

COUNTY OF LAKE
PUBLIC SERVICES DEPARTMENT
PROJECT OVERVIEW

Kelseyville Senior Event Center Remodel

5245 Third Street, Kelseyville, CA 95451 | APN: 024-083-06

TO:	Community Development Department Staff
FROM:	PUBLIC SERVICES Staff
DATE:	April 2026
SUBJECT:	Document Review: Permit Set and MWELO Package, Kelseyville Senior Event Center Remodel
APPLICANT:	County of Lake Joseph Cooper, Owner's Representative
ARCHITECT:	Endemic Architecture, Alameda CA (CA Lic. C-38874)
DOCUMENTS:	Permit Set (67 sheets, issued 08/18/2025); MWELO Landscape Documentation Package (6 pages)

1. Summary

This summary presents a review of the project documents submitted for the Kelseyville Senior Event Center (KSEC) Remodel at 5245 Third Street, Kelseyville, California (APN: 024-083-06). The project is owned and initiated by the County of Lake. Documents reviewed include a 67-sheet permit set prepared by Endemic Architecture (dated August 18, 2025) and the County of Lake MWELO Landscape Documentation Package.

The project involves a combination of renovation to an existing 1965 single-story concrete masonry unit (CMU) building and a modest new construction addition. The scope is both interior and exterior, involves structural, architectural, mechanical, plumbing, electrical, fire/life safety, accessibility, civil/grading, drainage, and landscape work. Key components include:

- 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.
- Full roof replacement over the renovated area, including new roof trusses.
- Significant site work along both Saderlund Street and Third Street frontages, including ADA-compliant parking reconfiguration, rolled curb and gutter installation, new storm drain infrastructure, sidewalk improvements, and pavement overlay.
- Landscaping on the project site totaling 30 square feet, subject to MWELO documentation requirements.
- Existing fire sprinkler system is noted as present; deferred submittals include a new roof truss design and solar installation.

2. Project Details

2.1 Existing Site and Building Conditions

The project site is located at 5245 Third Street in Kelseyville, California, at the intersection of Third Street and Saderlund Street. The parcel is identified as APN 024-083-06, consists of approximately 0.16 acres (6,969.5 square feet), and is owned by the County of Lake. The existing structure is a one-story CMU building constructed in 1965 and currently functions as a senior event center. Existing lot coverage is noted at 48%. The building is served by County sewer, Konocti Mutual water, and is located in Seismic Design Category D, Wind Exposure B, and Climate Zone 2. The site is not mapped in a FEMA flood zone per the project data sheet.

The building is classified as Occupancy A (Assembly), with a rated occupancy of 153 persons. The existing building height is 13'-11.5". Fire sprinklers are noted as existing. An existing on-site trailer is shown on plan sheets to remain in place.

2.2 Proposed Work Scope

Architectural / Interior

- Renovation of 2,163 sf of the existing CMU building interior, including the main event space, commercial kitchen, restrooms, and supporting areas.
- New 435 sf one-story addition housing a new entry vestibule and office. New construction height is noted at 16'-0".
- Total project area of 2,598 sf upon completion. New total lot coverage of 52%.
- Commercial kitchen upgrade with 3-compartment sink, floor sinks, food storage shelving, equipment on sanitary legs or sealed curbs, and grease-producing equipment under ventilation hoods.
- New and reconfigured interior walls, doorways, windows, cabinetry, and finish work per sheets A1.07, A4.00, A4.01, A6.00.
- Restroom upgrades including accessible fixtures and ventilation (minimum 5 air changes/hour per sheet A0.00 Health Department notes).
- Power plan (A1.08), lighting plan (A1.09), plumbing diagrams (A1.10), and mechanical diagram (A1.11) all included.

Structural

- Structural drawings prepared by Hewitt Consulting Group (Yuba City, CA).
- New structural foundation plan for addition area (S2.2), new roof framing plan (S2.3), and ceiling framing plan (S2.4).
- CMU wall elevations documented on sheets S3.0 and S3.1.
- Special inspections and observations plan included on sheet S1.1.
- New roof truss system is listed as a deferred submittal.

Roofing

- Full roof replacement over the renovated building area. Existing roof shingles, underlayment, and waterproofing are to be removed and replaced.
- Existing shed roof and a portion of the existing main roof are to be removed per sheet A1.05
- Existing gutters and downspouts on both sides to be replaced (sheet A1.05).
- New roof plan shown on sheet A1.12. Roof detail sheets at A5.00 and A5.01.

Exterior / Facade

- New exterior elevations for the North, South, East, and West building faces included (sheets A2.00, A2.01, A2.02).
- New entry vestibule with exterior doors, windows, and framing.
- Exterior door details on sheet A5.03; window details on A5.02.

Accessibility (ADA / CBC 11B)

- Egress and accessibility diagrams on sheet A1.00 document path of travel from both street frontages.
- Continuous unobstructed path of travel noted at 29'-0" width from Third Street and 11'-0" from the south.
- ADA parking stall shown on civil site plan (sheet C4), referencing Caltrans Detail A90A per sheet C10.
- 270 sf concrete sidewalk per County standard Detail 211-AB shown on site plan.
- Ramp plan, ramp cross section, and ramp long section shown on sheet A1.00. New CMU wall and ramp with stainless steel railing noted.
- Accessible counters per CBC 11B sections 707.7.2 and 707.9 for POS devices noted in accessibility notes.
- Accessible restrooms included; toilet room doors noted as self-closing and tight-fitting.

