2025-106

FILED

December 29, 2025

JENAVIVE HERRINGTON

COUNTY CLERK
LAKE COUNTY

By KQ
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
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: Vaughn Lakebed Encroachment Permit PL-25-417

PROJECT LOCATION: 520 Esplanade St., Lakeport (City of Lakeport)

DESCRIPTION OF PROJECT: The project proposes the demolition and replacement of an existing 10-foot by 20-foot wooden deck supported by six (6) 6x6-foot pressure-treated wood posts, all of which will be removed. A new 10-foot by 20-foot steel-frame deck will be constructed, supported by two (2) new 8-inch steel piles with a steel header beam. The new deck will be installed lakeward of the existing seawall, which was previously permitted and constructed under a separate project. Additionally, two (2) 4-inch steel piles will be installed to support and lift the gangway when not in use. This system is designed to prevent damage to the gangway ramp during periods of rough wave action. The proposed work is a like-for-like rebuild, maintaining the same footprint, dimensions, and function as the existing deck.

No vegetation removal is proposed. Construction activities will include pile installation (as the only lakebed disturbance), while framing and decking work will occur above water and will not cause additional disturbance. All work will be performed from land using standard marine construction/ pile driving equipment. All other existing structures will remain. The floating docks are not part of this project, but a gangway will connect all structures together upon completion. A CDFW Lake and Streambed Alteration Agreement (LSAA) application has been submitted, and other required permits with the City of Lakeport are being coordinated. Best management practices (BMPs) will be implemented throughout construction to prevent debris, sediment, or materials from entering Clear Lake.

BACKGROUND: The proposed project is located within the City of Lakeport. As such, the building permits will be issued by the City. However, the County's Shoreline Ordinance (Chapter 23) requires applicants to obtain a Lakebed Encroachment Permit from the County's Department of Water Resources even when the property is located within the City limits. As such, the applicant has submitted an application for the Lakebed Encroachment Permit. Per the Shoreline Ordinance, the Community Development Department completes the environmental CEQA analysis for the County Water Resources Department to support issuance of the Lakebed Encroachment Permit.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Everado Chavez, EC Docks, LLC (contractor)

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 (15302 of the State CEQA Guidelines)
☐ General Rule [Section 15061(b)(3)]

REASONS WHY PROJECT IS EXEMPT: The project qualifies for Categorical Exemption under California Environmental Quality Act (CEQA), Section 15302, Replacement or Reconstruction, of the CEQA Guidelines. Consistent with this exemption, the project consists of replacement or reconstruction of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. A Habitat Evaluation that was prepared by the County's Water Resources Department, notes the lakebed has a moderate lakeward slope from the seawall. The evaluation notes that tules are present within and adjacent to the project area. The project has been designed to avoid the tules as an avoidance measure; no tules are proposed for removal. The previous seawall installation demonstrated that native vegetation (tules) remained intact, and the same BMPs will be applied for this project to ensure continued protection of the habitat. As a part of the Lake and Streambed Alteration Agreement, all lakebed disturbance would take place between October 15 and December 31 to protect the Clearlake hitch, unless otherwise approved by CDFW.

In accordance with California Code of Regulations, Title 14, Division 6, Section 15300.2, there would be no cumulative impacts related to the project; there are no known unusual circumstances that would have a significant effect on the environment; the project would not be located within an officially designated state highway; no trees, rock outcroppings or historic buildings would be removed or damaged; and there are no hazardous waste sites within 1,000 feet of the project site. The County is unaware of any significant tribal cultural resources on-site, but has included the local Native American Tribes during the application process to provide any relevant information related to such resources; no information related to the project impacting such resources has been received. Based on the aforementioned, the Lake County Community Development Department has determined that the project will not have a significant effect on the environment and is, therefore, exempt from the provisions of CEQA.

CONTACT PERSON: Michelle Irace **TELEPHONE NUMBER:** 707-263-2221

Signature: _____ **Date: December 29, 2025**

Title: Senior Planner

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
17-12/29/2025-078

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
LAKE COUNTY COMMUNITY DEVELOPMENT		12/29/2025
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
LAKE COUNTY		2025-106

PROJECT TITLE

VAUGHN LAKEBED ENCROACHMENT PERMIT PL-25-417

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
EVERADO CHAVEZ			
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
520 ESPLANADE ST	LAKEPORT	CA	95453

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,123.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,401.75	$

☒ Exempt from fee

- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 1250 **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE	
X	Kristopher Allen	Deputy County Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)