



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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Item 6b
9:20 a.m.
April 9, 2026

TO: Planning Commission

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

DATE: April 9, 2026

SUBJECT: Consideration of Major Use Permit PL-25-354 (UP 24-06) Osprey Farm / Alfred Fontana, IV and Mitigated Negative Declaration for a maximum of 89,620 square feet of outdoor commercial cannabis canopy located at 7255 Boggs Lane & 7314 Adobe Creek Road, Kelseyville (APNs 007-021-21 & 007-021-16)

EXECUTIVE SUMMARY

Action Requested:

Staff is recommending the Planning Commission adopt a Mitigated Negative Declaration (MND) and approve Major Use Permit PL-25-354 Osprey Farm for a maximum of 89,620 square feet of outdoor commercial cannabis canopy and a Type 13 Distribution, Self-transport license at 7255 Boggs Lane & 7314 Adobe Creek Road, Kelseyville (APNs 007-021-21 & 007-021-16) applicant: Alfred "Al" Fontana, IV.

Project Overview:

The applicant proposes up to 89,620 square feet (sf) / 2.06 acres of outdoor commercial cannabis canopy on a 46.5-acre Agricultural "A" parcel in the Kelseyville Planning Area. The project consists of outdoor cultivation in raised beds or containers within an existing vineyard footprint, ancillary immature plant propagation greenhouses, drying and processing facilities, and associated infrastructure. Historic uses of the property include a walnut orchard, a 12-acre wine grape vineyard in 1999/2000, and 21.6-acre grape vineyard in 2016/2017. The applicant is proposing diversification of agricultural uses on agricultural land.

An aerial photograph of a rural landscape with red lines delineating property boundaries. An orange star is placed in the center-right of the image, marking a specific location. Several roads are labeled in white text: Highland Springs Rd runs vertically on the left; Bell Hill Rd runs horizontally at the top; Leslie Ln runs horizontally at the top right; Adobe Creek Rd runs vertically in the center; Adobe Creek runs diagonally from the bottom left towards the center; and Beggs Ln runs vertically on the right. The terrain is a mix of green fields, brownish soil, and clusters of trees. A small, light-colored circular feature, likely a well or a small pond, is located just to the right of the orange star.

Stage I of development:

- 2

- Employees: 1–3 full-time; up to 9 at peak season

Ancillary Facilities

- Three 20' x 87' greenhouses for immature propagation
- 2,040 sf existing drying structure
- 624 sf barn and 480 sf garage (ancillary use)
- Interior roadways will be designed to meet Public Resource Code (PRC) 4290 Road Standards
- Security fencing with locking gates and Knox Box
- Nine parking spaces (including ADA)
- Portable ADA restroom (future permanent wastewater system planned)

Stage II Permanent Improvements:

- 1,800 sf proposed drying building
- 1,140 sf proposed processing building with ADA restroom
- Fire suppression water tank per CAL FIRE/NFPA standards
- Maintenance of defensible space for commercial structures in accordance with PRC 4291.

Water Infrastructure

- Primary Well #4 (50 gpm yield)
- Two backup irrigation wells (emergency use only)
- Drip irrigation system
- Three 6,000-gallon tanks + one 2,500-gallon mixing tank
- Minimum 10,000-gallon fire suppression tank

