

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 95403

From: (Public Agency): City of Clearlake
14050 Olympic Drive
Clearlake, CA 95422
(Address)

Project Title: Conditional Use Permit, CUP 2026-04 & Categorical Exemption, CE 2026-04 (Hope Center)

Project Applicant: Adventist Health Clearlake Hospital (Ronni Duncan)

Project Location - Specific:
3400 Emerson Street, Clearlake, CA 95422 (APN: 039-495-17)

Project Location - City: Clearlake, CA Project Location - County: Lake County

Description of Nature, Purpose and Beneficiaries of Project:

Refer to Exhibit A

Name of Public Agency Approving Project: City of Clearlake, CA

Name of Person or Agency Carrying Out Project: Adventist Health Clearlake Hospital (Ronni Duncan)

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 15303 (Class 3 - New Construction or Conversion of Small Structures)
Statutory Exemptions. State code number:

Reasons why project is exempt:

Refer to Exhibit B

Lead Agency
Contact Person: Mark Roberts - Senior Planner Area Code/Telephone/Extension: (707) 994-8201

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: Mark Roberts Date: 4/21/2026 Title: Senior Planner

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:

Exhibit A - Project Description

Conditional Use Permit to allow a modification of a previously approved use under Use Permit (UP 015-18), which authorized the conversion of an existing 6,100-square-foot office building into a 20-bed Medical Support Residential Care Facility. The facility provides respite care, intensive case management, and support services for individuals recovering from physical illness or injury but do not require hospitalization. The proposed project would expand the existing structure by approximately 7,000 square feet, resulting in a total building area of 13,100 square feet. The expansion would create an additional 15 dual-occupancy bedrooms (30 additional onsite residents), 10 administrative offices, community room, dining area, commercial kitchen with cold storage, restrooms, meeting rooms, and a reception/registration lobby. The facility would continue to operate 24 hours a day, seven days a week, typically consisting of three (3) shifts per day. Staffing levels would include six employees per shift, with up to eight employees during peak operational periods. The existing operation currently has approximately 24 onsite parking spaces. However, the proposed expansion will reduce the total number of parking spaces to 19. Under current parking standards, the use would require one parking space per three beds, in addition to one space per 250 square feet of office area. However, based on discussions with the applicant and a review of historical operations, it has been determined that approximately 95% of clients do not have a vehicle. Given this operational characteristic, staff determined that the proposed parking is adequate to accommodate the operation.

Exhibit B - CEQA Statement

The California Environmental Quality Act (CEQA) requires public agencies to evaluate the potential environmental impacts of discretionary land use approvals. Based on review of the project application materials, agency comments, and the project's location within an urbanized area, staff has determined that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines, Title 14, Division 6, Chapter 3, Section 15303 (Class 3 – New Construction or Conversion of Small Structures). The Class 3 exemption applies to projects involving the construction and/or installation of small structures, including limited new development within urbanized areas. The proposed project qualifies for this exemption as it consists of new construction and/or additions totaling less than 10,000 square feet and is located within an existing developed setting consistent with the applicability requirements of the exemption. Based on the above findings, the project is exempt from further environmental review under CEQA.