



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
255 N. Forbes Street – 3rd Floor
Lakeport, California 95453
Planning • Building • Code Enforcement
Phone: (707) 263-2221 • Fax: (707) 263-2225

Item 6c
9:15 AM
December 14, 2023

STAFF REPORT

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Director
Laura Hall, Senior Planner

DATE: December 14, 2023

SUBJECT: Consideration of General Plan of Conformity (GPC 23-05) determination for the acquisition of property at 5245 Third St., Kelseyville, CA 95451 (Assessor's Parcel Number [APN] 024-083-06)

ATTACHMENTS: 1. Use Permit UP 02-14 Conditions of Approval

EXECUTIVE SUMMARY

The Lake County Administrative Office (Applicant) has secured federal funding for the acquisition and remodeling/refurbishment of the facilities currently owned by Kelseyville Senior, Inc. and utilized for the Kelseyville Senior Center (approved via Major Use Permit 02-14 in 2003), located at 5245 Third St., Kelseyville, CA 95451.

Following property purchase, the County will immediately lease back the parcel to Kelseyville Senior, Inc. for continued use under the existing use permit (UP 02-14). Consideration of the lease and purchase agreements were scheduled for the November 28, 2023 Board of Supervisor's (BOS) meeting, but the item(s) were continued to the December 19, 2023 BOS meeting agenda, pending approval of a General Plan Conformity determination, pursuant to Government Code Title 7, Division 1, Chapter 3, Article 7, Section 65402, which states that before the County can purchase property a determination of conformity with the Lake County General Plan must be made by the Planning Commission.

Once under County ownership, the County's Public Services Department will also issue a Request for Proposals (RFP) for facility improvements to promote Americans with Disabilities Act compliance and support the functional needs and access of the population served. The details and scope of the improvements will not be known until bids are received in response to the RFP and a contract for improvements are awarded.

As such, at this time, the only action being considered by the Planning Commission is the General Plan Conformity determination for acquisition of the property.

PROJECT DESCRIPTION

<u>Project Title:</u>	Acquisition of Land owned by the Kelseyville Senior, Inc.
<u>Permit Numbers:</u>	GPC 23-05
<u>Pervious Permits:</u>	Use Permit UP 02-14 and Minor Modification MMU 03-09
<u>Lead Agency:</u>	County of Lake
<u>Applicant:</u>	Lake County Administration Office
<u>Property Owner:</u>	Kelseyville Senior, Inc.
<u>Property Location:</u>	5245 Third St., Kelseyville, CA 95451
<u>Parcel Number(s) APN(s):</u>	024-083-06
<u>Parcel Size:</u>	~0.16 ac
<u>General Plan Designation:</u>	Medium Density Residential MDR
<u>Zoning Districts:</u>	"R2"- Two-Family Residential
<u>Flood Zone:</u>	X, Areas determined to be outside the 0.2% annual chance floodplain
<u>Fire:</u>	Not in a mapped SRA zone
<u>Topography:</u>	0-10%
<u>Fire Protection:</u>	Kelseyville Fire Department
<u>Vegetation:</u>	Non-native trees
<u>Water Courses:</u>	N/A
<u>Submittal Date:</u>	November 9, 2023

Background

On January 23, 2003, the Planning Commission approved Major Use Permit 02-14, allowing for Kelseyville Senior, Inc. to establish and operate the Kelseyville Senior Center (community club) on the subject site. Minor Modification MMU 03-09 to UP 02-14 was approved on January 8, 2004, to allow for construction of a kitchen within the community club. The Kelseyville Senior Center is an important asset to the senior citizens in and around the community of Kelseyville. Many senior citizens live on fixed incomes and depend on the facility for warm meals and clothing. In addition, seniors also come to the senior center for different hosted activities and volunteering which benefits that community.

Project Overview

The Lake County Administrative Office is proposing to utilize federal funding from the American Rescue Plan Act for acquisition of the property and facility improvements. The ~0.16-acre (50 ft x 150) ft parcel is in unincorporated Kelseyville. Existing development on site the parcel includes a 2,238 sq. ft. community club and 960-foot modular building. The site to the south is utilized for senior center parking but is not included in the acquisition proposal.

Following property purchase, the County will immediately lease back the parcel to Kelseyville Senior, Inc. for continued use under the existing use permit (UP 02-14); all conditions of approval listed in Use Permit UP 02-14 would remain (Attachment 1). Approval of the purchase agreement and lease to Kelseyville Senior, Inc. is schedule for consideration by the Board of Supervisor's at their December 19, 2023 meeting.

