

From: [Robert Shepard](#)
To: [Mary Claybon](#)
Subject: [EXTERNAL] Re: Concerns Regarding Increased Traffic on Seigler Springs Road North – Major Use Permit PL2571
Date: Monday, April 20, 2026 12:12:08 PM
Attachments: [image001.png](#)

Thank you for your detailed response and for taking the time to outline the measures you are proposing. I appreciate your willingness to work with neighbors and your openness to feedback as the project moves forward.

With regard to traffic, I understand your expectation that increases may be minimal; however, there has already been a noticeable change in vehicle activity, particularly involving heavier trucks. While encouraging the use of Diener Road is helpful, the flexibility described as “when practical and feasible” leaves some uncertainty. Greater consistency or clarity around routing would help provide reassurance to those of us who regularly experience traffic along Siegler Springs Road and surrounding areas.

I also appreciate your continued efforts related to dust control. This remains an important issue, especially during dry periods when conditions can change quickly. Ongoing attention and a proactive approach to mitigation will be important to minimizing impacts on nearby properties.

The implementation of a 12 MPH speed limit on interior roadways is a positive step. At the same time, some concerns relate to vehicle speeds on roads leading to and from the project site. To the extent possible, encouraging cautious driving behavior among employees, contractors, and delivery drivers outside of the immediate project area would be beneficial. As far as other traffic, which is out of control of Pasta Farms, maybe the county can post some signage that suggest slowing down for dust control, etc. Dust drifts down on the property which has residents having to blow, mop the decks on our homes regularly. This is very irritating especially for those of us with dust allergies.

Would be nice if the county could improve Seigler Springs North Road since it is used commercially as well as residential.

Overall, I appreciate your stated commitment to being a good neighbor and your willingness to consider additional measures if needed. Continued communication and follow-through on these efforts will be important in addressing concerns and maintaining a positive relationship with the surrounding community.

Thank you again for the information and for providing contact points should questions or concerns arise. I look forward to continued dialogue.

Rob and Donna Shepard
707.540.3929

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From: Mary Claybon <Mary.Claybon@lakecountycal.gov>
Sent: Monday, April 20, 2026 11:16:14 AM
To: Robert Shepard <rlshepard@live.com>
Subject: RE: Concerns Regarding Increased Traffic on Seigler Springs Road North – Major Use Permit PL2571

Hello Robert and Donna Shepherd,

Thank you for contacting the Community Development Department. Your public comment for the pending project was reviewed by department staff and discussed further with the applicant. I would like to provide you with the project's environmental documentation at the State Clearinghouse for your review here: [PL-25-71 Pasta Farms 3 / 1833 DS, LLC / Peter Simon](#), which includes mitigation measures that address the concerns you had listed. I have identified the categories of concern identified by

your public comment. For Air Quality, Geology and Soils, Hazards and Hazardous Materials, Noise, Traffic, Wildfire, please see the link or further information below.

CEQA Mitigation Measures- AQ, GEO, HAZ, NOI, WDF

AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District (LCAQMD) and obtain an Authority to Construct (A/C) permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions. Or provide proof that a permit is not needed.

AQ-2: All mobile diesel equipment used must be in compliance with state registration requirements. Portable and stationary diesel-powered equipment must meet all federal, state, and local requirements, including the requirements of the State Air Toxic Control Measures for compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine use.

AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the LCAQMD such information in order to complete an updated Air Toxic emission Inventory.

AQ-4: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.

AQ-5: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt, or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.

AQ-6: All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel, chip seal, asphalt, or an equivalent all weather surfacing. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.

AQ-7: Prior to obtaining the necessary permits and/or approvals for any phase of the project, the County shall specify on all grading, building, and other construction permits for the project, implementation of the following Basic Construction Mitigation Measures:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.

GEO-1: a Grading Permit shall be obtained in accordance with Chapter 30, Grading Ordinance, of the Lake County Municipal Code. Grading and Erosion plans in accordance with the Grading Ordinance requirements shall be prepared and submitted prior to any earthwork, tree removal, or grading. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapters 29 and 30 of the Lake County Code.

