



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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Item 6a
9:05 AM
July 9, 2026

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Director; Lars Ewing, Public Works Director; Michelle Irace, Senior Planner; Joseph Cooper, Capital Project Manager

DATE: July 9, 2026

SUBJECT: Consideration of General Plan Conformity Determination and CEQA Categorical Exemption (PL-25-411) for the Kelseyville Senior Center Renovation Project, located at 5245 Third Street, Kelseyville (APN 024-083-06)

ACTION REQUESTED

The Planning Commission will consider approval of a General Plan Conformity Determination and CEQA Categorical Exemption (PL-25-411) for the Kelseyville Senior Center Renovation Project.

BACKGROUND

The Kelseyville Senior Center is a facility that is operated by Kelseyville Seniors, Inc., and provides a number of services to residents in the area, including but not limited to: meals, social events, art and music classes, exercise and movement classes, as well as public gatherings and meeting spaces. Major Use Permit (02-14) was approved for operation of the Kelseyville Senior Center by the Kelseyville Seniors, Inc. on January 23, 2003. In 2023, the County of Lake purchased the property with American Rescue Act funds, and leases it back to Kelseyville Seniors, Inc. for continued use of the building. A General Plan Conformity (GPC 23-05) determination was approved by the Planning Commission on December 14, 2023, for the purchase of the building. However, at that time, the County leased the building back to Kelseyville Seniors, Inc. and did not propose construction.

PROJECT OVERVIEW

The Lake County Public Works Department proposes to remodel the existing Kelseyville Senior Center building, located at 5245 Third Street, Kelseyville. The County has received grant funding from the CA Department of Housing and Community Development (HCD) under the Mitigation Resilient Infrastructure Program (MIT-RIP), which comes from the U.S. Department of Housing and Urban Development (HUD) to improve the facility. As a part of its efforts to become a climate resilient community, the County is investing in the facility to become a Community Resource Center in the event of extreme heat events and power outages.

Proposed improvements include renovation of the Senior Center and utilities (sidewalk and storm drain infrastructure, etc.), that includes a minor expansion (435 sf) within the existing footprint of the roofline. See Project Description section of this Staff Report for more information.

Figure 1- Vicinity Map



PROJECT SUMMARY

As a part of its efforts to become a climate resilient community, the County of Lake is investing in the facility to become a Community Resource Center in the event of extreme heat events and power outages. The project proposes renovating the existing Senior Center building to create a safe and resilient space for day-to-day operations, as well as a meeting location for when emergencies and disasters occur. The project would include the main components listed below. A full project description and photos of the site are included in Attachment 1. Site plans are included in Attachment 2.

- Renovation of approximately 2,163 square feet of the existing senior event center building, including a commercial kitchen upgrade.
- New construction of a 435 square foot entry vestibule and office addition (within the existing footprint of the facility and roof).
- Façade improvements including new exterior elevations for the North, South, East, and West building faces, and a new entry vestibule with exterior doors, windows, and framing.
- Roof replacement over the renovated area, including new roof trusses.
- ADA improvements including accessible counters, restrooms, parking reconfiguration, rolled curb and gutter installation, new storm drain infrastructure, sidewalk improvements, and pavement overlay.
- Landscaping totaling 30 square feet, subject to the State's Model Water Efficient Landscape Ordinance (MWELo) documentation requirements.

- Electric power generator to accommodate health equipment such as oxygen, continuous positive airway pressure (CPAP) machines, respirators, power wheelchairs, and refrigerators for insulin, during power outage events.

Construction. Construction would take approximately five to eight months and would be in seven phases. All construction activities would be within existing paved areas, parking lots and road/right-of-way. Equipment and materials staging would occur within the existing paved parking lot areas. A total of 25 construction workers are anticipated to complete the work. Hours of construction would be Monday through Friday, from 7:00 a.m. to 7:00 p.m. Construction would occur during the dry season and standard stormwater and erosion control Best Management Practices (BMPs), such as hay waddles and silt fencing, would be deployed as needed. No trees or vegetation would be removed.