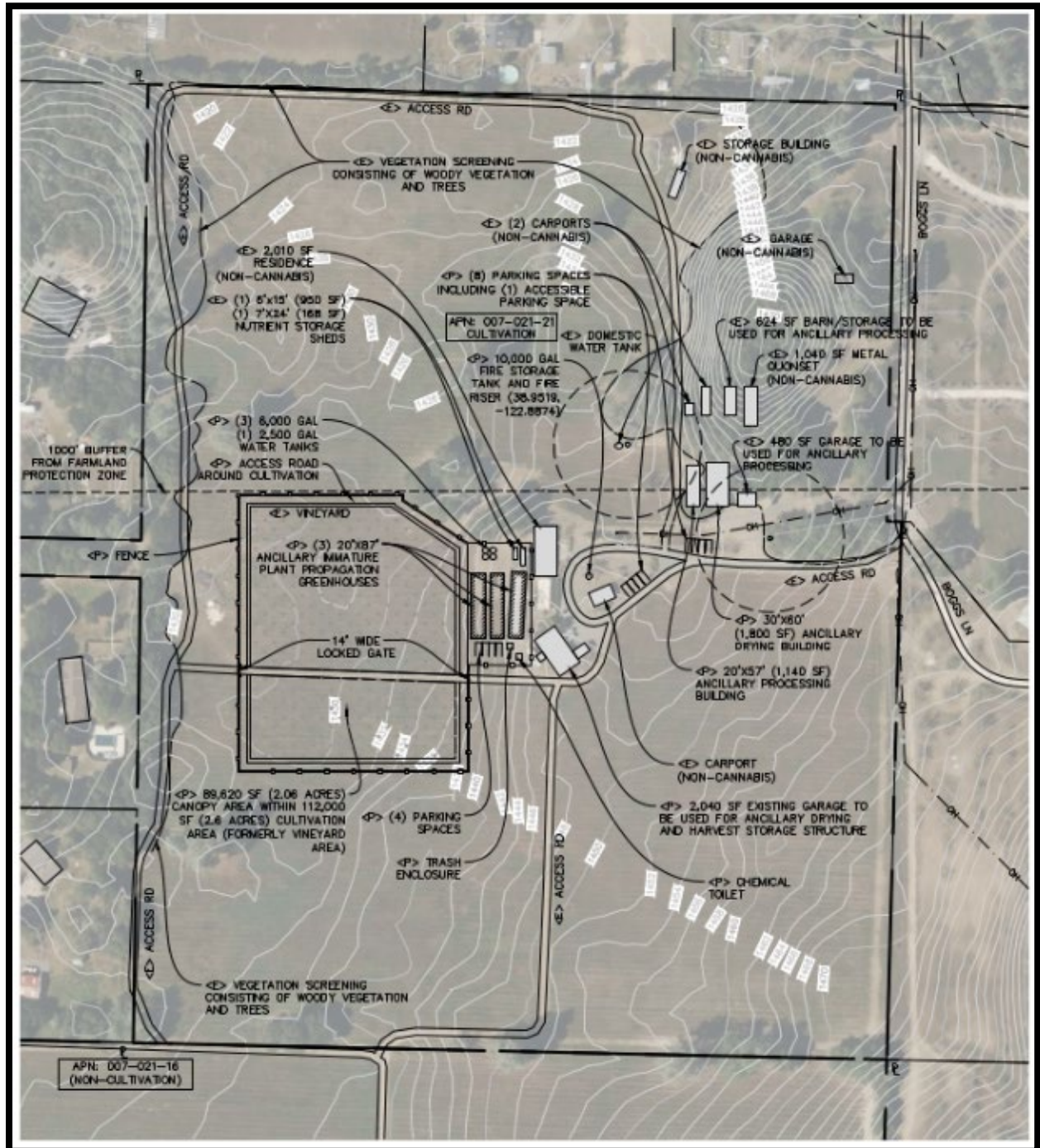
Construction Details

Construction would occur over approximately one to two months and would consist primarily of minor grading with building permit application and site preparation within previously disturbed vineyard areas.

The following equipment is expected to be used to construct the project facilities:

- Backhoe (tracks)
- Trucks (wheels)

Figure 2: SITE PLAN



Source: Northpoint Consulting Group, Inc, 2025

SITE CONTEXT

Location:	7255 Boggs Lane & 7314 Adobe Creek Road, Kelseyville (APNs 007-021-21; 007-021-16)
Parcel Size	Approx. 46.5 total acres
General Plan:	"A" Agriculture
Project Parcel Zoning:	Agriculture "A"
Access:	Boggs Lane
Fire District	Kelseyville Fire Protection District
Hazard Zone	State Responsibility Area (Moderate FHSZ)
Supervisory District	5

The 46.5-acre site is located approximately 4.8 miles southwest of downtown Kelseyville within the Inner North Coast Range. The site is developed with an existing residence, vineyard infrastructure, barns, and agricultural improvements.