GEO-2: Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15

unless authorized by the Community Development Department Director, in accordance with 'winter grading' procedures in Chapter 30, Grading Ordinance, of the Lake County Municipal Code. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.

GEO-3: The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.

HAZ-1: All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

HAZ-2: With the storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, a Hazardous Materials Inventory Disclosure Statement and Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.

HAZ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.

NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays from 12:00 noon to 5:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels.

NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.

WDF-1: Construction activities will not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading will not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.

WDF-2: Any vegetation removal or manipulation will take place in the early morning hours before relative humidity drops below 30 percent

Conditions of Approval- Traffic

TRANSPORTATION & TRAFFIC

Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.

Facilities constructed or utilized for new development shall comply with County standards in order to minimize initial and subsequent maintenance costs.

Prior to operation, the applicant shall provide a minimum of one (1) parking space per employee on the shift having the largest number of employees as well as one (1) ADA-compliant parking space.

- Parking spaces shall be a minimum of nine (9) feet in width and not less than twenty (20) feet in length (9' x 20')
- ADA parking shall be a minimum of fourteen (14) feet and a minimum length of twenty (20) feet (14' x 20').
- Each loading space shall be not less than thirty-five (35) feet in length and twelve (12) feet in width and have an overhead clearance of at least fourteen (14) feet.

The applicant shall comply with the State of California Weights and Measures requirements found in the California Food and Agriculture Code, California Code of Regulations, and the California Business and Professions Code.

The project site(s) shall have access to a public road or a recorded easement that allows for, but is not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions. Driveway encroachments onto county-maintained roadways shall be constructed to current county standards and shall be constructed with an encroachment permit obtained from the Lake County Department of Public Works.

- a. All driveways shall be constructed and maintained to prevent road surface and fill material from discharging to any surface water body
- b. The design of all access to and driveways providing access to the site where the cannabis-related activity that is permitted shall be sufficient to be used by all emergency vehicles and shall be approved by the applicable fire district.
- c. Gates shall not be constructed across driveways or access roads that are used by neighboring properties or the general public. Gates constructed across public access easements are subject to removal per State Street and Highway Codes. A Knox Box is required on all gated entrances.

All driveway encroachments onto state and/or county-maintained roadways shall be maintained to current federal, state, or local standards and shall be constructed with an encroachment permit. If an encroachment permit is needed, the applicant shall submit a copy of the said permit to the Lake County Community Development Department within 30 days of obtaining such permit.

All-access roads, yards, and parking areas shall be properly maintained for the life of the project to prevent a source of contamination where cannabis products are handled or transported.

Conditions of Approval- WILDFIRE

1. PRC 4290 Road Standards
2. PRC 4291 Defensible Space
3. Water dedicated to fire suppression in steel tank
4. 2.5" coupling for fire district connection

From the applicant in response to your public comment:

We would be happy to discuss additional ways to make them feel more comfortable about our project and to minimize any potentially negative impacts. Of course, any time there is construction or any improvements or repairs, there will always be people coming in to work. However, I wanted to suggest some things in addition to what we already do to help alleviate any apprehensions about our project.

First, with regards to traffic, we do not anticipate that there will be much, if any, additional traffic to what the neighbor has experienced since he moved in. We have been very strict with our workers about driving slowly and carefully. Moreover, we have been having for some time heavy trucks use the route from Hwy 29 to Diener to Siegler Springs to minimize any impacts on residential neighbors. We anticipate that any additional traffic from a Type 13 distribution license will be minimal as it is being sought for a nursery at some point in the future, which should not require large trucks.

Second, we have been very active in our dust control measures to date and plan on continuing to do so. We will increase our diligence and efforts as set forth below.

Third, in an effort to limit dust and speed concerns, we can implement internal road speed limits. Of course, we cannot control the speeds at which other neighbors drive public or internal roads, but we will continue to strive to ensure our activities have as little impact as possible on any of our neighbors.

Specifically, I believe the following measures should at least mitigate, if not fully relieve, the concerns raised in Mr. Shepard's email.