The following construction equipment will be required for the project:

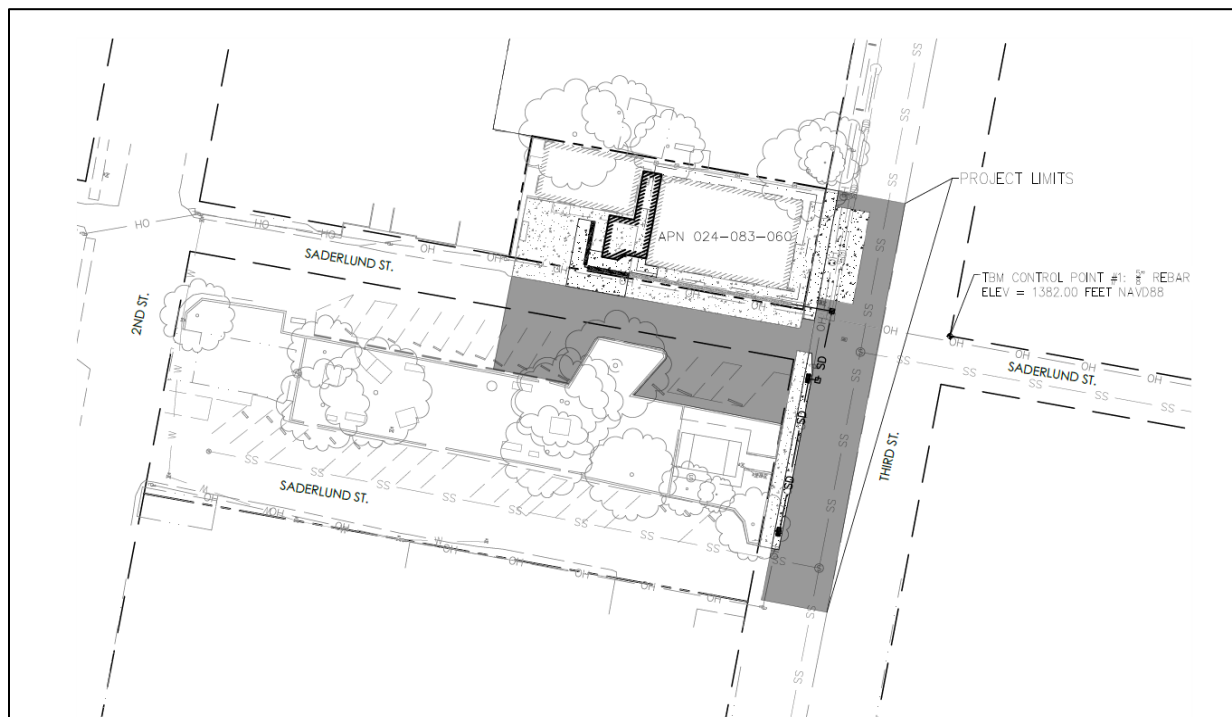
- Excavation: Skid-steer loader, mini-excavator (right-of-way and foundation work).
- Concrete equipment: Concrete mixer truck, concrete pump, forms (foundation and curb work).
- Lifts: Scissor lift or boom lift for roof and ceiling work.
- Interior demolition: Reciprocating saws, demolition hammers, hand tools.
- Roofing: Roofing Nailer articulation lift for parapet/overhang work.
- Paving: Asphalt paver, compactor, plate compactor, dump trucks.
- Utility work: Trenching machine or mini-excavator for storm drain installation.
- Dumpsters / Roll-offs: Multiple on-site for demolition debris staging.
- Delivery vehicles: Flatbed trucks for structural materials, roofing materials, and equipment.
- Concrete washout area shown on erosion control plan C8.

Figure 2- Existing Building



Source: Google Earth, 2026

Figure 3- Site Plan Showing Project Limits (full site plans are included in Attachment 2)



Source: Application Materials

Figure 4- Area of Proposed Expansion



Source: Site Visit Photos

STAFF ANALYSIS

Zoning Ordinance

According to the Lake County Municipal Code Zoning Map, the site is zoned Two-Family Residential “R2”. As previously described, Major Use Permit (02-14) was approved for operation of the Kelseyville Senior Center by the Kelseyville Seniors, Inc. on January 23, 2003.

According to the Lake County, Zoning Ordinance Article 2, Section 2.4 (b) Exemptions, development undertaken by the County of Lake is exempted (Ord. 1749, 7/7/1988). Thus, any proposed development must adhere to the Lake County General Plan and is not subject to the Lake County’s Zoning Ordinance. However, The County of Lake must continue to ensure full compliance with all applicable federal and state regulations.

General Plan Conformity

Government Code Section 65402 (Planning and Zoning Laws) states the following: (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof.

The analysis of GPC 23-05 for acquisition of the property in 2023, determined that the use, purchase and operation of the building was in conformance with the Lake County General Plan and Kelseyville Area Plan.

