Print Form

FILED
COUNTY OF LAKE
JENAVIVE HERRINGTON
COUNTY CLERK
DEPUTY CLERK
JAN 20 2023

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:	*Street Address:*
P.O. Box 3044	1400 Tenth St., Rm 113
Sacramento, CA 95812-3044	Sacramento, CA 95814

☐ County Clerk
County of: Lake
Address: 255 North Forbes Street
Lakeport, CA 95453

From:
Public Agency: Community Development Dept.
Address: 255 North Forbes Street
Lakeport, CA 95453
Contact: Mary Claybon, Assistant Planner
Phone: 707) 263-2221

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022020017

Project Title: UP 20-90 Cresta Properties, LLC

Project Applicant: Cresta Properties, LLC (Svetozar Sabev)

Project Location (include county): 6267 Kelsey Creek Drive and 6245 Gold Dust Drive, Kelseyville, CA

Project Description:

Approval allowing the following Commercial Cannabis Cultivation Licenses: three (3) Type 1C Specialty Cottage Mixed-Light licenses, two (2) Type 3B Mixed Light licenses, and one (1) Type 13 'Cannabis Distributor Transport Only, Self-distribution' license for commercial cannabis cultivation of 29,439 square feet of "outdoor" canopy area within 34,240 square feet of cultivation area.

This is to advise that the County of Lake Planning Commission has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on January 12, 2023 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Community Development Dept./Planning Division 255 North Forbes Street, Lakeport CA 95453

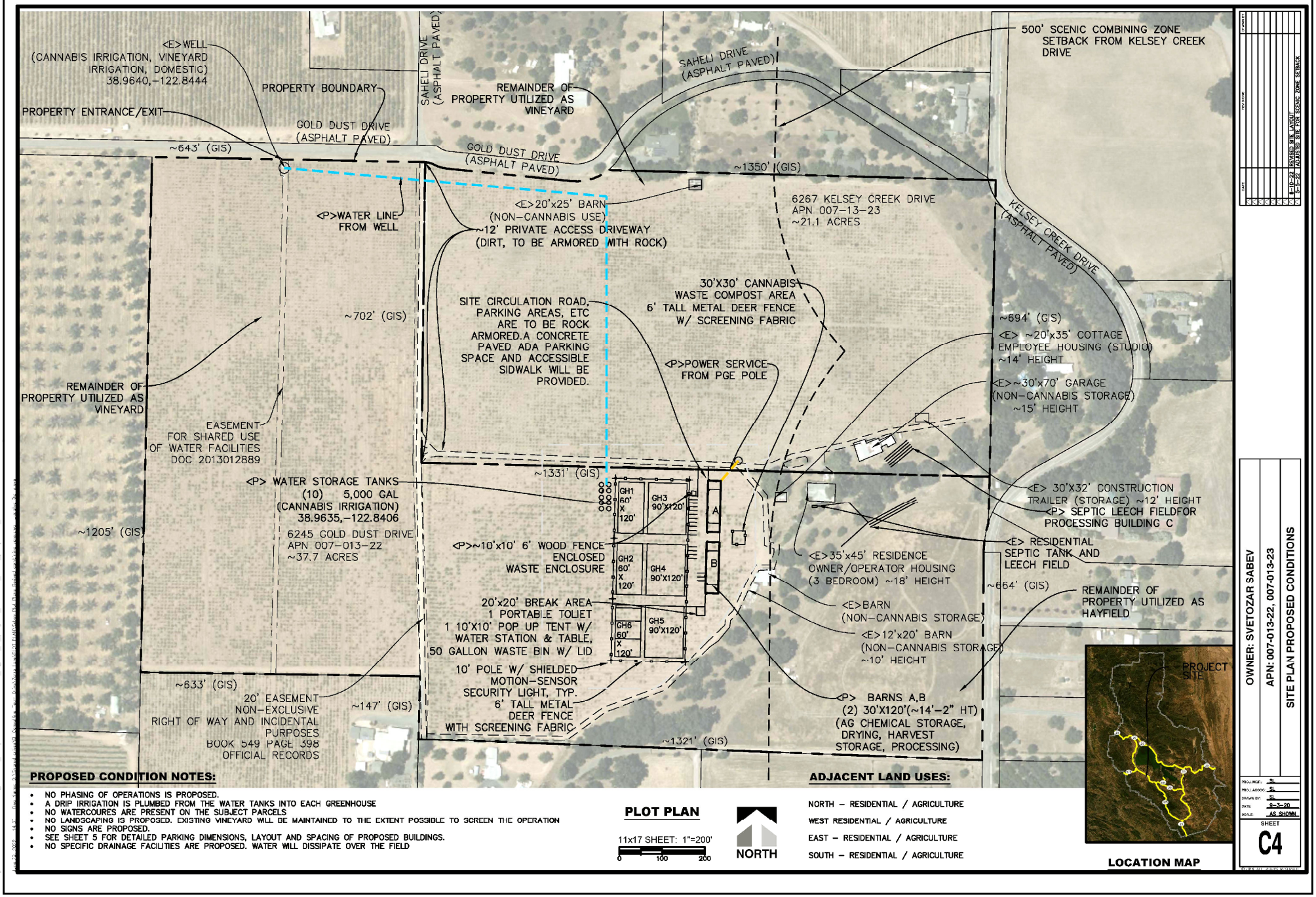
Signature (Public Agency): Mary Claybon Title: Assistant Planner

Date: 1/18/23 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

Posted: 1/20/23 to 2/24/23



Map Date: 06/30/2022

Figure 5 - Project Location with Proposed Features

Cresta Kelseyville Cannabis Project

Kelseyville, Lake County, CA

Stevens Consulting

EXISTING CONDITION NOTES:

