

## NOTICE OF EXEMPTION

**TO:** County Clerk  
County of Lake  
Lakeport, CA 95453

Office of Planning & Research  
1400 Tenth Street  
Sacramento, CA 95814-3044

**FROM:** Lake County Community Development Dept.  
255 North Forbes Street  
Lakeport, CA 95453

**PROJECT TITLE:** **Kelseyville Terrace: Minor Use Permit MUP 21-39;  
Development Review DR 21-04; Categorical Exemption CE 21-  
85**

**PROJECT LOCATION:** 5400 Gaddy Lane, Kelseyville, CA 95451

**COUNTY:** Lake

### **DESCRIPTION OF PROJECT:**

Integrated Community Development is proposing a 69-unit multi-family apartment consisting of one three-story building with 20 one-bedroom, 29 two-bedroom, and 20 three-bedroom units, at 5400 Gaddy Lane, in Kelseyville, California [assessor's parcel number (APN 024-071-69)]. The site is zoned "R3" Multi-Family Residential-Floodway Fringe "FF" and has a general plan designation of High Density Residential HDR. Development would have to comply with Chapter 25 of the Lake County Municipal Code for building in the AO flood zone. The building will be serviced by an elevator and include a 1,500 square foot community room. Outdoor amenities will include an expansive open space, a tot-lot, barbeque/picnic areas, and a volleyball court. The development will be in excess of California State Density Bonus standards with a total of 132 parking stalls. Grading and trenching for parking, landscaping, and utilities are also proposed. There will be two access driveways off of Gaddy Lane. The existing driveway runs along the west side of the property, and provides shared access with the adjacent Kelseyville Family Apartments. A shared use and maintenance agreement will be recorded prior to commencement of construction. The second access driveway is planned on the east of the project. Construction duration is estimated at 14 months. Approximately 70 construction workers and 250 truck trips is estimated during earth work operations. A Conditional Will Serve Letter was received from the Special Districts to allow for connection of water and wastewater system for potable water and sewage disposal. Stormwater runoff will be collected in three onsite bioretention basins. The development will install solar panels on the roof and carports, with the goal of off-setting 100% of the energy required to operate the building. In addition, the developer will participate in the Department of Energy WaterSense program by incorporating water saving fixtures and employing a water conscience landscape design, with the goal of reducing the overall water consumption of the development.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** Lake County Community Development

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Lake Pillsbury Properties Water Company

**EXEMPT STATUS (Check One):**

- The proposed activity is not a project under CEQA Guidelines Section 15378.
- The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
- Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- Categorical Exemption

**REASONS WHY PROJECT IS EXEMPT:**

Project is exempt pursuant to Public Resources Code (PRC) 21159.25. Construction of residential housing project on a less than 5-acre site located within an unincorporated area of Lake County that is substantially surrounded by qualified urban uses and where all public utilities are available. The project is consistent with the current General Plan and the applicable zoning designation and regulations and will consist of multi-family residential uses and where the density of the project will exceed the average density of adjoining residential properties. No significant effects relating to traffic, noise, air quality, greenhouse gas emissions would result from project implementation and the project site has no value as habitat for endangered, rare or threatened species.

In addition, none of the conditions described in Section 21159.25(c) apply to this project.

The County of Lake Community Development Department finds that the Kelseyville Terrace apartment's project is exempt from CEQA pursuant to PRC 21159.25.

**CONTACT PERSON:** Laura Hall

**TELEPHONE NUMBER:** 707-263-2221

**Signature:**   
Title: Senior Planner

**Date:** February 24, 2022