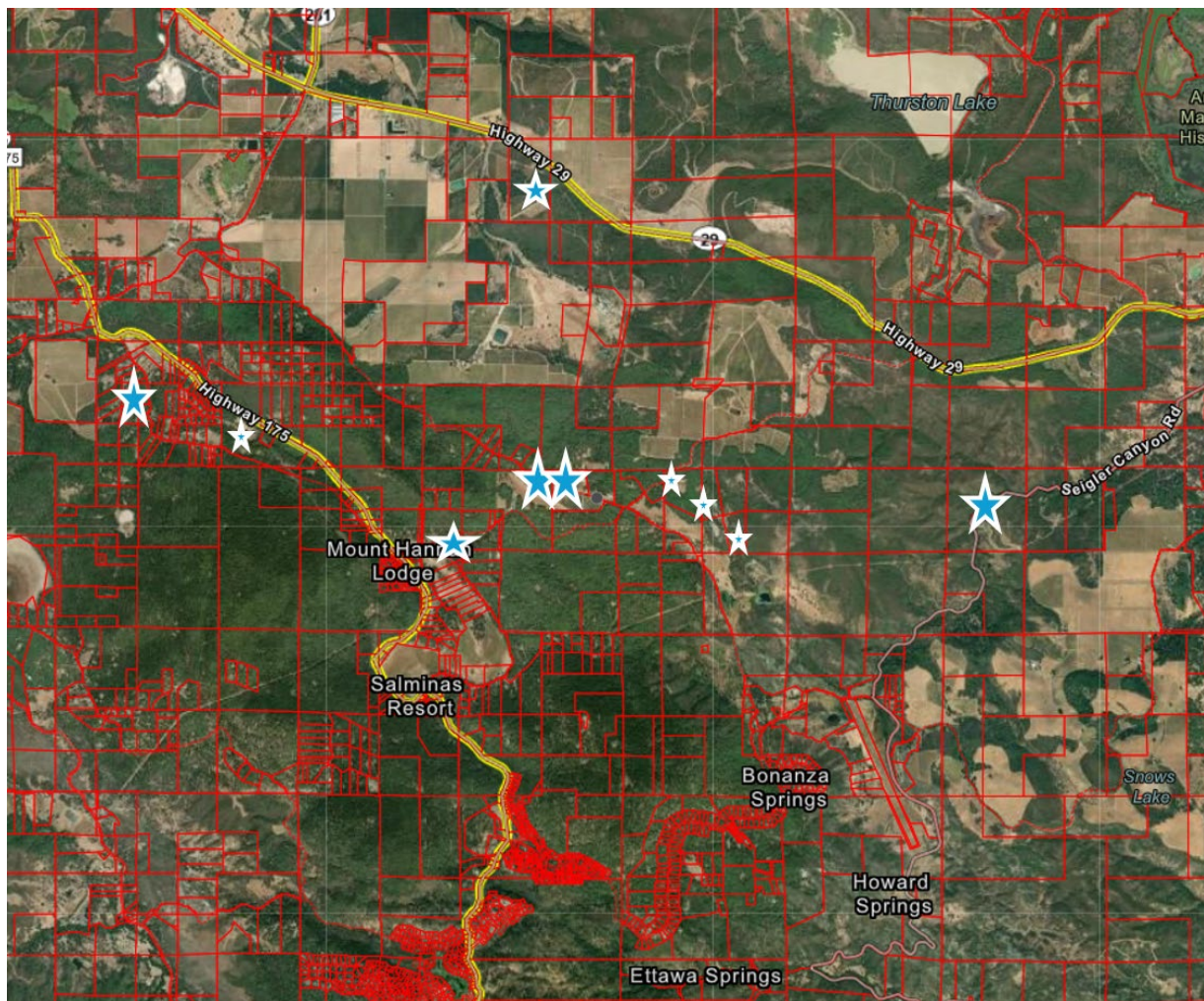
AGENCY REVIEW & TRIBAL NOTIFICATION

Agency comments (Attachment 10) were received and addressed through Conditions of Approval (Attachment 2).

Notification of the project and offering consultation under AB-52 was sent to twelve Tribes with aboriginal territory in and around Lake County on October 20, 2025. Of the notified Tribes, the Middletown Rancheria responded to the notice stating the project falls within the Tribe's Area of Concern and requested tribal consultation. The consultation resulted in a monitoring agreement between the applicant and Tribe. Consultation was formally closed on March 17, 2026. Tribal Comment is available as attachment 11.

PROJECT PROXIMITY TO APPROVED CANNABIS PROJECT SITES:

FIGURE 8 - APPROVED CANNABIS PROJECTS WITHIN 3 MILES



Source: Lake County GIS

TABLE 2. Approved Projects and Canopy within a Three-mile Radius:

UP 20-11	479,160 square feet (sf) or 11 acres (Existing, on site)
UP 22-31	392,040 sf or 9 acres (Existing, on site)
MUP 18-45	5,000 sf
UP 19-06	43,560 sf or 1 acre
MUP 20-25	9,964 sf
UP 18-14	40,750 sf
UP 18-15	39,,540 sf
MUP 21-34	9,900 sf (never cultivated, FPZ conversion required)
UP 19-19	43,200 sf
UP 21-16	117, 784 or 2.7 acres (has not grown more than 10,000 sf since 2023

REQUIRED FINDINGS (Ch. 21, Art. 51.4 of the Lake County Zoning Code)

Based on the whole of the record, including the Initial Study/Mitigated Negative Declaration and supporting technical reports, staff finds the Project:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental to property and improvements in the neighborhood or the general welfare of the County.
2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.
4. That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project. Is consistent with the General Plan, Area Plan, and Zoning Ordinance

5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan. Meets all cannabis development standards
6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.
7. Applicant is qualified to apply for the Use Permit.
8. The Project was adequately analyzed under CEQA, and all impacts associated with the project can be mitigated to a less than significant level.

Please see preceding sections of this Staff Report establishing these findings.

SAMPLE MOTIONS

Staff recommends the Planning Commission:

- A. I move that the Planning Commission find that potential impacts associated with this project applied for by 1833 DS, LLC / Peter Simon can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration for the property located at 10750 and 10417 Seigler Springs North, 10800 and 10833 Diener Drive Kelseyville, (APNs 115-004-05; 115-004-01; 115-004-08; and 011-069-48) will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study PL-25-71 with the findings listed in the Staff Report dated May 28, 2026.
- B. I move that the Planning Commission find that the Major Use Permit PL-25-71 applied for by 1833 DS, LLC / Peter Simon for the property located at 10750 and 10417 Seigler Springs North, 10800 and 10833 Diener Drive Kelseyville, (APNs 115-004-05; 115-004-01; 115-004-08; and 011-069-48) does meet the requirements of Section 51.4 and Article 27 of the Lake County Zoning Ordinance and that the Major Use Permit be granted based on the findings and subject to the conditions included in the Staff Report dated May 28, 2026.

NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh day following the Planning Commission's decision on this matter.

ATTACHMENTS (BY REFERENCE)

1. Site Plans by Conser Land Surveying (2024)
2. Draft Conditions of Approval
3. Property Management Plan
4. Draft Initial Study / Mitigated Negative Declaration
5. Hydrology Report/ Water Availability Analysis by DBA Engineering (January 2025)
6. Drought Management Plan
7. Biological Assessments by Helix Environmental Planning (2025)
8. Plant and Wildlife Species Report by Helix Environmental Planning (2025)
9. Oak Mitigation Plan by Jacobszoon and Assoc. (2024)
10. Agency Comments
11. Tribal Comments
12. Public Comments
13. Approved Cannabis Projects Map