- NO PHASING OF OPERATIONS IS PROPOSED.
- NO WALLS OR SCREENING FENCES ARE PRESENT ON THE SUBJECT PARCELS
- NO SANITARY SEWER OR STORM SEWER IS PRESENT ON THE SUBJECT PARCELS
- NO COMMERCIAL TRASH STORAGE BINS OR WASTE CONTAINERS ARE PRESENT ON THE SUBJECT PARCELS
- NO PERMITTED SEPTIC TANKS OR LEECH FIELDS ARE PRESENT ON THE SUBJECT PARCEL. SEE SHEET C4 AND ENVIRONMENTAL HEALTH DEPARTMENT STAMPED SITEPLAN FOR LOCATION OF PROPOSED RESIDENTIAL SEPTIC
- NO EXISTING SIGNS ARE PRESENT ON THE SUBJECT PARCELS
- NO WATER COURSES ARE PRESENT ON THE SUBJECT PARCELS
- NO EXISTING DRAINAGE FACILITIES ARE PRESENT ON THE SUBJECT PARCELS
- NO FLOOD ZONES ARE PRESENT ON THE SUBJECT PARCELS
- NO FAULT LINES ARE LOCATED WITHIN THE SUBJECT PARCELS
- CONTOURS DEPICTED FROM USGS 1/3RD ARC SECOND DEM 13_N39W123

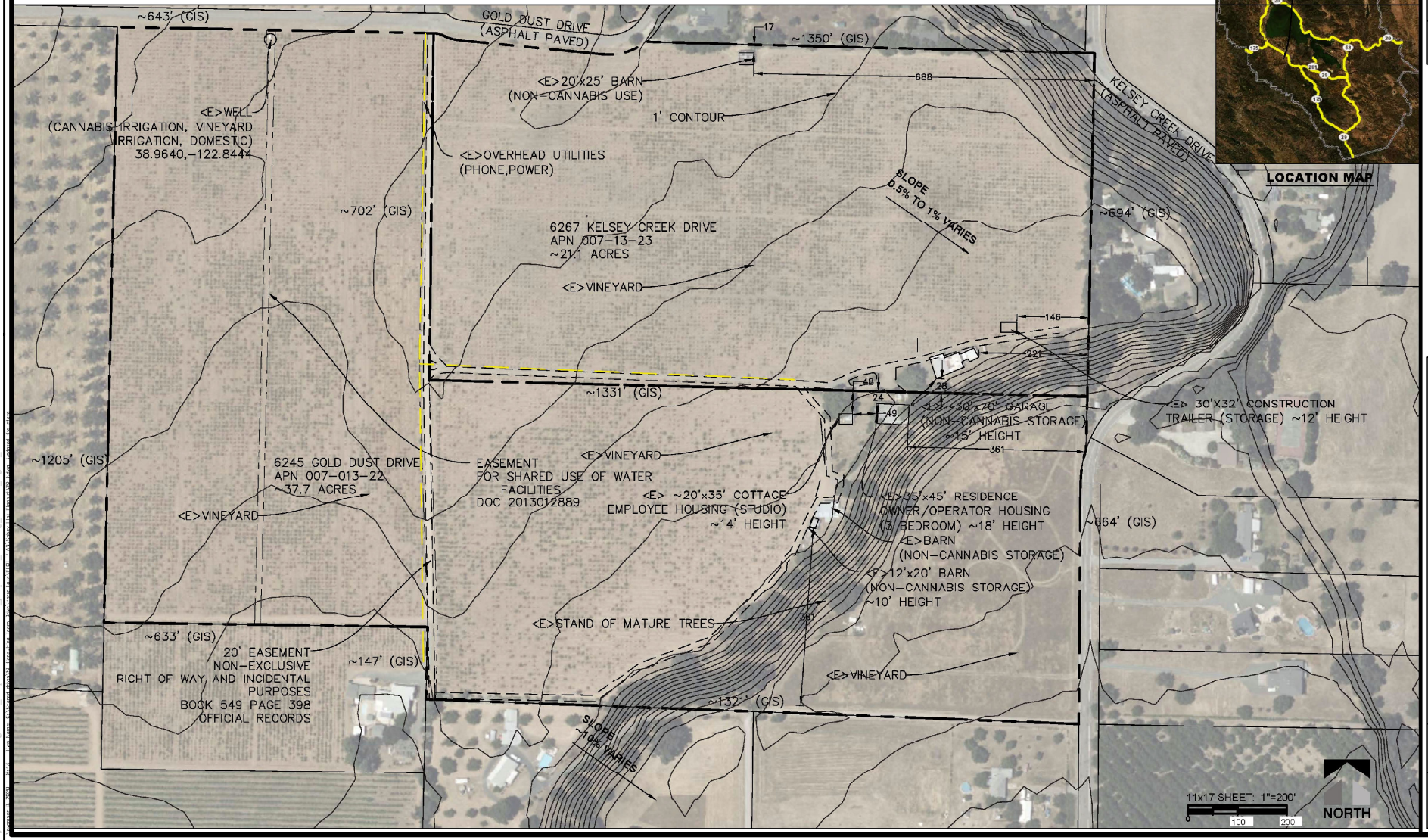
ADJACENT LAND USES:

