

COUNTY OF LAKE
LAKEBED ENCROACHMENT PERMIT AND VARIANCE
FOR SPINA FLOATING DOCK PROJECT (PL 25-294)
CONDITIONS OF APPROVAL

EXPIRES IF NOT USED BY: May 14, 2027

Pursuant to the approval of the Planning Commission on May 14, 2026, there is hereby granted to Steven Profit on behalf on Spina Rosalind, Trustee, a Lakebed Encroachment Permit and Variance request for the Spina Floating Dock Project (PL 25-294), located at 8435 Palace Dr, Kelseyville (APN 044-501-25), subject to the following terms and conditions.

VARIANCE AND LAKEBED ENCROACHMENT PERMIT CONDITIONS

1. This approval authorizes the issuance of a Lakebed Encroachment Permit for the following development (as further described within the application documents and May 14, 2026, Staff Report):
 - Demolition of the existing 10 ft x 40 ft gangway and dock.
 - Construction of a 3 ft x 18 ft gangway.
 - Construction of an 8 ft x 48 ft floating dock.
 - Two existing pilings will be used to secure the structures.
2. This approval authorizes a variance from the following section of Lake County Municipal Code, Chapter 23, Clear Lake Shoreline (“Shoreline Ordinance”)

Section	Regulation	Approved Variance
Section 6.2(A) Placement of Piers, Docks, Buoys, Boat Ramps, etc.	The placement of all piers, docks, buoys, boat ramps or launching facilities shall be permitted only within an area and to a depth defined as follows: (A) An area within lines extended parallel to and ten feet (10') inward of property lines extending lakeward from the high water mark (7.79 feet Rumsey) into the foreshore and nearshore.	Replacement of current floating dock with a floating dock with a 1ft side setback from the east and west parcel lines.

3. The Applicant shall provide a site plan with surveyed property lines, existing and proposed structures prior to the issuance of the Building Permit. The proposed facilities shall not encroach onto adjacent properties.
4. The Approval of the aforementioned variance does not grant the authority for future expansion of existing structures, nor construction of additional structures within the required setbacks. Future development is subject to subsequent review and approval, in accordance with the Shoreline Ordinance.
5. All construction resulting in lakebed disturbance shall occur within the ‘Hitch Work Window’ (October 15-Dec 31). If the applicant seeks to perform work outside of the work window, written approvals from Lakebed Management, Community Development and the CA Dept. of Fish and Wildlife are required.
6. A final Lakebed Encroachment Permit shall be obtained from the Lake County Water Resources Department, Lakebed Management, prior to construction. Supplemental conditions of approval shall be required as a part of the Lakebed Encroachment Permit.
7. Administrative encroachment permits issued by Lakebed Management pursuant to the terms of Chapter 23 of the Lake County Municipal Code shall not require renewal unless work pursuant to the permit does not commence within one year from the date of issuance of the permit

COUNTY GENERAL CONDITIONS

8. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.

Initials: _____
Date: _____

9. The permit holder is responsible for insuring that all project workers are informed of, understand, and agree to abide by the approved plans and project conditions.

TIMING & MITIGATION MONITORING

10. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
11. This permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to the public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapters 21 and 23 of the Lake County Code.
12. This permit shall be null and void if not used by **May 14, 2027**, or if the use is abandoned for a period of one (1) year, in accordance with Chapter 23 of the Lake County Municipal Code.

Mireya G. Turner, Director
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: MLI

By: _____
Yolanda Claybon, PC Clerk

ACCEPTANCE

I have read and understand the foregoing Development Review and agree to each and every term and condition thereof.

Date: _____

Applicant or Authorized Agent Signature

Printed Name of Authorized Agent

Initials: _____

Date: _____