Surrounding uses include agricultural lands, rural residential properties, and rural lands zoning. The nearest off-site residence is approximately 200 feet from cultivation areas, meeting required setbacks. Existing vegetative screening separates the proposed canopy from off-site residences.

The applicant proposes full-sun outdoor commercial cannabis cultivation within a pre-disturbed vineyard area. No tree removal is proposed.

The property:

- Is not within a mapped flood zone (Zone X)
- Contains no wetlands or watercourses
- Is enrolled under the State Water Resources Control Board Cannabis General Order (WDID No. 5S17CC429428)

FIGURE 3 – SITE PHOTOS



Site Visit: March 2026

WATER SUPPLY & USE

Projected water demand for 2.06 acres of canopy is approximately:

- 2.7 acre-feet per year (AFY)
- Approximately 880,017 gallons annually
- Peak demand: ~10,071 gallons per day

Water would be sourced from Well #4 (50 gpm capacity), drilled in 2018 to a depth of 120 feet.

Based on the Hydrology Report and Drought Management Plan (NorthPoint Consulting Group, revised January 26, 2026) adequate groundwater supply exists to serve the project without resulting in overdraft conditions.

ENVIRONMENTAL REVIEW (CEQA)

An Initial Study was circulated from February 19, 2026, to March 21, 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
- Tribal Cultural Resources
- Geology/Soils
- Hydrology/Water Quality
- Noise
- Utilities

Mitigation measures are incorporated by reference from the 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.

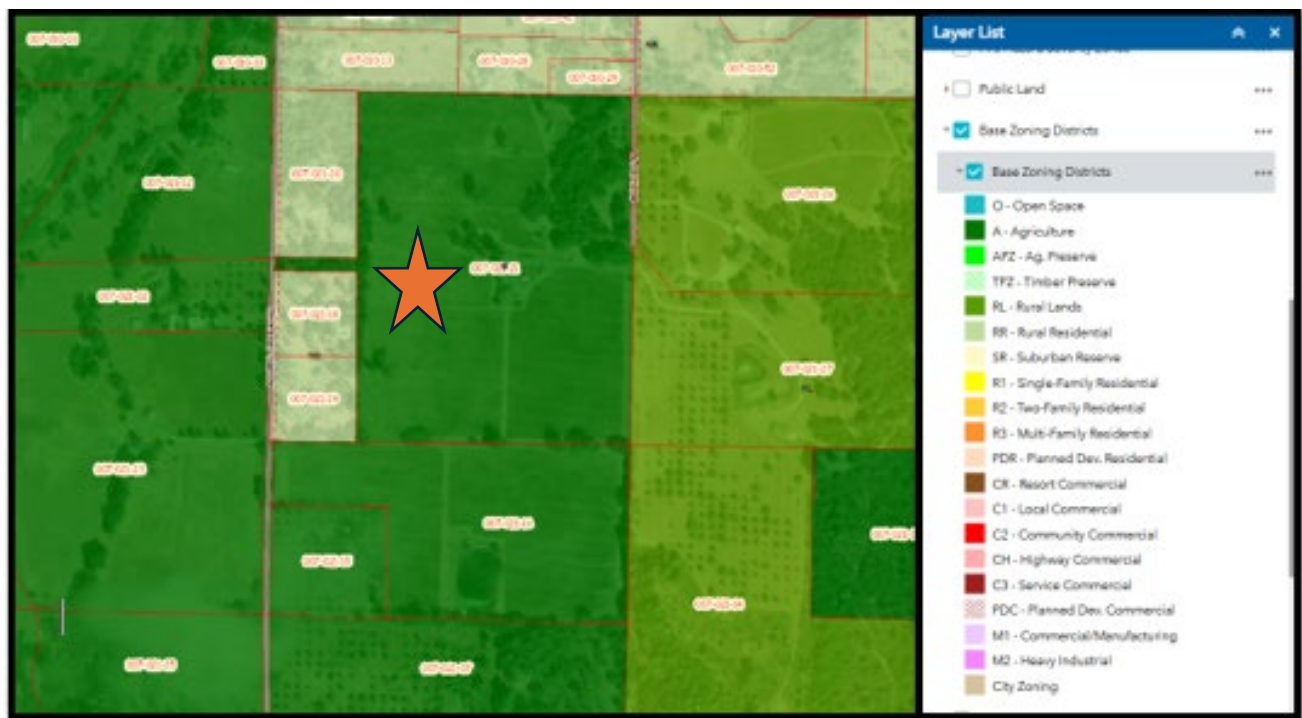
GENERAL PLAN, COUNTY CODE, and ZONING CONSISTENCY