NORTH – RESIDENTIAL / AGRICULTURE

WEST RESIDENTIAL / AGRICULTURE

EAST – RESIDENTIAL / AGRICULTURE

SOUTH – RESIDENTIAL / AGRICULTURE



Map Date: 06/30/2022

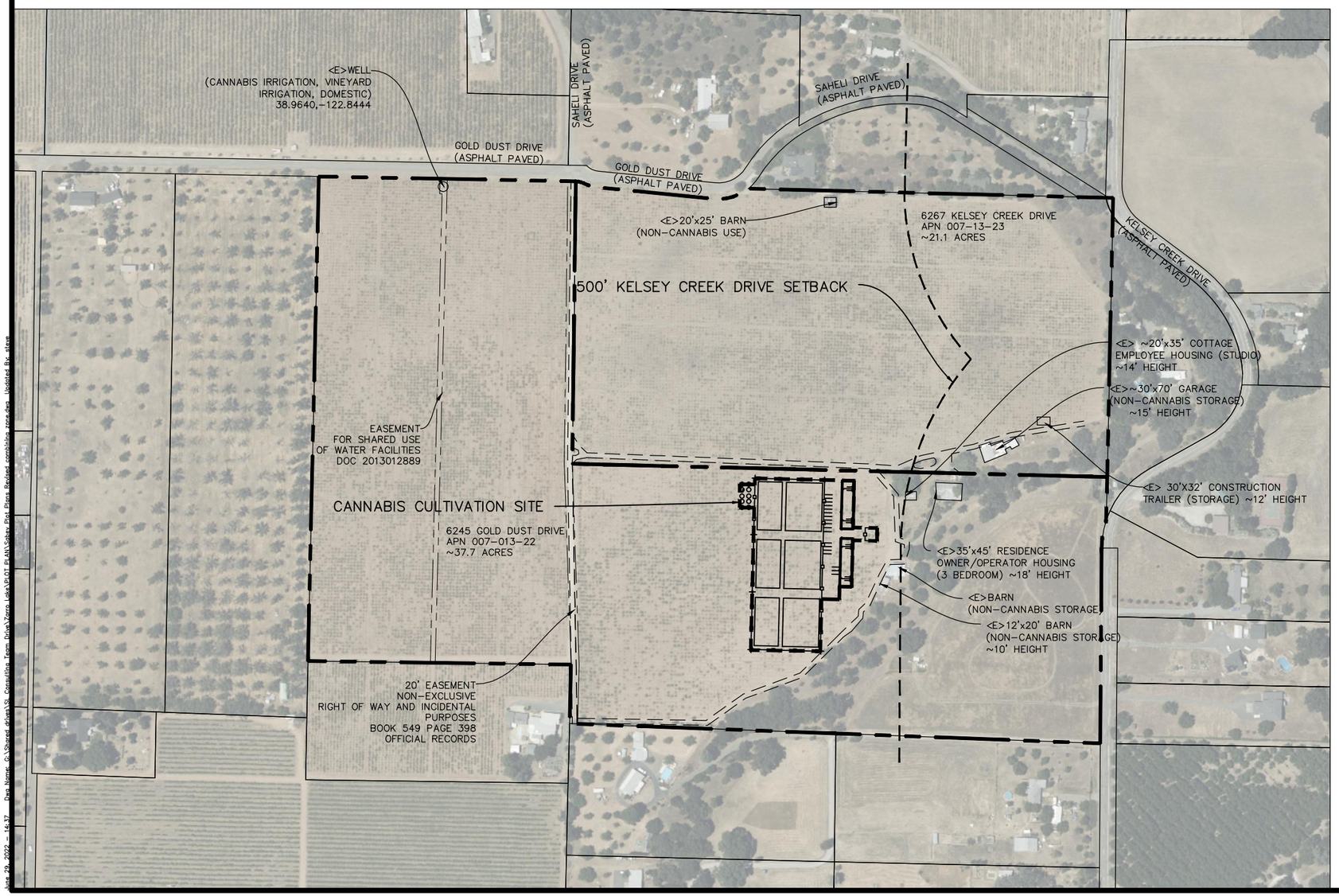
Figure 2 - Project Location with Existing Features

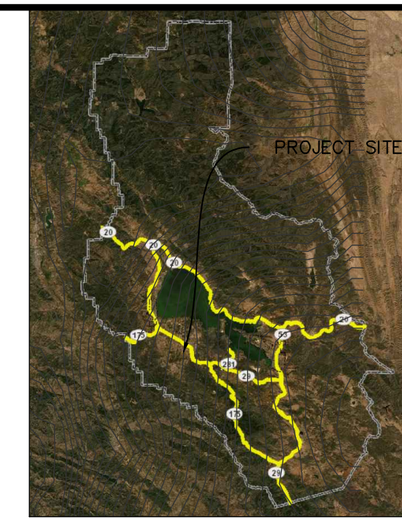
Cresta Kelseyville Cannabis Project

Kelseyville, Lake County, CA

Stevens Consulting

ATTACHMENT 2





LOCATION MAP

PROJECT INFORMATION:

APPLICANT:
CRESTA PROPERTIES LLC
6245 GOLD DUST DRIVE
KELSEYVILLE, CA 95451
224-595-6686
ZARROSABEV@GMAIL.COM

PROPERTY OWNER:
SVETOZAR SABEV
6245 GOLD DUST DRIVE
KELSEYVILLE, CA 95451
224-595-6686
ZARROSABEV@GMAIL.COM

OWNERS AGENT:
SL CONSULTING SERVICES INC
973 DOWLER DR
EUREKA, CA 95501
(707) 440-9033

SITE ADDRESS:
APN 007-013-22, 007-013-23
6267 KELSEYVILLE DRIVE
KELSEYVILLE, CA 95451

PARCEL SIZES	
007-013-22	= ±37.7 ACRES
007-013-23	= ±20.8 ACRES
ZONING:	= A

GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM LAKE COUNTY 2015 GIS DATA. SL CONSULTING SERVICES INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.

11x17 SHEET: 1"=300'
0 150 300

NORTH

DATE	REVISIONS	DRAWN BY
6-10-22	REVISED SITE LAYOUT	

OWNER: SVETOZAR SABEV
APN: 007-013-22, 007-013-23
COVER SHEET

PROJ. MGR.:	SL
PROJ. ASSOC.:	SL
DRAWN BY:	SL
DATE:	9-3-20
SCALE:	AS SHOWN

SHEET
C1

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June 29, 2022 – 14:37 Plan Name: G:\Shared drives\SL Consulting Team Drive\Zarros Jobs\PROJECTS\Silva, Rob Pinos Revised combining zoning.dwg Updated By: sfear

ATTACHMENT 2

EXISTING CONDITION NOTES:

- NO PHASING OF OPERATIONS IS PROPOSED.
- NO WALLS OR SCREENING FENCES ARE PRESENT ON THE SUBJECT PARCELS
- NO SANITARY SEWER OR STORM SEWER IS PRESENT ON THE SUBJECT PARCELS
- NO COMMERCIAL TRASH STORAGE BINS OR WASTE CONTAINERS ARE PRESENT ON THE SUBJECT PARCELS
- NO PERMITTED SEPTIC TANKS OR LEECH FIELDS ARE PRESENT ON THE SUBJECT PARCEL. SEE SHEET C4 AND ENVIRONMENTAL HEALTH DEPARTMENT STAMPED SITEPLAN FOR LOCATION OF PROPOSED RESIDENTIAL SEPTIC
- NO EXISTING SIGNS ARE PRESENT ON THE SUBJECT PARCELS
- NO WATER COURSES ARE PRESENT ON THE SUBJECT PARCELS
- NO EXISTING DRAINAGE FACILITIES ARE PRESENT ON THE SUBJECT PARCELS
- NO FLOOD ZONES ARE PRESENT ON THE SUBJECT PARCELS
- NO FAULT LINES ARE LOCATED WITHIN THE SUBJECT PARCELS
- CONTOURS DEPICTED FROM USGS 1/3RD ARC SECOND DEM 13_N39W123

