

**FILED****September 4, 2025**

JENAVIVE HERRINGTON

COUNTY CLERK  
LAKE COUNTYBy             
Deputy clerk

**COUNTY OF LAKE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Planning Division**  
 Courthouse - 255 N. Forbes Street  
 Lakeport, California 95453  
 Telephone 707/263-2221 FAX 707/263-2225

**NOTICE OF EXEMPTION**

**TO:** County Clerk Office of Planning & Research  
 County of Lake 1400 Tenth Street  
 Lakeport, CA 95453 Sacramento, CA 95814-3044

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

**PROJECT TITLE:** Harmony (PL-25-282)

**PROJECT LOCATION:** 3210 and 3280 Big Valley Road Kelseyville, CA 95451 (008-037-30 & 008-037-31)

**COUNTY:** Lake

**DESCRIPTION OF PROJECT:**

The Applicant proposes a Major Use Permit (PL-25\_282) for Commercial Special Events to allow special events including farm-to-table dining and fine wine events. The site is located in Kelseyville and includes two parcels. Project activities would occur on the parcel with the single-family home and include hosting up to 96 events annually with a maximum of eight events per month. The parking area includes eight spaces, including one space for accessible parking. All reservations would be made in advance through ticketed sales to ensure a walk-in-free environment. Hours of operation would be from 4:00 p.m. to 9:30 p.m. with guest arrival at 5:00 p.m. and departures by 9:30 p.m. Events would take place indoors in an existing dedicated dining room. Each dinner would be fully staffed by the two owners of the property with no employees. Construction and improvement activities would include a graveled parking area with an eight-car capacity, an underfloor chefs kitchen in the undeveloped area of home, a proposed dining area, and a reconstructed patio. Improvements would include outfitting the chefs kitchen, plating room, indoor dining area, plus incorporation of Americans with Disabilities Act (ADA) compliant amenities. Water would be supplied from a groundwater well located on the adjacent APN 008-037-31 which is vacant. Wastewater would go to an onsite septic system on the main parcel APN 008-037-30. The vacant parcel also has two agricultural wells.

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

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Mara Mehlman

**EXEMPT STATUS (Check One):**

- Ministerial [Section 21080(b); 15268];
- Declared Emergency [Section 21080(b)(3); 15269(a)];
- Emergency Project [Section 21080(b)(4); 15269(b)(c)];
- Statutory Exemption: State code number;
- Categorical Exemption (15303 of the State CEQA Guidelines); and
- General Rule [Section 15061(b)(3)].

**REASONS WHY PROJECT IS EXEMPT:**

Pursuant to the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15301 Class 1 Existing Facilities, would be applied to the project as the existing structure would be used for the Special Event, Commercial. In addition, the project would not trigger any of the exceptions in Section 15300.2 based on the following: a) There could be no harm to federal, or state listed endangered or threatened animal or plant species as the only activities would be placing gravel on the parking area. Also, there would be no tree removals; b) There are no other major use permits for the same use currently proposed, previously approved, or anticipated in the foreseeable future near the project site. Therefore, no cumulative impacts would occur; c) There are no known unusual circumstances that would have a significant effect on the environment; d) According to the Caltrans List of Officially Designated County Scenic Highways, Lake County has no officially designated state highways; e) The State's Envirostor database was checked and there are no hazardous waste sites on or adjacent to the project site; f) The project site is not on the California Historical Resources list or the County's Office of Historical Preservation list and there are no other known historical resources present. The Lake County Community Development Department has determined that the project would not have a significant effect on the environment and is therefore exempt from the provisions of CEQA.

**CONTACT PERSON:** Laura Hall      **TELEPHONE NUMBER:** 707-263-2221

**Signature:**  \_\_\_\_\_

**Date:** September 4, 2025

Title: Senior Planner