Once under County ownership, the County's Public Services Department will also issue a Request for Proposals (RFP) for facility improvements to promote Americans with Disabilities Act compliance

and support the functional needs and access of the population served. The details and scope of the improvements will not be known until bids are received in response to the RFP and a contract for improvements are awarded

Pursuant to Government Code Title 7, Division 1, Chapter 3, Article 7, Section 65402, which states that before the County can purchase property a determination of conformity with the Lake County General Plan must be made by the Planning Commission.

It should be noted that the R2 zoning designation does not match our GIS database which shows Community Commercial C22. However, staff have checked the Kelseyville Area Plan Mylar maps and previous entitlements which all agree with the R2 zoning designation.

PROJECT SETTING

Surrounding Uses and General Plan and Zoning Designations

General plan designations around the project site include (Figure 2):

- North: Medium Density Residential “MDR”
- South: Community Commercial “Cc”
- East: Medium Density Residential “MDR”
- West: Medium Density Residential “MDR”

Zoning designations and uses around the project site include (Figure 2):

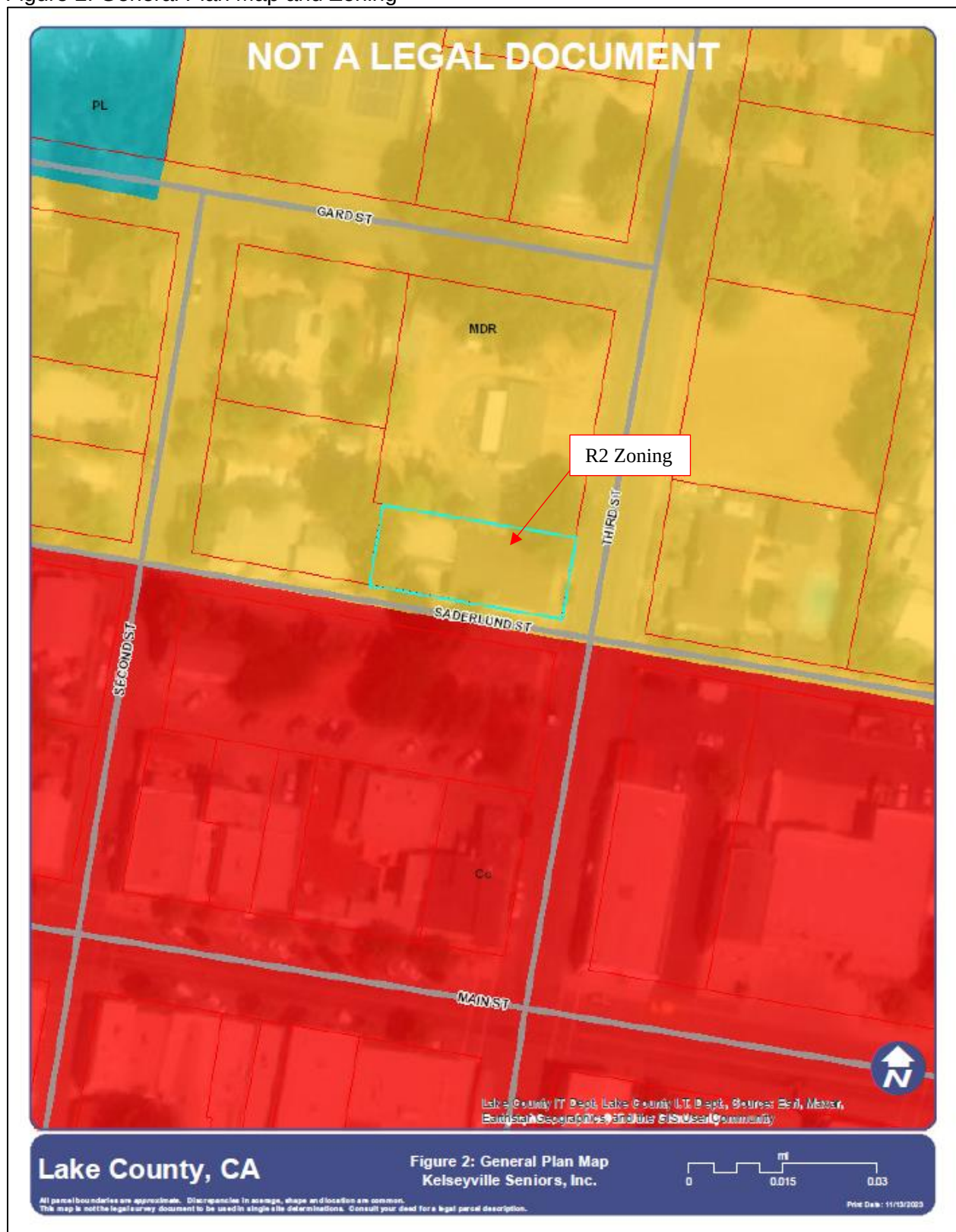
- North: “R2” Two-Family Residential, developed with a single-family residence, approximately 0.47 acres.
- South: “C2” Community Commercial, parking lot, approximately 0.52 acres.
- East: “R2” Two-Family Residential, developed with a single-family residence, approximately 0.27 acres.
- West: “R2” Two-Family Residential, developed with a single-family residence, approximately 0.31 acres.