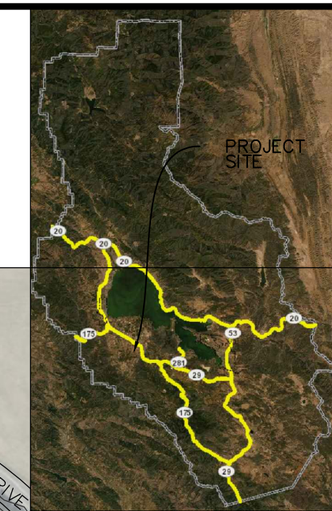
ADJACENT LAND USES:

NORTH – RESIDENTIAL / AGRICULTURE

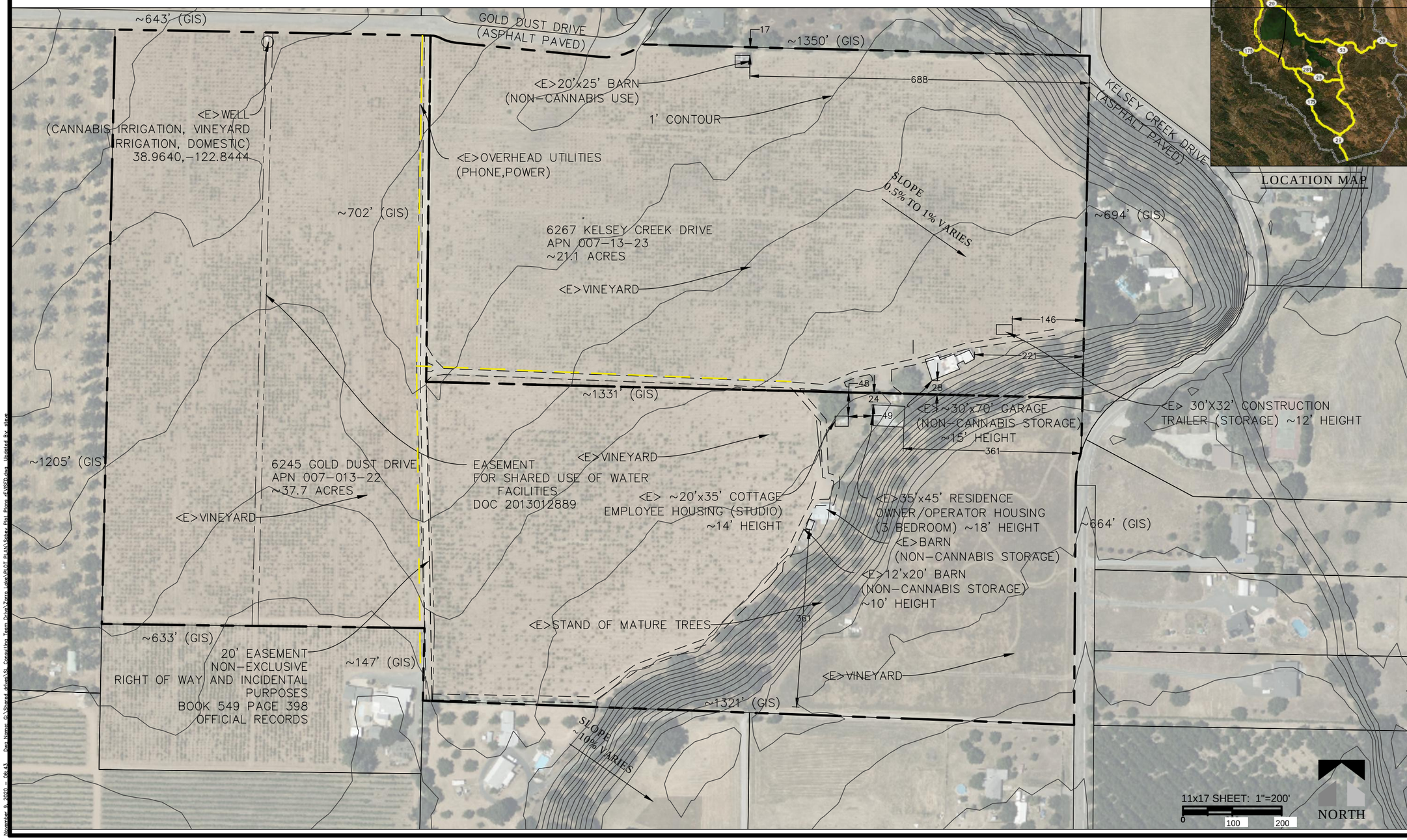
WEST RESIDENTIAL / AGRICULTURE

EAST – RESIDENTIAL / AGRICULTURE

SOUTH – RESIDENTIAL / AGRICULTURE



LOCATION MAP



OWNER: SVETOZAR SABEV

APN: 007-013-22, 007-013-23

EXISTING CONDITIONS

PROJ. MGR.:	SL
PROJ. ASSOC.:	SL
DRAWN BY:	SL
DATE:	9-3-20
SCALE:	AS SHOWN

SHEET

C3

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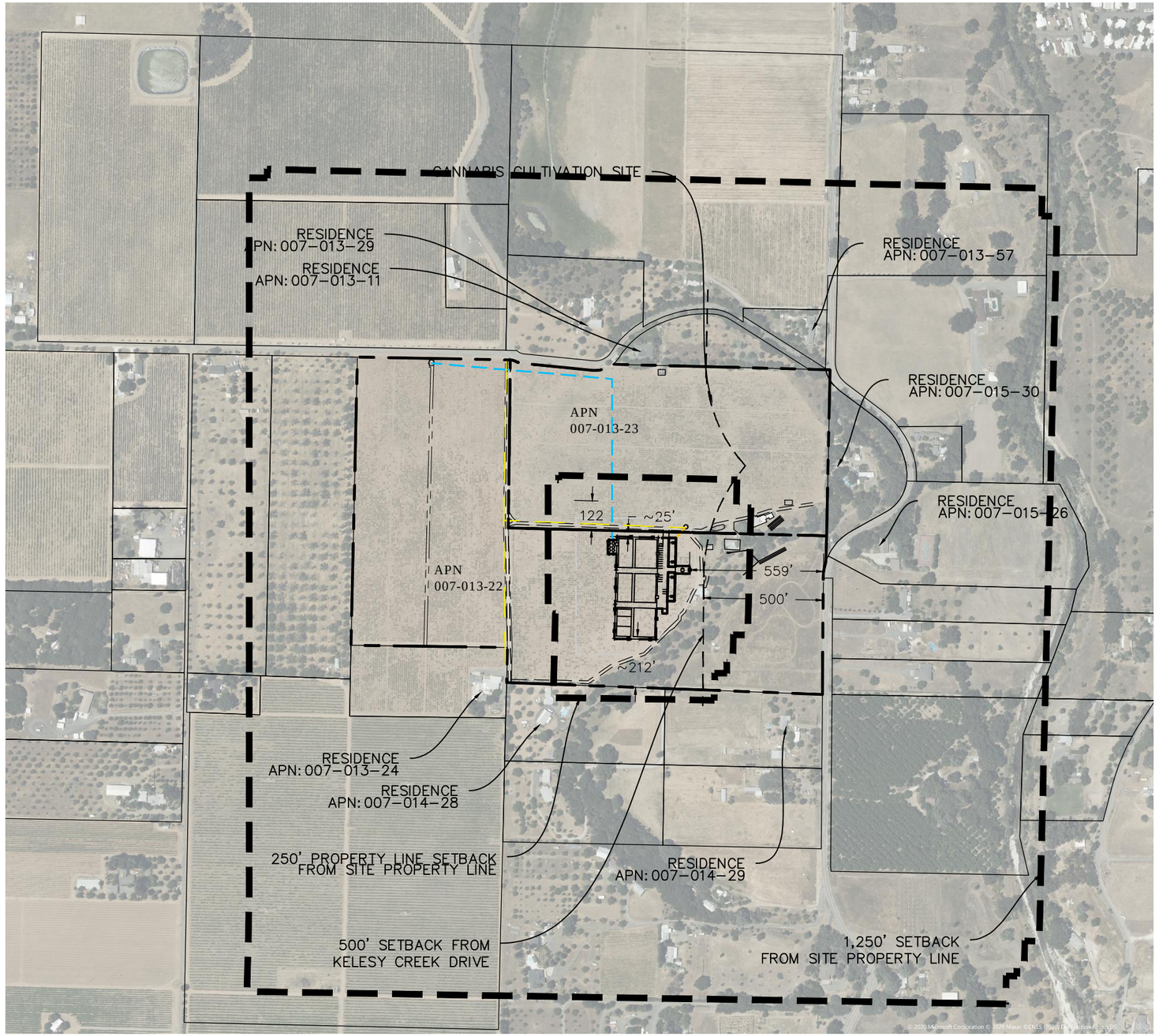