Fire / Life Safety

- Existing fire sprinkler system noted. Fire suppression drawings included: sheets FP1 through FP5, including piping plan, reflected ceiling plan, attic sprinklers, and section.
- Fire suppression contractor listed as Totorica Plumbing Inc., Kelseyville CA.
- Deferred submittal: solar installation (sheet A0.00 Deferred Submittals list).

Civil / Site Work

- Civil improvement plans prepared by California Engineering Company, Inc. (Yuba City, CA), dated June 2025, labeled DRAFT.
- 10 civil sheets covering existing conditions and demolition (C3), overall site plan (C4), grading and utility plan for Saderlund Street (C5) and Third Street (C6), striping plan (C7), erosion control plan (C8), and details (C9, C10).
- Saderlund Street frontage: 3-inch grind and 3-inch FRAC overlay underlain with fabric; rolled curb and gutter installation; trench drain connecting to existing storm system.
- Third Street frontage: 3-inch grind and 3-inch FRAC overlay from roadway to centerline; new 540 sf of 6" PCC concrete sidewalk; ADA parking stall; 12" HDPE storm drain and drop inlets; junction box installation.
- New building pad extension shown on civil site plan.
- Storm drain system upgraded on Third Street per grading and utility plan C6, including 12" HOPE Type S SD pipe connections, 24x36 catch basins, and connection to existing system.
- Erosion and sediment control plan provided on sheet C8, including concrete washout area and BMP measures around inlets.

Demolition

- Interior demolition plan shown on sheet A1.04.
- Structural foundation demolition (S2.0) and roof demolition (S2.1) documented separately.
- Existing shed roof removal noted.
- Existing site improvements at both street frontages to be removed and replaced per civil demolition plan (C3).

Utilities

- Sewer service: County of Lake (Lake County Special Districts).
- Water service: Konocti Mutual.
- Electrical: Pacific Gas and Electric (PG&E).
- Gas: Pacific Gas and Electric (PG&E).
- Backflow prevention required for potable water supply.

- Commercial hot water heater (tankless type) sized to serve kitchen and handwashing sinks simultaneously.

Landscaping

- MWELO Landscape Documentation Package submitted for project site at 5245 Third Street, Kelseyville.
- Total landscaped area: 30 square feet. Zero turf area. All 30 sf is designated as plant area.
- Project type: Commercial, Public, Rehabilitation. Water supplier: County of Lake. Supply type: Potable.
- MWELO criteria questions 1 and 2 both answered No (exempt from full MWELO compliance given the small landscape area). Question 3 answered No.
- Note: The MWELO form indicates the project incorporates landscaping, but the small area (30 sf) falls below both the 500 sf new construction and 2,500 sf rehabilitation thresholds, suggesting likely exemption. Staff should confirm this determination and note the incomplete hydrozone calculation worksheets (Sections A and B of the MWELO package are blank).

3. Construction Duration, Equipment, and Work Effort

The project is best classified as a Moderate-to-Major Remodel. The combination of structural demolition and replacement (roof framing, portions of foundation), full interior renovation, new addition, commercial kitchen installation, and significant right-of-way improvements places this project above a simple light remodel. The new CMU-based addition and new roof truss system add complexity.

3.1 Estimated Construction Phases and Timeline

Phase	Estimated Duration / Description
Phase 1 - Mobilization & Demolition	2 to 4 weeks. Site staging, temporary facilities, interior demolition of finishes and partition walls, structural roof demolition, removal of existing shed roof, site preparation along street frontages.
Phase 2 - Structural / Foundation Work	3 to 6 weeks. New foundation for addition, CMU wall work, new framing, structural upgrades per structural engineer's plans.
Phase 3 - New Roof System	2 to 4 weeks. New roof truss installation (deferred submittal), roofing, underlayment, waterproofing, gutters, and downspouts.
Phase 4 - MEP Rough-In	3 to 5 weeks. Rough plumbing, electrical, mechanical (HVAC), and fire sprinkler work throughout building.
Phase 5 - Interior Build-Out	4 to 8 weeks. Framing, insulation, gypsum board, commercial kitchen equipment, casework, finishes, accessibility features, restrooms, lighting, power.
Phase 6 - Site / Civil Work	3 to 6 weeks. Street improvements (pavement, curb/gutter, sidewalk), ADA parking stall, storm drain installation, trench drain, junction box, grading, and erosion control.
Phase 7 - Landscaping & Closeout	1 to 2 weeks. 30 sf landscape installation, final inspections, punch list, commissioning.
TOTAL ESTIMATED RANGE	Approximately 5 to 8 months, assuming continuous work, no major weather delays, timely inspection scheduling, and prompt resolution of deferred submittals.

Assumptions underlying this estimate: single shift 7am to 7pm, five-day-per-week construction; no significant unforeseen subsurface conditions; deferred submittals (solar, roof truss) resolved early; no environmental remediation delays; timely inspections by County.

Factors that could extend schedule: supply chain delays for; permitting delays on street improvement permits; coordination delays with utility companies.

3.2 Key Trades Involved

- General contractor and project superintendent
- Demolition subcontractor
- Concrete / CMU masonry subcontractor
- Structural / rough carpentry framing
- Roofing contractor
- Plumbing contractor (includes commercial kitchen rough-in and sanitary systems)
- Electrical contractor
- Mechanical / HVAC contractor
- Fire sprinkler contractor (Totorica Plumbing Inc. identified in plans)
- Accessibility / finish carpentry
- Civil / grading contractor
- Paving contractor
- Landscaping contractor

3.3 Likely Equipment

- 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

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Photo of existing building, taken from Main Street



Photo of existing buildings, taken from Saderlund St



Photo of parking area and Senior center from Saderlund St



Photo from Saderlund of proposed expansion area