1. **TRAFFIC:** Any vehicles of 12,000 lbs gross vehicle weight will be instructed to use Diener Road as the primary access route to the project whenever practical and feasible.
2. **DUST MITIGATION:** We will implement dust control measures in addition to those required for building and construction phase mitigations during dry and dusty times of year by spraying water on roadways and/or using “dust off” and similar products as needs arise.
3. **INTERIOR ROADWAYS:** All Interior Roadways shall maintain a speed limit of 12 MPH. Speed limit signs shall be posted at the entrances to the project from exterior roads.

Pasta Farms remain committed to working with our neighbors and are happy to listen to any additional concerns and to consider other means of addressing any matters that may arise now, or anytime in the future. If you think we should consider additional measures, we are willing to do so. We are also happy to speak with anyone directly about our project and neighborhood. The initial primary contacts for any concerns would be Peter Simon (c – 707 321 1598, w- 707 547 2000) and Sam Edwards (707 888 2437).

Should you have any additional questions or comments, please do not hesitate to contact the Community Development Department.

Thank you,



Mary Claybon, MSML
Senior Planner
Community Development Department
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 263-2225
Email: Mary.Claybon@lakecountyca.gov

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From: Robert Shepard <rlshepard@live.com>
Sent: Tuesday, April 14, 2026 1:02 PM
To: Mary Claybon <Mary.Claybon@lakecountyca.gov>
Subject: [EXTERNAL] Fw: Concerns Regarding Increased Traffic on Seigler Springs Road North – Major Use Permit PL2571

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From: Robert Shepard <rlshepard@live.com>
Sent: Monday, April 13, 2026 11:17:47 AM
To: mary.claybon@lakecountyca.gov <mary.claybon@lakecountyca.gov>; Robert Shepard <rlshepard@live.com>
Subject: Concerns Regarding Increased Traffic on Seigler Springs Road North – Major Use Permit PL2571

To Whom It May Concern,

I am writing to formally express my concern regarding the anticipated increase in traffic associated with Major Use Permit PL2571, particularly along Seigler Springs Road North.

This roadway has historically been a relatively quiet, rural route used primarily by local residents. The prospect of significantly increased traffic volume—especially heavy equipment and large commercial vehicles—raises serious safety and infrastructure concerns. Sigler Springs Road North is not designed to accommodate sustained heavy truck traffic, and such use could accelerate road deterioration, increase dust and noise levels, and pose hazards to pedestrians, cyclists, and residents entering and exiting their properties.

In addition to the physical impacts on the roadway, increased heavy equipment traffic may negatively affect the overall quality of life for those living along this corridor. Concerns include reduced air quality, elevated noise levels, and potential risks to children, pets, and wildlife in the area.

I respectfully request that these impacts be carefully evaluated and that appropriate mitigation measures be implemented. Such measures might include traffic limitations, designated haul routes, road maintenance commitments, and enforcement mechanisms to ensure compliance. It is important that the safety and well-being of current residents be prioritized in any decision related to this permit.

It appears Pasta Farms is slowly adding additional buildings and becoming much more industrial than the residents originally agreed to. Expanding the canopy area and development of additional facilities sounds like a significant increase from what's allowed in the use permit. Also, increasing distribution will only increase traffic which will further deteriorate Seigler Springs North Road.

Thank you for your time and consideration of these concerns. I appreciate your attention to this matter and look forward to a thoughtful and balanced review process.

Sincerely,

Robert and Donna Shepard

10550 Seigler Springs North Road

Kelseyville, CA 95451

RLShepard@live.com

707.540.3929

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April 27, 2026

RECEIVED

APR 29 2026

County of Lake
Community Development Dept.
Planning Division
Courthouse - 255 N Forbes ST.
Lakeport, CA 95453

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

Re: Comments To Planning Division Mitigated Negative Declaration
To: Whom it may concern

I, Rose A. Myers, own 10925 Willow Springs Rd, Kelseyville, CA with sisters: Linda Pettenger and Pauline and Tom Delwitt. I am strongly opposed to all expansion of existing development of facilities at 10750 & 10417 Seigler Springs Rd. North, 10800 & 10833 Diener Dr, Kelseyville, and ask that all amendments to the approved major use permits (UP20-11) and (UP22-31) be denied.

