

Notice of Determination

Appendix D
COUNTY CLERK

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. **51,500 sf of mixed-light canopy.**

REVISED
2:00 pm, Oct 05, 2023

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 and has made the following determinations regarding the above
(date)
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.

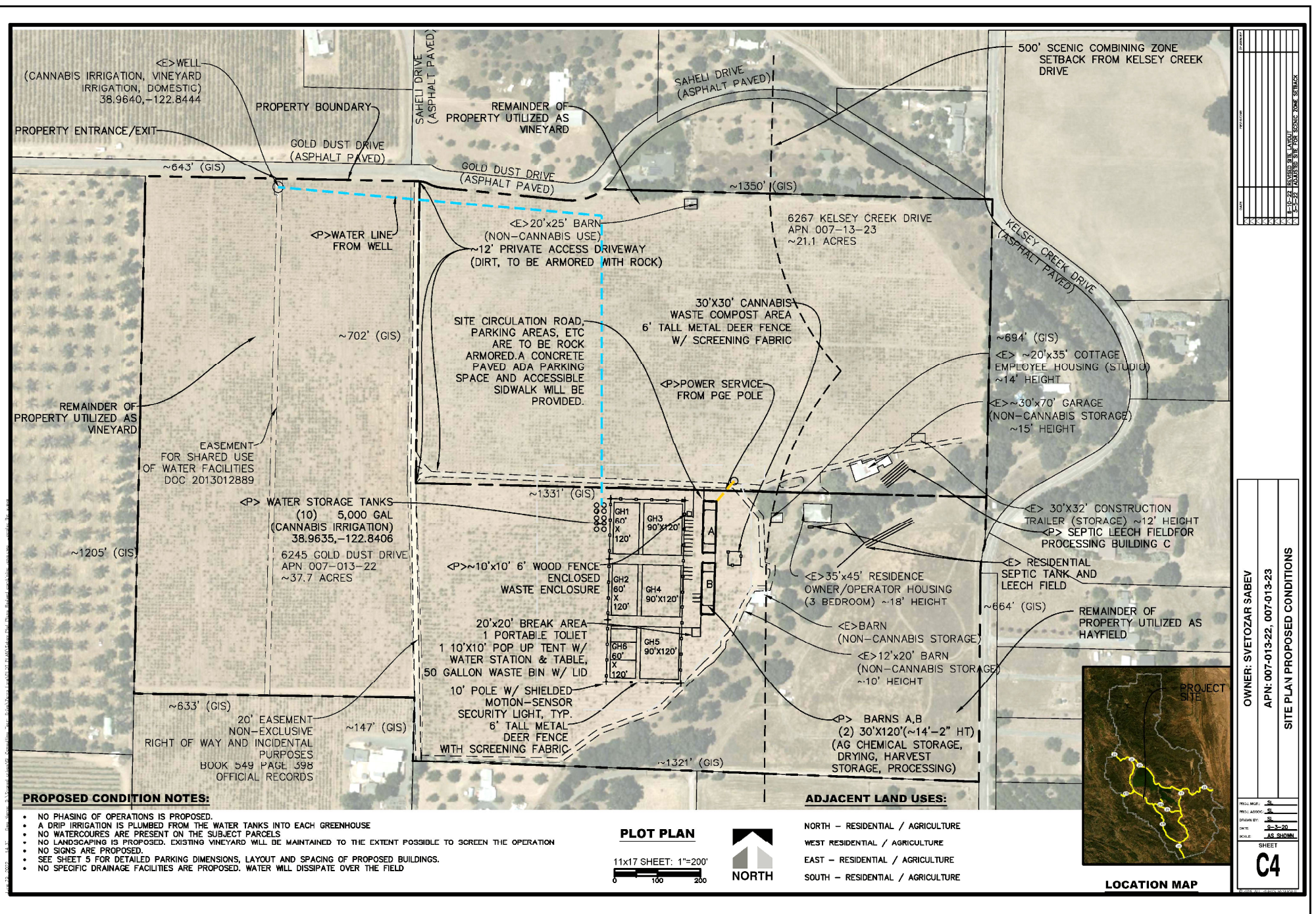
This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

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:

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



Map Date: 06/30/2022

Figure 5 - Project Location with Proposed Features

Cresta Kelseyville Cannabis Project

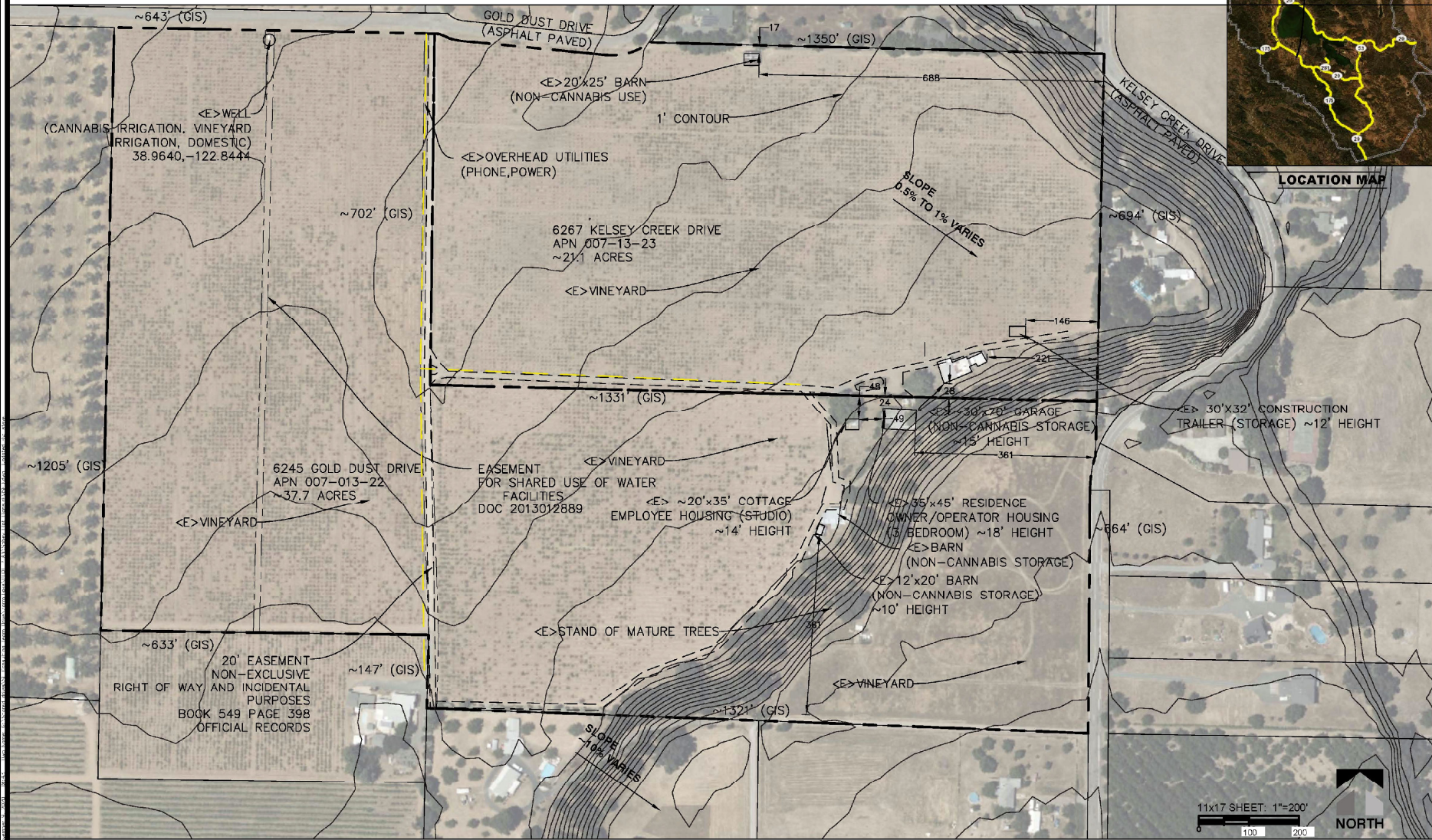