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	Consistent with Chapters 3 Land Use; Chapter 7 Health and Safety; Chapter 8 Noise; and Chapter 11 Water Resources
Kelseyville Area Plan	The project maintains rural character, balances land use, avoids scenic degradation, includes archaeological preservation mitigation, and preserves existing vegetation screening. Objective 5.1b: To designate appropriate amounts of land for uses to accommodate projected growth rates in the Kelseyville area for the next 20 years. The land use map shall designate sufficient lands to accommodate a balance of land uses subject to environmental and public service constraints. Policy 5.1b-1: A high priority should be given to providing service and employment opportunities locally in the Kelseyville Planning Area in order to boost economic development and reduce travel distances. Objective 3.9: To protect and preserve the Kelseyville area's archaeological and historical resources for the long-term benefit of residents, tourists, scientists, and future generations.
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.
Article 27 – Cannabis Uses	Commercial cannabis cultivation is permitted in the Agriculture (“A”) zoning district subject to approval of a Major Use Permit.
LCZO Art. 27 (at) Setbacks & Canopy Limits	• The total combined proposed canopy areas would be approximately 89,620 square feet outdoor commercial cannabis canopy area. • The total acreage combined is approx. 46.5 total acres. • The cultivation site is set back a minimum of 100 feet from the nearest property line.

Policy Area	Conclusion
	The nearest off-site residence is approximately 200' from the Project site.
Farmland Protection Zone	The proposed canopy is located outside the 1,000-foot FPZ buffer and complies with Ordinances 3101 and 3103. The Lake County Agricultural Commissioner reviewed the placement and confirmed compliance.
Lake County Municode 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 4 – ZONING MAP



Source: Lake County Parcel Viewer, 2024

AGENCY REVIEW & TRIBAL NOTIFICATION

Agency comments (Attachment 9) were received and addressed through revisions to the site plan and Conditions of Approval (Attachment 2).

Notification of the project under AB-52 was sent to twelve Tribes on February 3, 2025, with no request for consultation. Tribal Comment is available as attachment 10.

CANNABIS PROJECTS PROXIMITY TO SITES:

There are zero pending and two approved commercial cannabis projects within a one-mile radius.

There are three pending and ten approved commercial cannabis projects within a three-mile radius.

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.

RECOOMENDATIONS AND SAMPLE MOTIONS

- A. I move that the Planning Commission find that potential impacts associated with this project applied for by Alfred Fontana, IV can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration for the property located at 7255 Boggs Lane & 7314 Adobe Creek Road, Kelseyville (APNs 007-021-21 & 007-021-16) will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study PL-25-354 with the findings listed in the Staff Report dated April 9, 2026.
- B. I move that the Planning Commission find that the Major Use Permit PL-25-354 applied for by Alfred Fontana, IV for the property located at 7255 Boggs Lane & 7314 Adobe Creek Road, Kelseyville (APNs 007-021-21 & 007-021-16) 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 April 9, 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 North Point Consulting, 2025
2. Draft Conditions of Approval
3. Project Description
4. Property Management Plan
5. Draft Initial Study / Mitigated Negative Declaration
6. Hydrological Assessment and Drought Management Plan by North Point Consulting, 2026
7. Biological Assessments by Natural Investigations, 2022
8. Botanical Survey Report
9. Agency Comments
10. Tribal Comments
11. Public Comments