City of Clearlake
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Notice of Categorical Exemption Statement

The City of Clearlake approved the following conditional use permit and has determined that use is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA).

Project Title: CUP 2024-04, Categorical Exemption CE 2024-08 (Live Music)

Lead Public Agency: City of Clearlake

Project Location: 14642 Lakeshore Drive, Clearlake, CA 95422 (APN: 040-194-05)

Project Approval Date: 2025

NOE Filed: May , 2025

Prepared By: Michael Taylor, Associate Planner

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

The nature and purpose of the project is to allow live music events within an existing operating restaurant and bar establishment. The Business is in an existing small neighborhood center, about 0.70 acres in size, fronting the Lakeshore Drive general commercial corridor. The center is comprised of two existing multi-tenant buildings and a freestanding tenant building. The Business is in the larger of the 3 existing buildings and is approximately 5,100 square feet in floor area, which includes 3 tenant spaces, Units A, B, and C. Other types of businesses in the center include dog grooming, hair salon, and apparel. Primary vehicle and pedestrian access is from Lakeshore Drive. Emory Avenue, a southeast northwest local collector road, serves as primary access to residential neighborhoods, as well as secondary access for the center. The center shares 150 lineal feet of frontage with Emory Avenue, and an existing fence and access gate are along the rear property line. There are approximately 47 onsite parking spaces. The applicant proposes adding live music to the billiards hall and bar operations which will be in Unit A. A stage, dance floor, and the replacement of pool tables with dining tables and chairs will be for each live music event. Food, beverages, beer and wine will be available during the live music sessions. The business currently operates as a full-service establishment that includes a food service component, bar service, and a designated billiards area. This is a fully developed existing neighborhood shopping center including buildings and asphalt parking area.

EXEMPT STATUS (CATEGORICAL EXEMPTION SECTIONS):

Class 1 § 15301. Existing Facilities: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

FINDINGS FOR EXEMPTION:

The California Environmental Quality Act (CEQA) Section 21000, et. seq. of the California Public Resources Code}, requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The Project is defined as a project under CEQA.

Staff reviewed the approved project to determine the required level of review under the CEQA and determined the project to be Categorically Exempt from the CEQA pursuant to the following CEQA Guidelines:

> The project aligns with the requirements of CEQA Article 19 Class 1 § 15301, Existing Facilities involving negligible or no expansion of existing or former use. No improvements are proposed as the operation will be occurring within an existing structure. Additionally, no ground disturbing activities will occur.