Kelseyville, Lake County, CA

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

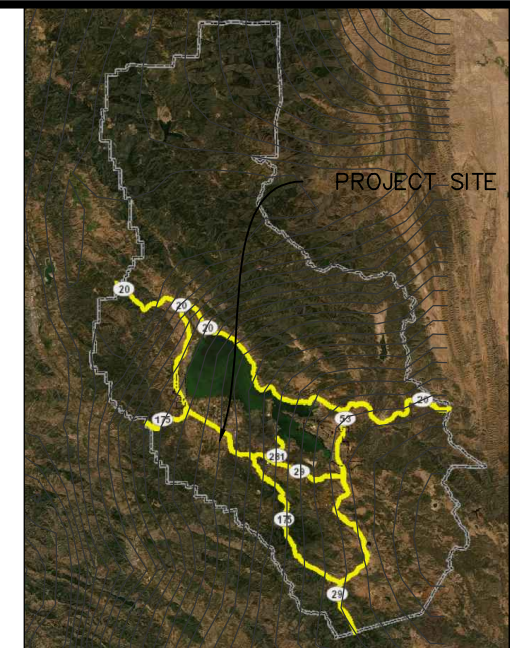
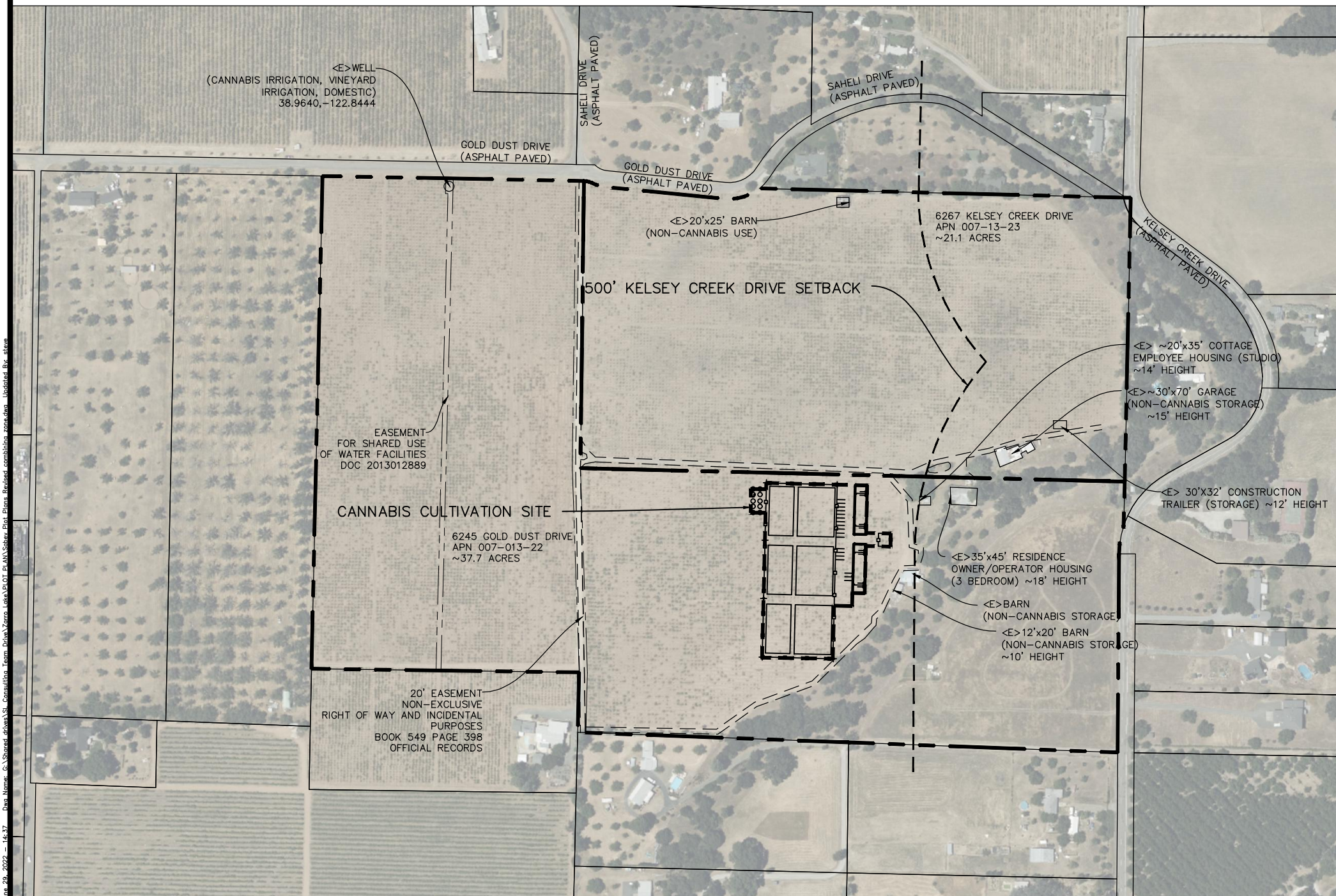


