



Legislation Text

File #: 21-682, Version: 1

Memorandum

STAFF REPORT

**TO:** Planning Commission  
**FROM:** Carol Huchingson, Chief Administrative Officer  
David Boesch, Managing Consultant

Prepared by: Eric Porter, Associate Planner

**DATE:** July 22, 2021

**RE: Pasta Farms; Major Use Permit (UP 20-11) and Initial Study (IS 20-11)**

Supervisor District 5

- ATTACHMENTS:**
1. Vicinity Map
  2. Site Plans
  3. Property Management Plan
  4. Agency Comments
  5. Proposed Conditions of Approval
  6. Initial Study IS 20-11
  7. Public Comments

**I. EXECUTIVE SUMMARY**

The applicant is requesting a major use permit for **(11) A-Type 3 (medium outdoor) cultivation areas, four of which would convert to greenhouse (A-Type 3B) licenses over a four year time-frame in four phases.** Project specifics are as follows:

- **Phase Ia** - Early activation consisting of nine (9) acres of canopy (outdoors) - year 2021. **585,000 sq. ft.** of outdoor cultivation area.

**Phase Ib** - 2021 (post approval) - 479,160 sq. ft. of outdoor canopy; 715,000 sq. ft. of outdoor cultivation, plus 47,201 sq. ft. of nursery / drying building for a total of **762,201 sq. ft.** of outdoor cultivation area.

- **Phase II** - 2022 - conversion of Area 9 from outdoor to greenhouse (eliminates 65,000 sq. ft. of outdoor cultivation area and adds 26,901 sq. ft. of mixed light cultivation area).

Year 2022 (Phase II) Totals:

**697,201 sq. ft. of outdoor cultivation area**

**26,901 sq. ft. of mixed light cultivation area**

- **Phase III** - Conversion of Area 8 from outdoor cultivation to mixed light (greenhouse) cultivation.

Year 2023 (Phase III) totals:

**632,201 sq. ft. of *outdoor* cultivation area**  
**53,802 sq. ft. of *mixed light* cultivation area**

- **Phase IV** - Conversion of Areas 6 and 7 from outdoor cultivation to mixed light (greenhouse) cultivation.

Year 2024 (Phase IV) totals:

**502,201 sq. ft. of *outdoor* cultivation area**  
**107,604 sq. ft. of *mixed light* (greenhouse) cultivation area**

The applicant is also proposing the following structures, areas and site improvements:

- One (1) 22,000 sq. ft. agricultural building (existing)
- One (1) 27,201 sq. ft. nursery area (proposed); greenhouses for immature plants
- Four (4) 22,000 sq. ft. greenhouses for Areas 6, 7, 8 and 9
- One hundred thirteen (113) hoop houses

The property is located at 10750 and 10417 Seigler Springs North Road and 10833 Diener Drive, Kelseyville, and consists of APNs: **115-004-05; 115-004-08; 115-004-01.**



## AERIAL OF SITE AND PROPERTY BOUNDARIES

### RECOMMENDATION

#### Staff recommends the Planning Commission:

- Continue the decision to adopt mitigated negative declaration (IS 20-11) for Use Permit (UP 20-11) pending resolve of the water dispute.
- Continue the hearing for Use Permit UP 20-11 pending resolve of the water dispute.

#### Sample Motions:

**Mitigated Negative Declaration**

I move that the Planning Commission continue consideration for the adoption of the Initial Study (IS 20-11) for use permit UP 20-11, applied for by Pasta Farms on property located at 10750 and 10417 Seigler Springs North Road and 10833 Diener Drive, Kelseyville, and further described as APNs: 115-004-01, 05 and 08 as stated in the staff report dated July 22, 2020.

**Major Use Permit (UP 20-11)**

I move that the Planning Commission continue consideration for the approval of the Use Permit (UP 20-11) applied for by Pasta Farms on property located at 10750 and 10417 Seigler Springs North Road and 10833 Diener Drive, Kelseyville, and further described as APNs: 115-004-01, 05 and 08 until the water issue that is present between Pasta Farms and the neighbor O’Gorman gets resolved to the satisfaction of both parties as stated in the staff report dated July 22, 2020.

*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 calendar day following the Commission's final determination.*