

FILED

February 6, 2026

JENAVIVE HERRINGTON

COUNTY CLERK
LAKE COUNTYBy KA
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: Jablon Lakebed Encroachment Permit PL-25-381

PROJECT LOCATION: 12095 San Joaquin Ave. Ext, Clearlake, CA (City of Clearlake)

DESCRIPTION OF PROJECT: The project proposes reconstruction of a dock that was burned within the 2017 Sulphur Fire. Work would include the installation of eight (8) 10-inch diameter steel piles in total. Four (4) piles will support the pier and four (4) will support the motorized swim dock. All piles will be strategically placed to avoid disturbance of the existing tule vegetation. The project scope consists of: One (1) pier section, 5' x 40'; One (1) gangway, 3' x 30'; and One (1) motorized swim dock, 10' x 20'. The dock would be attached to an existing seawall. All construction activities will be performed from the lake with the use of our pontoon boats and barge. All loading of materials and boat launching will take place at Clearlake Ave. in Lakeport. All staging would take place within the driveway of the property, or on the barge from the water.

The applicant notes that they have corresponded with the California Department of Fish and Wildlife (CDFW) and submitted a notification, identified as "LAK-60971 Jablon Dock Project." During the inspection, CDFW conducted an electrofish survey and concluded that construction may proceed provided the tules are not disturbed. The survey further confirmed that no Clear Lake hitch were present at the time of inspection.

Additionally, 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 re-designed to go above the tules as an avoidance measure; no tules are proposed for removal. 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. The County is unaware of any significant tribal cultural resources on-site, but has included the local Native American Tribes on this notice to provide any relevant information related to such resources.

The proposed project is located within the City of Clearlake. 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.

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: February 5, 2026

Title: Senior Planner

Proposed (2) 10-in diameter steel piles
at 5-ft past the tules.