OWNER: SVETOZAR SABEV
 APN: 007-013-22, 007-013-23
 EXISTING CONDITIONS

FROM: MSL: 3
 PROJ. AREA: 3
 SHEET NO: 3
 DATE: 8-3-20
 SCALE: AS SHOWN
 SHEET
C3

Map Date: 06/30/2022

Figure 2 - Project Location with Existing Features**Cresta Kelseyville Cannabis Project****Kelseyville, Lake County, CA**

[illegible]

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

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'



A horizontal graphic scale bar with a black outline. It is divided into three equal segments by two vertical tick marks. Below the bar, the numbers 0, 150, and 300 are printed at the left, middle, and right ends respectively.



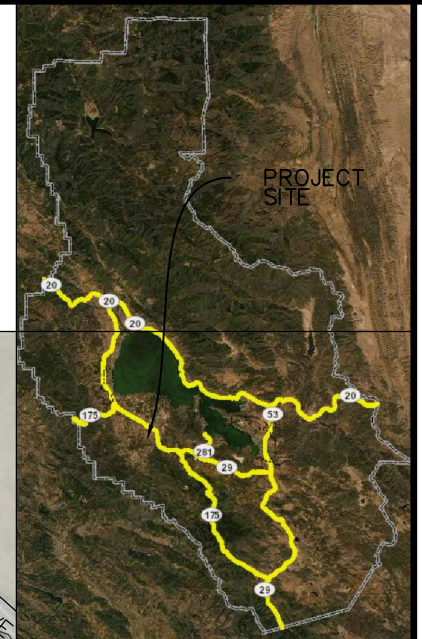
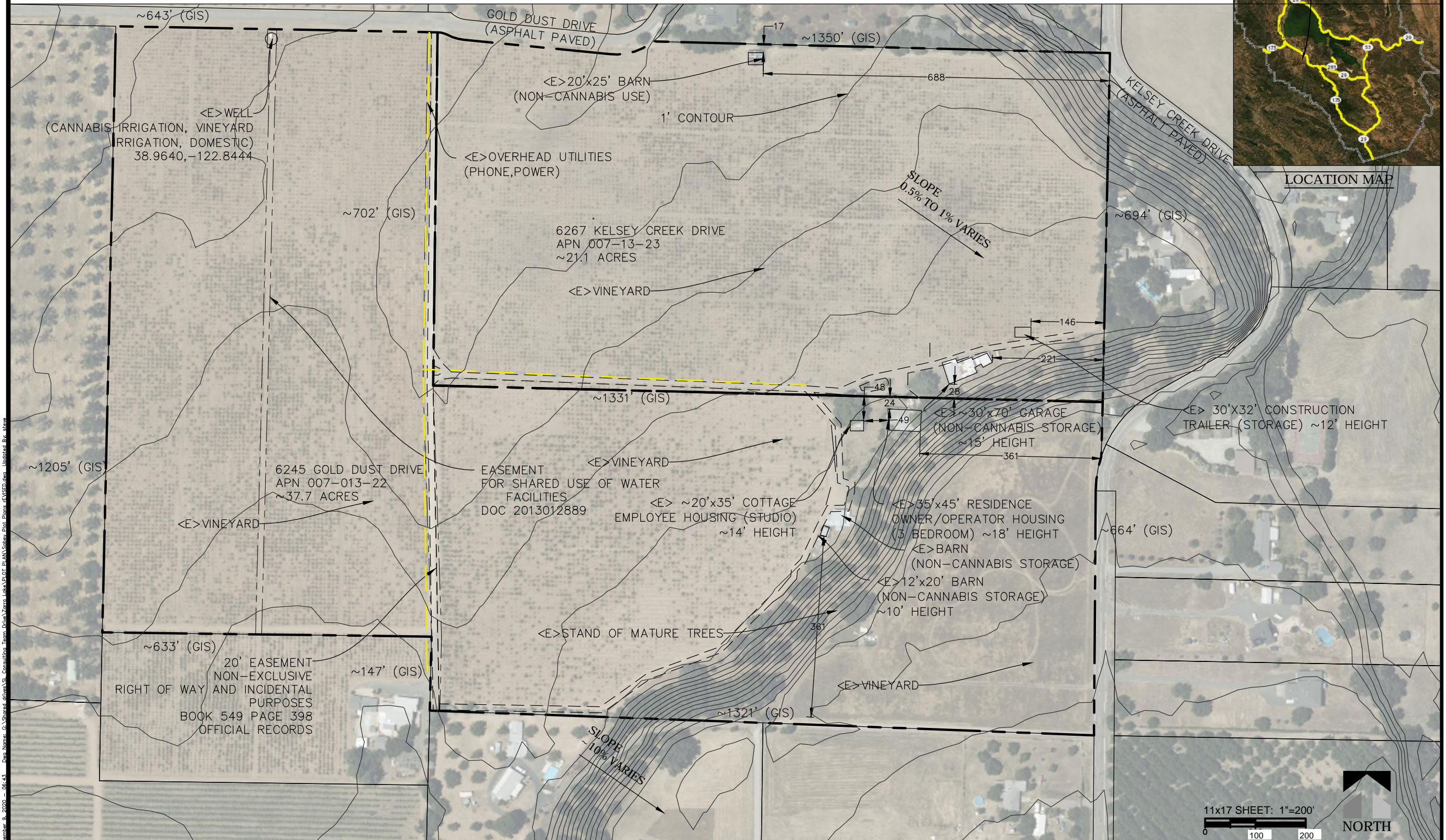
OWNER: SVETOZAR SABEV
APN: 007-013-22, 007-013-23
COVER SHEET