Figure 1: Vicinity Map



Source: Lake County GIS Mapping, 2023

Figure 2: General Plan Map and Zoning



Source: Lake County GIS Mapping, 2023.

PROJECT ANALYSIS

Regulation

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 required conformity determination is provided below.

General Plan Conformity

In compliance with State regulations, the Community Development Department, Planning Division has identified goals and policies from the Lake County General Plan Chapter 3-Land Use and Chapter 5-Public Facilities & Services that support conformity of the proposed project.

General Plan, Chapter 3 – Land Use Element

Goal LU-1: To encourage the overall economic and social growth of the County while maintaining its quality-of-life standards:

- Policy LU-1.3 The County shall prevent the intrusion of new incompatible land uses into existing community areas.
- Policy LU-1.4 The County shall recognize each community as an important asset to the County and seek to strengthen and revitalize all communities.

Response: According to the Lake County General Plan, the site is designated as Medium Density Residential (MDR). The MDR land use designation is generally designed to provide areas for residential developments such as duplexes, triplexes, and mobile home parks. As previously noted, the Kelseyville Senior Center is an existing established use (Use Permit UP 02-14) that remains an important asset to the senior citizens in and around the community of Kelseyville. The original approval of UP 02-14 for the senior center was determined to be consistent with the Lake County General Plan. Acquisition by the County for leasing of the site back to Kelseyville Senior, Inc. for continued use would support the above noted Land Use Element goals and policies.

General Plan, Chapter 5 – Public Facilities and Services

Goal PFS-1: To establish and maintain sustainable and safe levels of service, minimize costs, and provide criteria for determining the location, capacity and timing of future public facilities and services.

- Policy PFS-1.1 General Public Service Facilities: The County shall situate general public service facilities and buildings such as government facilities, libraries, and community halls, near the center of general community activities.

- Policy PFS-1.2 Locational Criteria for Public Facilities: The County shall locate public facilities designed for direct public use (libraries, schools, etc.) along major thoroughfares.

Response: The Kelseyville Senior Center is an important asset to the senior citizens in and around the community of Kelseyville. It is located on Third Street, in a centralized area near Main Street, which is a main throughfare. The facility and use are existing, and all infrastructure is currently in place. Following purchase of the property by the County, the facility would be leased back to and operated by Kelseyville Senior, Inc. for continued operation, but it would effectively be a public facility that offers public services to the senior citizens of Kelseyville, as allowed under the existing Use Permit (UP 02-14). Continued operation of a facility that provides important public services adjacent to a main thoroughfare in Kelseyville supports the above Public Facilities and Services goals and policies.

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

Lake County Municipal Code, Zoning Ordinance

Article 11- Two Family Residential (R2)

According to the Lake County Municipal Code Zoning Map (Kelseyville Area Plan), the site is designated as Two-Family Residential “R2”. Pursuant to Article 11, SEC. 11.3, subsection 11.3(g), Community Clubs are allowed in the R2 zoning district with a major use permit (refers to Table B of Article 27).

Response: As previously described, Major Use Permit 02-14 was approved for the Kelseyville Senior Center on January 23, 2003. The surrounding parcels are zoned R2 and Community Commercial (“C2”) and utilized for residential and commercial purposes. There would be no change in the uses permitted under Use Permit UP 02-14, which was determined to be consistent with the Lake County Municipal Code at the time of approval. The acquisition of the property for continued operation of the facility would continue to comply with the Lake County Municipal Code (Zoning Article 11).

For the reasons described above, the proposed project would therefore conform to the Lake County Municipal Code, Zoning Ordinance, Article 11.

Kelseyville Area Plan

Land Use

Objective 5.1a: To encourage orderly growth and development within the Kelseyville Planning Area by focusing higher intensity development within the community of Kelseyville. Lower intensity land use patterns are encouraged in areas without public water and sewer systems in the remainder of the planning area.

- **Policy 5.1a-8:** Community commercial development shall be promoted in the designated Community Development Area. Strip development and large outlying shopping Inc. should not be allowed as they would deteriorate the economic viability of downtown Kelseyville.