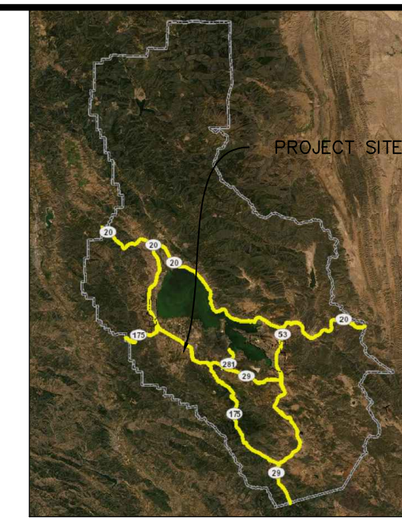

LOCATION MAP

SHEET C2 NOTES:

NO WATERCOURSES ARE PRESENT WITHIN THE BOUNDARIES OF THE PROJECT PARCELS

NO PUBLIC OR PRIVATE SCHOOLES, GRADES 1 THROUGH 12, DEVELOPED PARKS CONTAINING PLAYGROUND EQUIPMENT, DRUG OR ALCHOHOL REHABILITATION FACILITY, LICENSED CHILDCARE FACILITY OR NURSERY SCHOOL, OR CHURCH OR YOUTH-ORIENTED FACILITY CATERIN TO OR PROVIDING SERVICES PRIMARILY INTENDED FOR MINORS ARE LOCATED WITHIN 1,250 FEET OF THE PROPERTY

11x17 SHEET: 1"=500'
0 250' 500'

