

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Lake
255 North Forbes Street
Lakeport, CA 95453

From: (Public Agency): Community Development Department
255 North Forbes Street
Lakeport, CA 95453
(Address)

2026-009

FILED

February 19, 2026
JENAVIVE HERRINGTON
COUNTY CLERK
LAKE COUNTY

By Ka
Deputy clerk

Project Title: SLH Hidden Valley Rural Clinic

Project Applicant: Sutter Health

Project Location - Specific:

Coyote Valley Plaza - Suites 25-30; 18990 Coyote Valley Rd., Hidden Valley Lake CA, 95467

Project Location - City: Hidden Valley Project Location - County: County of Lake

Description of Nature, Purpose and Beneficiaries of Project:

The applicant proposes to convert 6,720 square feet of six existing tenant spaces (suites 25-30) into one larger use for a medical clinic. The facility would operate as a continuous open space consisting of four primary departments: Family Medicine, Support Services, Staff Areas, and Urgent Care. The clinic would provide primary care and rotating specialty services with approximately eight on-site employees during normal operations.

Name of Public Agency Approving Project: County of Lake

Name of Person or Agency Carrying Out Project: Pablo Guerrero

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15301, Class 1
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Pursuant to the California Environmental Quality Act (CEQA), the project qualifies for a categorical exemption under the California Code of Regulations (CCR). Title 14, Division 6, Chapter 3, Section 15301 (Class 1) "Existing Facilities" would be applied to convert 6,720 square feet of six existing tenant spaces (suites 25-30) into one larger use for a medical clinic, under proposed Minor Use Permit. No development is proposed to the existing structure, and the existing parking lot is not expanding in footprint. Thus, qualifying for the exemption.

Lead Agency

Contact Person: Pablo Guerrero Area Code/Telephone/Extansion: 707-263-2221 Ext. 37117

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: PJ Date: 02/19/2026 Title: Assistant Planner

X Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____