Response: The Kelseyville Senior Center is located in the town of Kelseyville, in proximity to Main Street and central Kelseyville. Acquisition for continued use of the site would further support the noted Kelseyville Area Plan Land Use goal and policy.

- **Policies 5.1c-1:** Land use planning decisions should encourage the efficient and cost-effective development of public services in the planning area.

Response: The property would be purchased using grant funding. After purchase of the property by the County, the facility would continue to be operated by Kelseyville Senior, Inc., but it would effectively be a public facility that offers public services to the senior citizens of Kelseyville.

Public Services

Objective 5.3: To ensure that development is coordinated with public service capabilities.

- **Policies 5.31b:** Intergovernmental consultation among the County and local special districts shall be coordinated regarding the planning of public service improvements in the Kelseyville Planning Area.

Response: Public services are currently provided to the developed site. On November 9, 2023, a Request for Review (RFR) was sent to responsible agencies, including but not limited to the following: Lake County Public Services Department, Special Districts, County Assessor, Public Works, Lake County Sherriff, etc. Once owned by the County, the Lake County Department of Public Services will oversee the project and send out a Request for Proposals to third party contractors to undertake the work, which requires coordination among many County entities.

For the reasons described above, the proposed project would conform to the Kelseyville Area Plan.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA), an Initial Study/Negative Declaration (IS 02-41) was prepared and approved with UP 02-14 for the Kelseyville Senior Center. Future modifications to the building and site may require review under CEQA. However, the details of such improvements won't be specified until the RFP is sent out and a contract is awarded. As such, the CEQA analysis of future improvements cannot be completed at this time.

Per CEQA Guidelines Section 15060, Preliminary Review, an activity is not subject to CEQA if the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; or if the activity is not defined as a project under Section 15378. Because the action before the Planning Commission is a General Plan Confinity determination for the acquisition of the parcel, and does not propose components that would result in a reasonably foreseeable direct or indirect change to the environment, acquisition of the property does not qualify as a project under CEQA and is not subject to further review.

RECOMMENDATION

Staff recommends the Planning Commission, after reviewing the agenda report and receiving evidence at the public meeting, find that the location, purpose, and extent of the proposed property

acquisition, located at 5245 Third St., Kelseyville, CA 95451, is in conformance with the County of Lake General Plan pursuant to California Government Code Section 65402.

SAMPLE MOTIONS

Environmental Review

- A. I move that the Planning Commission find that the analysis of consistency with the Lake County General Plan for the acquisition of land is not subject to CEQA, under Sections 15060 and 15378 of the State CEQA Guidelines (Division 6 of Chapter 3 of Title 14 of the California Code of Regulations).

General Plan Conformity Report

- B. I move that the Planning Commission finds that the acquisition of land, as proposed by the Lake County Administrative Office, is in conformity with the Lake County General Plan.

NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven-calendar day appeal period. If there is a disagreement with the Planning Commission's recommendation, 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.

KELSEYVILLE SENIORS, INC. USE PERMIT; UP 02-14

Pursuant to the approval of the Lake County Planning Commission on January 23, 2003 there is hereby granted to Kelseyville Seniors, Inc. a Use Permit to allow a senior center (community club), located at 5245 Third Street, Kelseyville, being Assessor Parcel number 024-083-06, with the following terms and conditions:

1. This permit authorizes the use of the abandoned Kelseyville Post Office site for a senior center, consistent with the project description and the site plan dated August 15, 2002. Minor modifications not resulting in increased environmental impacts may be approved in writing by the Community Development Director.
2. Prior to operation, the permit holder shall enter into an agreement with the County of Lake for the use of 24 off-site parking spaces at the adjacent County park. Members shall be encouraged to park either on-site or within the parking lot of the park. A total of 30 parking spaces are required for the senior center.
3. Four (4) on site parking spaces shall be provided, and shall be striped prior to operation of the facility. Parking along this parcel's frontage of Third Street is allowed, however, parking by members along the opposite side of Third Street (east side of street) shall be discouraged.
4. Hours of operation shall be limited to between the hours of 7:00 AM and 10:00 PM., seven days per week.
5. This permit does not authorize weddings or other leased uses of the facilities that would result in large gatherings such as parties or festivals. This condition does not apply to events operated by Kelseyville Seniors, Inc. at this facility such as bake sales, book or plant sales or similar events.
6. Meetings by non-profit organizations such as Girl Scouts and Boy Scouts and other community organizations are allowed. The permit holder shall furnish a copy of this use permit to any organization that uses this facility.
7. Should substantive noise complaints result from the operation of this facility, the permit holder shall submit a noise mitigation plan to the Air Quality Management District and Community Development Department for review and approval.
8. The permit holder shall comply with all requirements of the Lake County Environmental Health Division with regard to food and water service. If a commercial kitchen is proposed in the future, the permit holder shall submit an application for a minor modification to use permit, which shall be scheduled for a hearing before the Planning Commission.
9. Prior to occupancy the permit holder shall comply with all requirements of the Kelseyville Fire Protection District, including exiting requirements and location of fire extinguishers.
10. The Planning Commission may revoke the permit in the future if the Commission finds that the use to which the permit is put is detrimental to the health, safety, comfort and general welfare of the public or constitutes a nuisance.
11. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
12. This permit shall be null and void if not used by January 23, 2005, or if the use is abandoned for a period of two (2) years.
13. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.