NORTH

DATE	REVISIONS	DRAWN BY
6-10-22	REVISED SITE LAYOUT	
5-5-22	ADJUSTED SITE FOR SCENIC ZONE SETBACK	

OWNER: SVETOZAR SABEV
APN: 007-013-22, 007-013-23
SURROUNDING AREA AERIAL

PROJ. MGR.:	SL
PROJ. ASSOC.:	SL
DRAWN BY:	SL
DATE:	9-3-20
SCALE:	AS SHOWN

SHEET
C2

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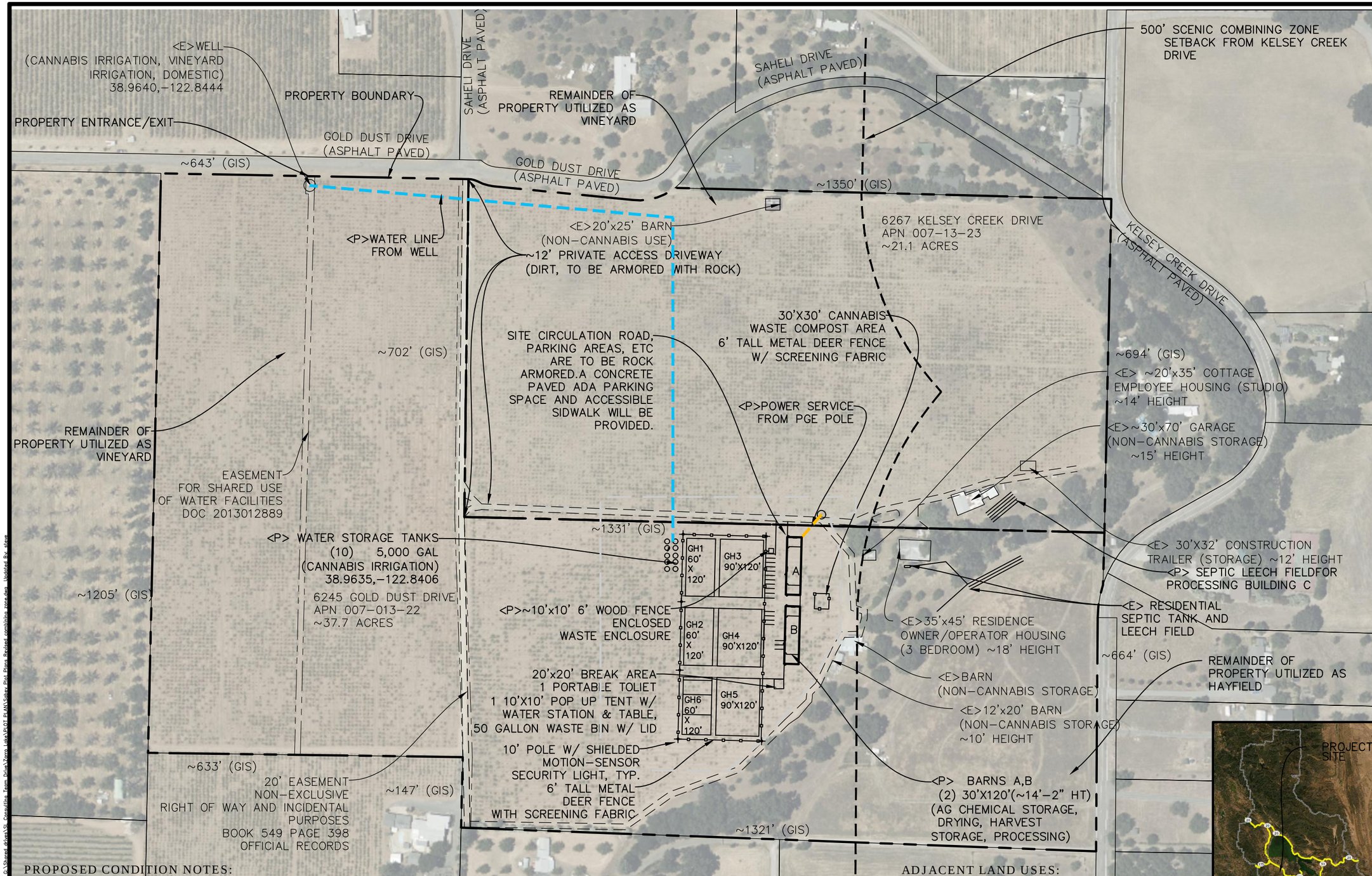
Jun 29, 2022 – 14:37 Pen Name: C:\Sheet dwgs\SL Cannabis from Dick\Zone Lock\PLOT PLAN\Sites Plot Plans Redlined cannabis zone.dwg Updated By: steve

ATTACHMENT 2



PROPOSED CONDITION NOTES:

- NO PHASING OF OPERATIONS IS PROPOSED.
- A DRIP IRRIGATION IS PLUMBED FROM THE WATER TANKS INTO EACH GREENHOUSE
- NO WATERCOURES ARE PRESENT ON THE SUBJECT PARCELS
- NO LANDSCAPING IS PROPOSED. EXISTING VINEYARD WILL BE MAINTAINED TO THE EXTENT POSSIBLE TO SCREEN THE OPERATION
- NO SIGNS ARE PROPOSED.
- SEE SHEET 5 FOR DETAILED PARKING DIMENSIONS, LAYOUT AND SPACING OF PROPOSED BUILDINGS.
- NO SPECIFIC DRAINAGE FACILITIES ARE PROPOSED. WATER WILL DISSIPATE OVER THE FIELD

PLOT PLAN

11x17 SHEET: 1"=200'

0 100 200

NORTH

ADJACENT LAND USES:

NORTH – RESIDENTIAL / AGRICULTURE
WEST RESIDENTIAL / AGRICULTURE
EAST – RESIDENTIAL / AGRICULTURE
SOUTH – RESIDENTIAL / AGRICULTURE