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

SHEET
C1

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- NO FAULT LINES ARE LOCATED WITHIN THE SUBJECT PARCELS
- CONTOURS DEPICTED FROM USGS 1/3RD ARC SECOND DEM 13_N39W123

NORTH - RESIDENTIAL / AGRICULTURE
WEST RESIDENTIAL / AGRICULTURE
EAST - RESIDENTIAL / AGRICULTURE
SOUTH - RESIDENTIAL / AGRICULTURE



LOCATION MAP

[illegible]

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



NORTH CAROLINA STATE UNIVERSITY

NO PUBLIC OR PRIVATE SCHOOLS, GRADES 1 THROUGH 12, DEVELOPED PARKS CONTAINING PLAYGROUND EQUIPMENT, DRUG OR ALCOHOL 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

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

SHEET
C2



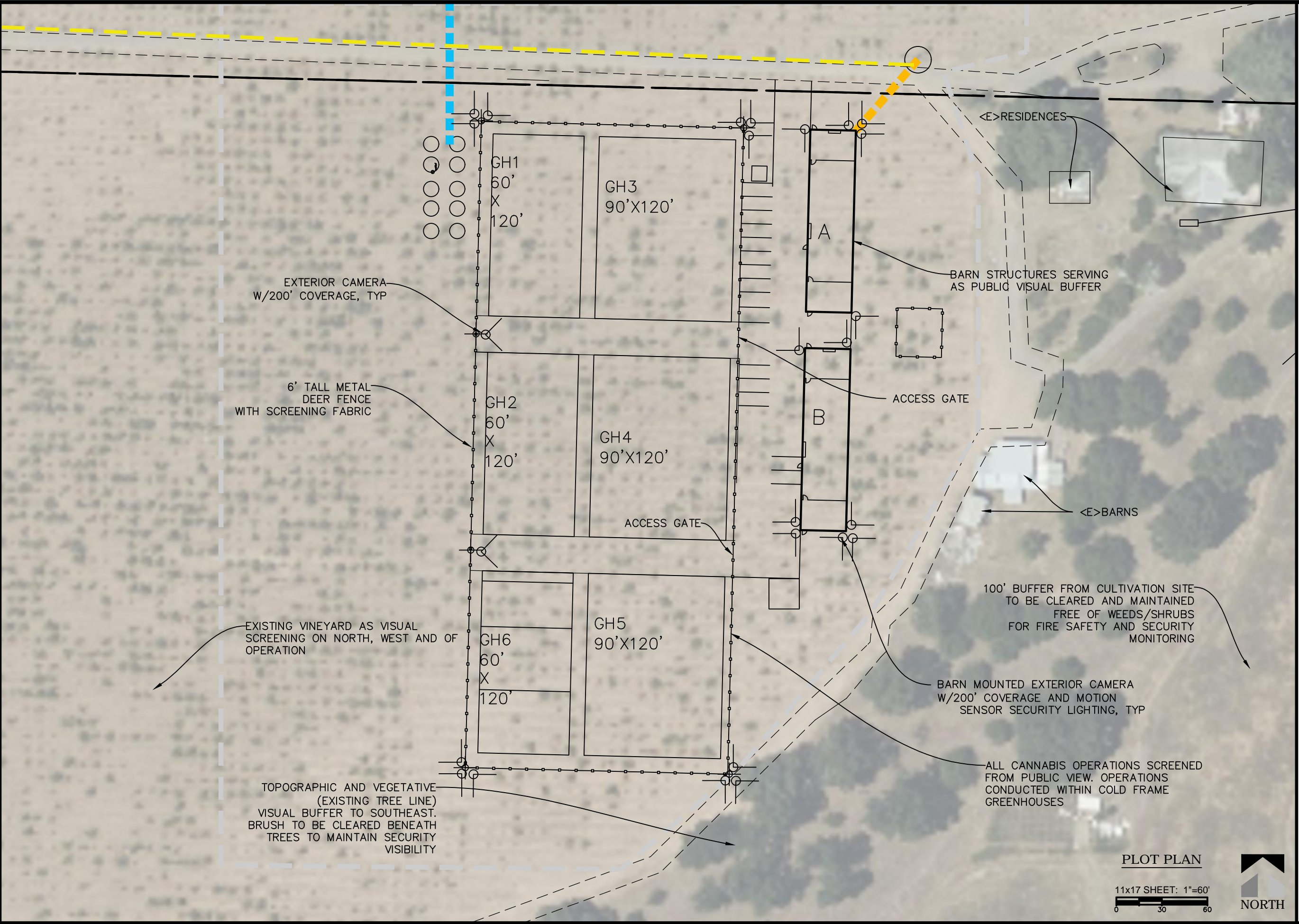
NORTH CAROLINA STATE UNIVERSITY



OWNER: SVETOZAR SABEV	PROJ. MGR: <u>SL</u>
APN: 007-013-22, 007-013-23	PROJ. ASSOC: <u>SL</u>