MARY JANE FAGALDE
COMMUNITY DEVELOPMENT DIRECTOR

Prepared By: _____

By: 
Kristine Edgmon, Secretary

ACCEPTANCE

I have read and understand the foregoing Use Permit and agree to each and every term and condition thereof.

Date: 6/13/03


Applicant or Authorized Agent

From: [Ryan Lewelling](#)
To: [Laura Hall](#)
Subject: RE: RFR for General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45):
Date: Monday, November 27, 2023 8:41:12 AM

Laura,

The Assessor's Office has no comments at this time.

Ryan Lewelling
Cadastral Mapping Specialist,
Assessor-Recorder, County of Lake, California
707-263-2302 | Ryan.Lewelling@LakeCountyCA.gov

From: Laura Hall <Laura.Hall@lakecountyca.gov>
Sent: Thursday, November 9, 2023 4:52 PM
To: Elizabeth Knight <elizabethk@lcaqmd.net>; Douglas Gearhart <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; mike.wink@fire.ca.gov; CentralValleySacramento@waterboards.ca.gov; centralvalleysac@waterboards.ca.gov; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; pbleuss@kelseyvillefire.com; Greg Peters <Greg.Peters@lakecountyca.gov>; PGEPlanReview@pge.com; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; 'kkennedy@rrcbc-nsn.gov; thpo@big-valley.net; rgeary@hpultribe-nsn.gov; Kn@koination.com; jesse.gonzalez@sv-nsn.gov; patty.franklin@sv-nsn.gov; THPO@middletownrancheria.com; sryan@big-valley.net; rmontez@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; rgeary@hpultribe-nsn.gov; aarroyosr@hpultribe-nsn.gov; Irosas@hpultribe-nsn.gov; streppa@hpultribe-nsn.gov; EC@hpultribe-nsn.gov; THPO@hpultribe-nsn.gov; kn@koination.com; sjelliott@hoplandtribe.com; mlrivera@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; btorres@middletownrancheria.com; sshope@middletownrancheria.com; mlrivera@middletownrancheria.com; TC@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; tanderson@rrcbc-nsn.gov; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; pkicenski77@gmail.com; lakecocan@gmail.com; SunFace110@gmail.com
Cc: Stephen Carter, Jr. <Stephen.Carter@lakecountyca.gov>
Subject: RFR for General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45):

Good Afternoon Fellow Agencies and Tribal Members,

This is a request for review of General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45) which proposes acquisition of property at 5245 Third St., Kelseyville, CA 95451 (Kelseyville Senior Center) by the County of Lake from the Kelseyville Senior Center (assessor's parcel number 024-083-06). Following purchase of the property, the County will remodel the buildings and then lease back the land to the Kelseyville Senior Center in addition to other activities described in the RFP. Attached are the RFR with project details and Vicinity map.

Please advise us if additional information is needed, which permits are required from your agency (if any), and/or of your environmental concerns. Additionally, please advise if your

From: [William Collins](#)
To: [Laura Hall](#)
Subject: RE: RFR for General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45):
Date: Tuesday, November 14, 2023 11:53:31 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Building has no comments.

Sincerely

Bill Collins, CBO, CASp
Chief Building Official
County of Lake
255 N. Forbes St.
Lakeport, CA 95453
707-263-2221 ex 38123 (Office)
william.collins@lakecountyca.gov