LOCATION MAP

DATE	REVISIONS	DRAWN BY
6-10-22	REVISED SITE LAYOUT	
5-5-22	ADJUSTED SITE FOR SCENIC ZONE SETBACK	

OWNER: SVETOZAR SABEV

APN: 007-013-22, 007-013-23

SITE PLAN PROPOSED CONDITIONS

PROJ. MGR.: SL
PROJ. ASSOC.: SL
DRAWN BY: SL
DATE: 9-3-20
SCALE: AS SHOWN

SHEET

C4

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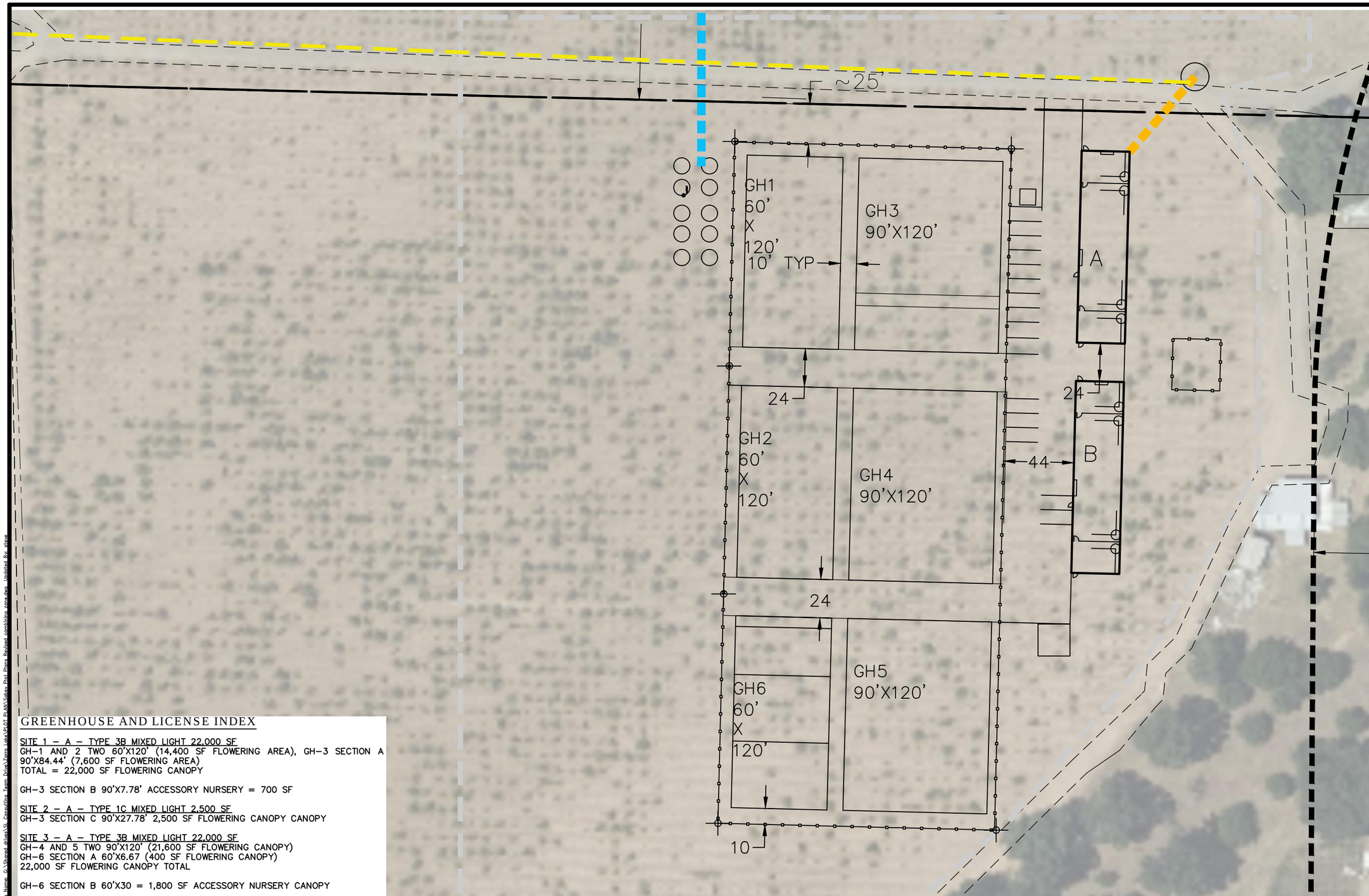

GREENHOUSE AND LICENSE INDEX

SITE 1 – A – TYPE 3B MIXED LIGHT 22,000 SF
GH–1 AND 2 TWO 60'X120' (14,400 SF FLOWERING AREA), GH–3 SECTION A 90'X84.44' (7,600 SF FLOWERING AREA)
TOTAL = 22,000 SF FLOWERING CANOPY

GH–3 SECTION B 90'X7.78' ACCESSORY NURSERY = 700 SF

SITE 2 – A – TYPE 1C MIXED LIGHT 2,500 SF
GH–3 SECTION C 90'X27.78' 2,500 SF FLOWERING CANOPY CANOPY

SITE 3 – A – TYPE 3B MIXED LIGHT 22,000 SF
GH–4 AND 5 TWO 90'X120' (21,600 SF FLOWERING CANOPY)
GH–6 SECTION A 60'X6.67 (400 SF FLOWERING CANOPY)
22,000 SF FLOWERING CANOPY TOTAL

GH–6 SECTION B 60'X30 = 1,800 SF ACCESSORY NURSERY CANOPY

SITE 4 – A – TYPE 1C MIXED LIGHT 2,500 SF
GH–6 SECTION D 60'X41.67' 2,500 SF FLOWERING CANOPY CANOPY

SITE 5 – A – TYPE 1C MIXED LIGHT 2,500 SF
GH–6 SECTION E 60'X41.67' 2,500 SF FLOWERING CANOPY CANOPY

PLOT PLAN

11x17 SHEET: 1"=60'

0 30 60

NORTH

DATE	REVISIONS	DRAWN BY
6-10-22	REVISED SITE LAYOUT	
5-5-22	ADJUSTED SITE FOR SCENIC ZONE SETBACK	

OWNER: SVETOZAR SABEV

APN: 007-013-22, 007-013-23

CANNABIS CULTIVATION SITE

PROJ. MGR.: SL
PROJ. ASSOC.: SL
DRAWN BY: SL
DATE: 9-3-20
SCALE: AS SHOWN

SHEET
C5

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June 29, 2022 – 14:37 Dwg Name: G:\Shared drives\SL Consulting Team Drive\Xrefs\DWG FILES\Sabev Plot Plans Revised cannabis zone.dwg Updated By: sface