SITE PLAN PROPOSED CONDITIONS	DRAWN BY: <u>SL</u>
	DATE: <u>9-3-20</u>
	SCALE: <u>AS SHOWN</u>
	SHEET C4



OWNER: SVETOZAR SABEV	PROJ. MGR.: <u>SI</u>
APN: 007-013-22, 007-013-23	PROJ. ASSOC.: <u>SI</u>
CANNABIS CULTIVATION SITE	DRAWN BY: <u>SI</u>
	DATE: <u>9-3-20</u>
	SCALE: <u>AS SHOWN</u>
SHEET C5	



DATE	REVISIONS
6-10-22	REVISED SITE LAYOUT
6-9-22	ADJUSTED SITE FOR SCENIC ZONE SETBACK

OWNER: SVETOZAR SABEV

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

SECURITY PLAN - EXTERIOR

PROJ MGR: SI

PROJ ASSOC: SI

DRAWN BY: SI

DATE: 9-3-20

SCALE: AS SHOWN

SHEET

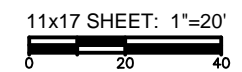
C7.1

PLOT PLAN

11x17 SHEET: 1"=60'

0 30 60



[illegible]

OWNER: SVETOZAR SABEV	PROJ. MGR.: <u>SL</u>
APN: 007-013-22, 007-013-23	PROJ. ASSOC.: <u>SL</u>
SECURITY PLAN - INTERIOR	DRAWN BY: <u>SL</u>
	DATE: <u>9-3-20</u>
	SCALE: <u>AS SHOWN</u>
SHEET	
C7.2	