As a result of all surrounding agriculture demand for water, we have had to dig a well, with minimum flow, as water sources have been abundant in this area, have all but depleted. The underground streams that supplied water to 10925 Willow Springs, no longer fill our ponds, which are necessary in assisting fire suppression, supplying drinking water and sanitation purposes.

Not only is loss of water at issue, but the fact trucks using Diener Dr. to transport, are destroying the road (Diener Dr) between Seigler Springs North Rd and Highway 29! The road is now full of potholes that can severely damage or even cause an accident to vehicles traveling on the necessary connector Rd.

I strongly urge you to deny any expansion to the already existing commercial Cannabis operation. Please, enough is enough.

Sincerely yours,

Rose A Myers
Rose A. Myers
rosemyers1948@icloud.com

458 Ava Avenue
Rohnert Park, CA 94928

RECEIVED

April 26, 2026

APR 29 2026

County of Lake
Community Development Dept.
Planning Division
Courthouse – 255 N. Forbes St
Lakeport, CA 95453

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

Re: Comments to the Planning Division Mitigated Negative Declaration

To Whom It May Concern:

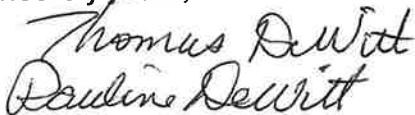
We, Thomas DeWitt & Pauline Diener DeWitt, own 10925 Willow Springs Road, Kelseyville, CA with sisters, Rose Myers and Linda Pettenger. We are adamantly opposed to all expansion of existing development of facilities at 10750 & 10417 Siegler Springs North, 10800 & 10833 Diener Drive Kelseyville and ask that all amendments to the approved major use permits (UP 20-11) and (UP 22-31) be denied.

As a result of the surrounding agriculture demand for water we have had to drill a well which produces a minimum flow as the water sources which have been abundant in this area have been all but depleted. The underground streams that supplied water to 10925 Willow Springs Road no longer fill our ponds which are necessary in assisting fire suppression, supplying drinking water and sanitation purposes.

Not only is the loss of water at issue but the fact the trucks using Diener Drive to transport are destroying the partly paved and mostly dirt road (Diener Drive) between Siegler Springs North Road and Highway 29. The road is now full of potholes that can severely damage or even cause an accident to vehicles travelling on the necessary connector road.

We vehemently urge you to deny any expansion to the already existing commercial cannabis operation. Enough is enough!

Sincerely yours,



Thomas & Pauline DeWitt
tdewittfamily@gmail.com
707 328-7111

04/27/2026

RECEIVED

MAY 04 2026

County of Lake
Community Development Dept.
Planning Division
Courthouse – 255 N. Forbes St
Lakeport, CA 95453

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

RE: Comments to the Planning Division Mitigated Negative Declaration

To Whom It May Concern:

My sisters, Pauline (Diener) Dewitt, Rose (Diener) Myers & myself Linda (Diener) Pettenger are adamantly opposed to all expansion of the existing development of facilities at 10750 & 10417 Siegler Springs North, 10800 & 10833 Diener Drive Kelseyville and ask that all amendments to the approved major use permits (UP 20-11) and UP 22-31) be denied.

The demand for water has caused us to drill a well that only produces a minimum flow of water. We used to have an abundant of natural springs on our property, which are mostly dried up now and we used to have two ponds that had natural springs that filled them both year round but one of the ponds have been completely dried up since the county allowed this horrible, disgusting crop of cannabis to be planted in place of the walnut orchards that use to be above our property at 10925 Willow Springs Road.

We ask you to please deny any expansion to the already existing commercial cannabis operation. Please, it has destroyed so much surrounding properties. Not only that, but the odors are also so horrendous. The roads are all being torn up with their vehicles going to & from the crops.

My family & I urge you to please do not allow any expansion to the already existing commercial cannabis operation! It has just destroyed the beautiful countryside that used to be there, not only that the wildlife is hardly ever seen there anymore in the surrounding areas.

Sincerely,



Linda M Pettenger (Diener)
1015 N. Fir St Trlr 49
Jerome, ID 83338
707-291-0783
silliwdlinda@hotmail.com