From: Laura Hall <Laura.Hall@lakecountyca.gov>
Sent: Thursday, November 9, 2023 4:52 PM
To: Elizabeth Knight <elizabethk@lcaqmd.net>; Douglas Gearhart <dougg@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; mike.wink@fire.ca.gov; CentralValleySacramento@waterboards.ca.gov; centralvalleysac@waterboards.ca.gov; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; pbleuss@kelseyvillefire.com; Greg Peters <Greg.Peters@lakecountyca.gov>; PGEPlanReview@pge.com; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; 'kkennedy@rrcbc-nsn.gov; thpo@big-valley.net; rgeary@hpultribe-nsn.gov; Kn@koination.com; jesse.gonzalez@sv-nsn.gov; patty.franklin@sv-nsn.gov; THPO@middletownrancheria.com; sryan@big-valley.net; rmontez@big-valley.net;

cww281@gmail.com; l.brown.elem@gmail.com; rgeary@hpultribe-nsn.gov; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; streppa@hpultribe-nsn.gov; EC@hpultribe-nsn.gov; THPO@hpultribe-nsn.gov; kn@koination.com; sjelliott@hoplandtribe.com; mlrivera@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; btorres@middletownrancheria.com; sshope@middletownrancheria.com; mlrivera@middletownrancheria.com; TC@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; tanderson@rrcbc-nsn.gov; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; pkicenski77@gmail.com; lakecocan@gmail.com; SunFace110@gmail.com

Cc: Stephen Carter, Jr. <Stephen.Carter@lakecountyca.gov>

Subject: RFR for General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45):

Good Afternoon Fellow Agencies and Tribal Members,

This is a request for review of General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45) which proposes acquisition of property at 5245 Third St., Kelseyville, CA 95451 (Kelseyville Senior Center) by the County of Lake from the Kelseyville Senior Center (assessor's parcel number 024-083-06). Following purchase of the property, the County will remodel the buildings and then lease back the land to the Kelseyville Senior Center in addition to other activities described in the RFP. Attached are the RFR with project details and Vicinity map.

Please advise us if additional information is needed, which permits are required from your agency (if any), and/or of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **November 23, 2023**. Please email your comments to laura.hall@lakecountyca.gov, or mail them to the address listed in the letterhead of the RFR.

Sincerely,

Laura Hall,

agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **November 23, 2023**. Please email your comments to laura.hall@lakecountyca.gov, or mail them to the address listed in the letterhead of the RFR.

Sincerely,

Laura Hall,

LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

2617 South Main Street
Lakeport, CA 95453
Phone (707) 263-7000
Fax (707) 263-0421



Douglas G. Gearhart
Air Pollution Control Officer
doug@lcaqmd.net

-MEMORANDUM-

To: Laura Hall, Senior Planner
County of Lake Community Development Dept.

DATE: November 20, 2023

FROM: Peter Helldorfer, Air Quality Engineer *PH*

SUBJECT: County of Lake ••• Kelseyville Seniors, Inc. ••• GPC 23-05; CE 23-45 ••• APN: 024-083-06 ••• Kelseyville Senior Center Remodel ••• 5245 Third Street, Kelseyville, CA 95451

On November 09, 2023 the Lake County Air Quality Management District (LCAQMD) received a Request for Review from the County of Lake Community Development Department regarding the purchase and renovation of the Kelseyville Senior Center at 5245 Third Street, Kelseyville, CA 95451.

The project parcel is not located in a mapped area known to contain serpentine rock and/or soils. The District and State of California Air Resources Board regulate surfacing and construction activities involving serpentine. Serpentine commonly contains regulated amounts of asbestos. If serpentine is discovered or is present during the course of grading or construction, all work shall stop until an approved serpentine dust control plan is in place.

Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measure for Compression Ignition Engines.

Demolition or renovation activities are subject to the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP). A complete asbestos survey and renovation/demolition notification is required before renovation or demolition may begin. Removal of a modular/portable structure is considered to be a demolition under the Asbestos NESHAP. Contact the LCAQMD for more details regarding the notification requirements and process.

Given the above concerns are adequately addressed the project, as proposed with mitigation measures, can be supported for air quality concerns.

From: [Patricia Franklin](#)
To: [Laura Hall](#)
Subject: [EXTERNAL] RE: RFR for General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45):
Date: Sunday, November 12, 2023 5:07:18 PM

Laura,

Thank you for your correspondence. I suggest you contact Big Valley Band of Pomo regarding this property.