The December 14, 2023, Staff Report and associated analysis can be found online at: <https://countyoflake.legistar.com/View.ashx?M=A&ID=1146091&GUID=3C42BEF6-FAC8-41A2-B1AB-BF398636EF2B>

In summary, the purchase and continued use of the building was determined to be in conformance with goals and policies pertaining to public facilities and land use compatibility contained within Chapter 3 (Land Use) and Chapter 5 (Public Services and Facilities) of the 2008 General Plan, as well as the Kelseyville Area Plan. The proposed renovation of the existing building and associated utility improvements would further support the noted goals and policies of the General Plan and Kelseyville Area Plan.

For the reasons described above, the proposed project would therefore conform to the Lake County General Plan.

ENVIRONMENTAL REVIEW

CEQA. The proposed project is exempt from further environmental review under the California Environmental Quality Act (CEQA), pursuant to California Code of Regulations Title 14, Division 6, Chapter 3, Article 19, Section 15301 “Existing Facilities”, Class 1 (e)(1). Examples of projects

within this exemption includes, but is not limited to: interior and exterior alterations to buildings, existing streets, sidewalks and utilities; restoration and rehabilitation of deteriorating structures; and additions to existing structures, provided that it will not result an increase of 50% of the floor area or 10,00 sf.

The project includes renovation of an existing public structure (approximately 2,300 sf) and utilities (sidewalk and storm drain infrastructure, etc.), that includes a minor expansion (435 sf) within the existing footprint of the roof. The project is developed with a building and parking lot, and does not contain any sensitive habitats. Additionally, the site does not contain any of the exceptions listed in Section 15300.2 of the CEQA Guidelines that would result in the project qualifying for Categorical Exemption. These include the presence of hazardous waste sites, damage to scenic highways, substantial adverse change to a historical resources, and significant cumulative impacts. Lastly, there are no known recorded cultural resources on-site. A request for review and opportunity to comment was provided to several departments and agencies with jurisdiction or interest over the project, including all Lake County-affiliated Tribes. Agency comments received are included in Attachment 3.

Based on the above information, the Lake County Community Development Department has determined that the project will not have a significant effect on the environment and the project can be exempt from further review under Section 15301.

NEPA. Because the grant funding for the project comes from the U.S. Department of Housing and Urban Development (HUD) environmental review under the National Environmental Policy Act (NEPA) is required. In accordance with NEPA, a Categorical Exclusion per 24 CFR §58.5(a)(1), which includes acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements, has been approved by HCD/HUD, for the project. For informational purposes, the NEPA documentation is included in Attachment 4. No action by the Planning Commission is required pertaining to NEPA.

RECOMMENDATIONS

Staff recommends the Planning Commission take the following actions:

- A. Find that the Kelseyville Senior Center Renovation Project (PL- 25-411), located at 5245 Third Street, Kelseyville (APN 024-083-06) can be categorically exempt from further CEQA review pursuant to the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15301, Existing Facilities, based on the information and findings in the Staff Report dated July 9, 2026.
- B. Find that the Kelseyville Senior Center Renovation Project (PL-25-411), located at 5245 Third Street, Kelseyville (APN 024-083-06) is in conformance with the Lake County General Plan and Kelseyville Area Plan, based on the information and findings in the Staff Report dated July 9, 2026.

SAMPLE MOTIONS

Categorical Exemption

I move that the Planning Commission find the Kelseyville Senior Center Renovation Project (PL- 25-411), located at 5245 Third Street, Kelseyville (APN 024-083-06) can be categorically exempt from further CEQA review pursuant to the California Code of Regulations, Title 14, Division 6, Chapter

Kelseyville Senior Center Renovation (PL-25-411)

3, Section 15301, Existing Facilities, based on the information and findings in the Staff Report dated July 9, 2026.

General Plan Conformity

I move that the Planning Commission find the Kelseyville Senior Center Renovation Project (PL- 25-411), located at 5245 Third Street, Kelseyville (APN 024-083-06) is in conformance with the Lake County General Plan and Kelseyville Area Plan, based on the information and findings in the Staff Report dated July 9, 2026.

***NOTE:** The applicant or any interested person is reminded that the Lake County Municipal Code provides for a seven (7) calendar day appeal period if there is a disagreement with the Planning Commission. 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:

1. Project Description and Site Photos
2. Site Plans
3. Agency Comments
4. NEPA documentation