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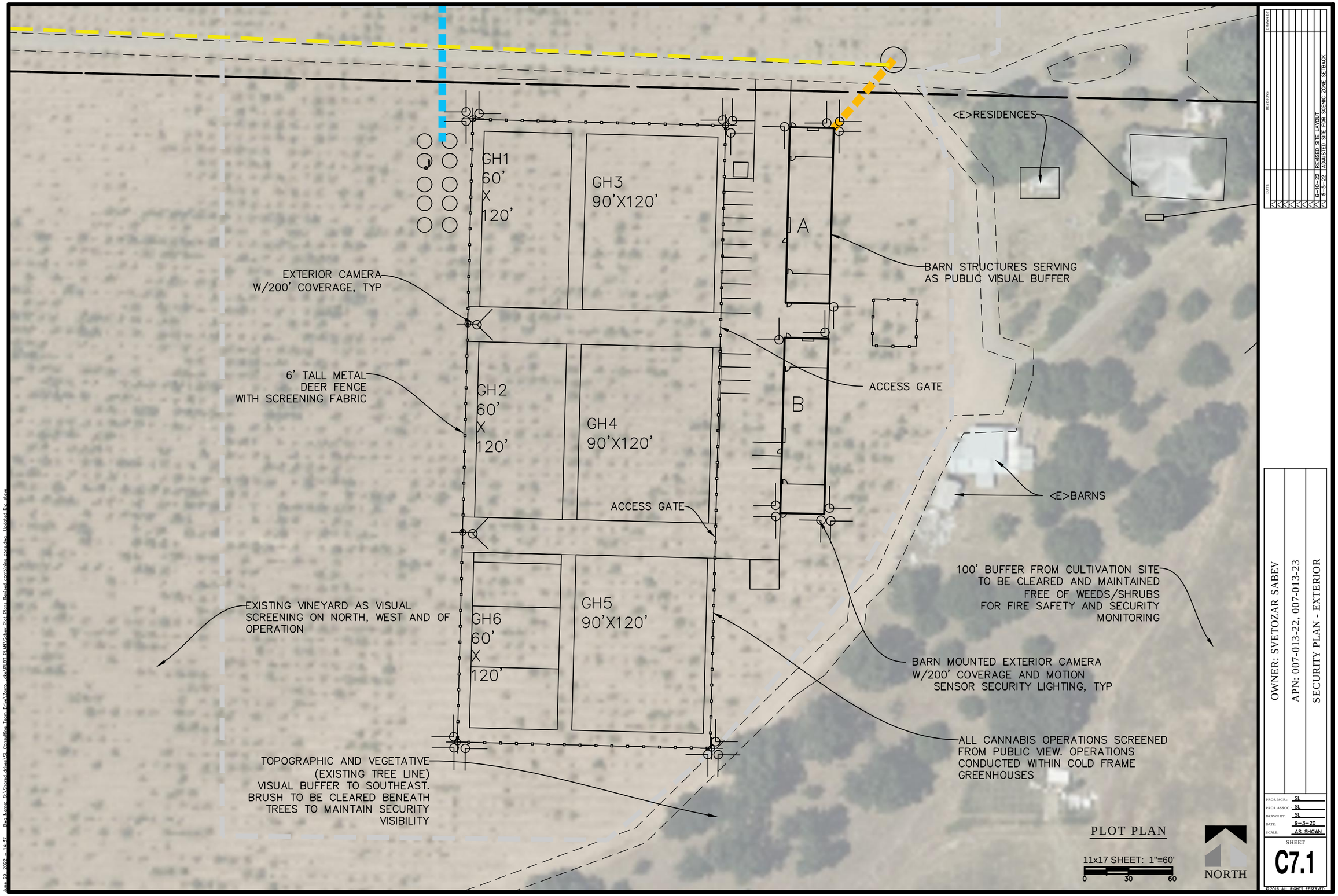

DATE	REVISIONS	DRAWN BY
6-10-22	REVISED SITE LAYOUT	
5-5-22	ADJUSTED SITE FOR SCENIC ZONE SETBACK	

OWNER: SVETOZAR SABEV

APN: 007-013-22, 007-013-23

SECURITY PLAN - EXTERIOR

PROJ. MGR.:	SL
PROJ. ASSOC.:	SL
DRAWN BY:	SL
DATE:	9-3-20
SCALE:	AS SHOWN

SHEET

C7.1

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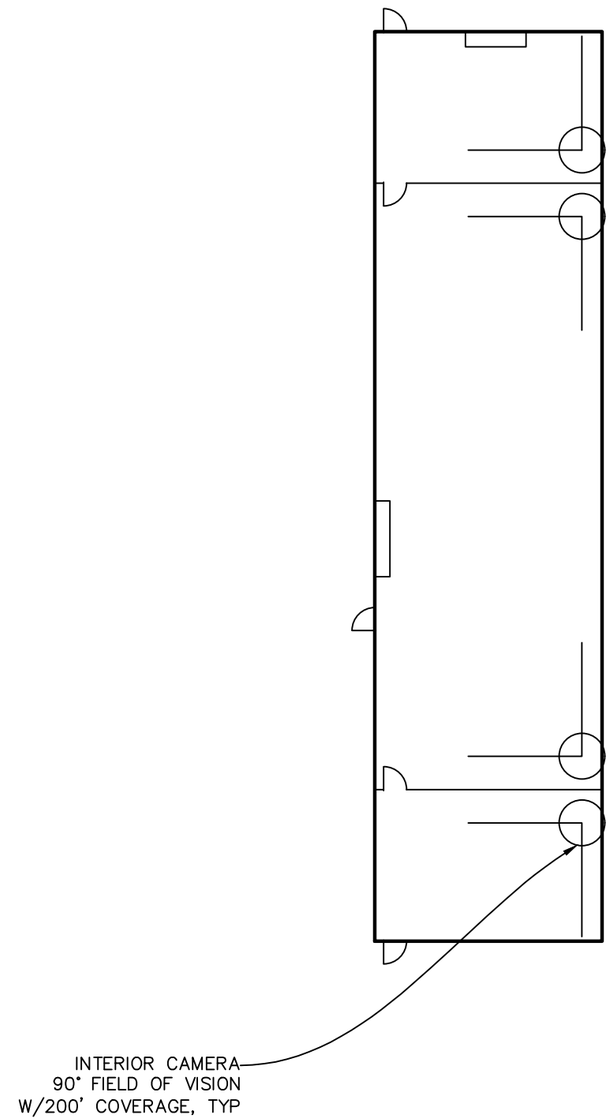
ATTACHMENT 2



11x17 SHEET: 1"=20'

0 20 40

DATE	REVISIONS	DRAWN BY

OWNER: SVETOZAR SABEV

APN: 007-013-22, 007-013-23

SECURITY PLAN - INTERIOR

PROJ. MGR.: SL
PROJ. ASSOC.: SL
DRAWN BY: SL
DATE: 9-3-20
SCALE: AS SHOWN

SHEET

C7.2

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