Best regards,

Patricia Franklin

Environmental Director
Scotts Valley Band of Pomo Indians

From: Laura Hall <Laura.Hall@lakecountyca.gov>
Sent: Thursday, November 9, 2023 4:52 PM
To: Elizabeth Knight <elizabethk@lcaqmd.net>; Douglas Gearhart <dougg@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; mike.wink@fire.ca.gov; CentralValleySacramento@waterboards.ca.gov; centralvalleysac@waterboards.ca.gov; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; pbleuss@kelseyvillefire.com; Greg Peters <Greg.Peters@lakecountyca.gov>; PGEPlanReview@pge.com; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; 'kkennedy@rrcbc-nsn.gov; thpo@big-valley.net; rgeary@hpultribe-nsn.gov; Kn@koination.com; Jesse Gonzalez <jesse.gonzalez@sv-nsn.gov>; Patricia Franklin <patty.franklin@sv-nsn.gov>; THPO@middletownrancheria.com; sryan@big-valley.net; rmontez@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; rgeary@hpultribe-nsn.gov; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; streppa@hpultribe-nsn.gov; EC@hpultribe-nsn.gov; THPO@hpultribe-nsn.gov; kn@koination.com; sjelliott@hoplandtribe.com; mlrivera@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; btorres@middletownrancheria.com; sshope@middletownrancheria.com; mlrivera@middletownrancheria.com; TC@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; tanderson@rrcbc-nsn.gov; Terre Logsdon <terre.logsdon@sv-nsn.gov>; Thomas Jordan <thomas.jordan@sv-nsn.gov>; lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; pkicenski77@gmail.com; lakecocan@gmail.com; SunFace110@gmail.com
Cc: Stephen Carter, Jr. <Stephen.Carter@lakecountyca.gov>
Subject: RFR for General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45):

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Fellow Agencies and Tribal Members,

This is a request for review of General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45) which proposes acquisition of property at 5245 Third St., Kelseyville, CA 95451 (Kelseyville Senior Center) by the County of Lake from the Kelseyville Senior Center (assessor's parcel number 024-083-06). Following purchase of the property, the County will remodel the buildings and then lease back the land to the Kelseyville Senior Center in addition to other activities described in the RFP. Attached are the RFR with project details and Vicinity map.

Please advise us if additional information is needed, which permits are required from your agency (if any), and/or of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **November 23, 2023**. Please email your comments to laura.hall@lakecountyca.gov, or mail them to the address listed in the letterhead of the RFR.

Sincerely,

Laura Hall,

From: [Laura Hall](#)
To: "PGE Plan Review"
Cc: [Stephen Carter, Jr.](#); [Lars Ewing](#)
Subject: RE: RFR for General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45):
Date: Monday, November 13, 2023 12:57:00 PM
Attachments: [image001.png](#)

Dear PG&E,

Building plans for the remodel would come during the building permit stage. There will be no increase in electrical use or additional new disturbance.

Thank you,

Laura

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Monday, November 13, 2023 7:37 AM
To: Laura Hall <Laura.Hall@lakecountyca.gov>
Subject: [EXTERNAL] RE: RFR for General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45):

Classification: Public

Good morning, Laura,

Can you please send over the project plans associated with GPC 23-05?

Thank you,



Pacific Gas and Electric Company

Plan Review Team

Email: pgeplanreview@pge.com

From: Laura Hall <Laura.Hall@lakecountyca.gov>
Sent: Thursday, November 9, 2023 4:52 PM
To: Elizabeth Knight <elizabethk@lcaqmd.net>; Douglas Gearhart <dougg@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; mike.wink@fire.ca.gov; CentralValleySacramento@waterboards.ca.gov; centralvalleysac@waterboards.ca.gov; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; pbleuss@kelseyvillefire.com; Greg Peters <Greg.Peters@lakecountyca.gov>; PGE Plan Review <PGEPlanReview@pge.com>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; 'kkennedy@rrcbc-nsn.gov; thpo@big-valley.net; rgeary@hpultribe-nsn.gov; Kn@koination.com; jesse.gonzalez@sv-nsn.gov; patty.franklin@sv-nsn.gov; THPO@middletownrancheria.com; sryan@big-valley.net; rmontez@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; rgeary@hpultribe-nsn.gov;

[nsn.gov](#); lrosas@hpultribe-nsn.gov; streppa@hpultribe-nsn.gov; EC@hpultribe-nsn.gov; THPO@hpultribe-nsn.gov; kn@koination.com; sjelliott@hoplandtribe.com; mlrivera@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; btorres@middletownrancheria.com; sshope@middletownrancheria.com; mlrivera@middletownrancheria.com; TC@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; tanderson@rrcbc-nsn.gov; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; pkicenski77@gmail.com; lakecocan@gmail.com; SunFace110@gmail.com

Cc: Stephen Carter, Jr. <Stephen.Carter@lakecountyca.gov>

Subject: RFR for General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45):

CAUTION: EXTERNAL SENDER!

This email was sent from an EXTERNAL source. Do you know this person? Are you expecting this email? Are you expecting any links or attachments? If suspicious, do not click links, open attachments, or provide credentials. Don't delete it. **Report it by using the "Report Phish" button.**

Good Afternoon Fellow Agencies and Tribal Members,

This is a request for review of General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45) which proposes acquisition of property at 5245 Third St., Kelseyville, CA 95451 (Kelseyville Senior Center) by the County of Lake from the Kelseyville Senior Center (assessor's parcel number 024-083-06). Following purchase of the property, the County will remodel the buildings and then lease back the land to the Kelseyville Senior Center in addition to other activities described in the RFP. Attached are the RFR with project details and Vicinity map.

Please advise us if additional information is needed, which permits are required from your agency (if any), and/or of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **November 23, 2023**. Please email your comments to laura.hall@lakecountyca.gov, or mail them to the address listed in the letterhead of the RFR.

Sincerely,

Laura Hall,

You can read about PG&E's data privacy practices at [PGE.com/privacy](https://pge.com/privacy).

From: [Laura Hall](#)
To: [Lori Baca](#)
Cc: [Stephen Carter, Jr.](#); [Lars Ewing](#)
Subject: RE: RFR for General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45):
Date: Monday, November 27, 2023 7:10:00 AM

Lori,

I am ccing both Stephen Carter and Lars Ewing on this email so they can provide information on the remodel.

Thank you,

Laura

From: Lori Baca <Lori.Baca@lakecountycalifornia.gov>
Sent: Monday, November 20, 2023 11:21 AM
To: Laura Hall <Laura.Hall@lakecountycalifornia.gov>
Subject: RE: RFR for General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45):

Laura,

The Kelseyville Senior Center is within the KCWWD#3 service area and currently billed for both public Sewer and Water service. The RFR does not provide any plans for the potential remodel, which will be necessary to determine if any additional fees would be required. For now we only have the comments below, but we would like to see what the remodel will consist of.

I have reviewed our FOG file for this location found that there is an existing 15 GPM grease trap (GT) at this location. Per our GT calculation sheet this trap would need to be upsized to meet current sizing requirements. I also noticed a 2008 inspection form that suggests that the dish washer is connected to the GT, which is not allowed, and will need to be plumbed to bypass the GT. Additionally the new GT will need to be relocated from inside the kitchen to the outside to meet current EH requirements

A facilities check (FC) will need to be performed to identify any other issues or concerns. Do you think the County would want this FC prior to change of ownership?

Have a wonderful day! Happy Holiday!

Lori A. Baca

Customer Service Supervisor

Lori.Baca@lakecountycalifornia.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Laura Hall

Sent: Thursday, November 9, 2023 4:52 PM

To: Elizabeth Knight <elizabethk@lcaqmd.net>; Douglas Gearhart <dougg@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; mike.wink@fire.ca.gov; CentralValleySacramento@waterboards.ca.gov; centralvalleysac@waterboards.ca.gov; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; pbleuss@kelseyvillefire.com; Greg Peters <Greg.Peters@lakecountyca.gov>; PGEPlanReview@pge.com; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; 'kkennedy@rrcbc-nsn.gov'; thpo@big-valley.net; rgeary@hpultribe-nsn.gov; Kn@koination.com; jesse.gonzalez@sv-nsn.gov; patty.franklin@sv-nsn.gov; THPO@middletownrancheria.com; sryan@big-valley.net; rmontez@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; rgeary@hpultribe-nsn.gov; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; streppa@hpultribe-nsn.gov; EC@hpultribe-nsn.gov; THPO@hpultribe-nsn.gov; kn@koination.com; sjelliott@hoplandtribe.com; mlrivera@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; btorres@middletownrancheria.com; sshope@middletownrancheria.com; mlrivera@middletownrancheria.com; TC@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; tanderson@rrcbc-nsn.gov; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; jikinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; pkicenski77@gmail.com; lakecocan@gmail.com; SunFace110@gmail.com

Cc: Stephen Carter, Jr. <Stephen.Carter@lakecountyca.gov>

Subject: RFR for General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45):

Good Afternoon Fellow Agencies and Tribal Members,

This is a request for review of General Plan Conformity (GPC 23-05); Categorical Exemption (CE 23-45) which proposes acquisition of property at 5245 Third St., Kelseyville, CA 95451 (Kelseyville Senior Center) by the County of Lake from the Kelseyville Senior Center (assessor's parcel number 024-083-06). Following purchase of the property, the County will remodel the buildings and then lease back the land to the Kelseyville Senior Center in addition to other activities described in the RFP. Attached are the RFR with project details and Vicinity map.

Please advise us if additional information is needed, which permits are required from your agency (if any), and/or of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **November 23, 2023**. Please email your comments to laura.hall@lakecountyca.gov, or mail them to the address listed in the letterhead of the RFR.

Sincerely,

Laura Hall,