



COUNTY OF LAKE

WATER RESOURCES DEPARTMENT

Courthouse - 255 N. Forbes Street
Lakeport, California 95453
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Phil Moy, PhD
Director

SUMMARY OF REQUIREMENTS FOR CONSTRUCTION ON CLEAR LAKE

A Lakebed Administrative Encroachment Permit must be obtained PRIOR to applying for a building permit.

A Lakebed Administrative Encroachment permit is required for construction or placement of fills, retaining walls, piers, floats, boat lifts, docks or any other construction that is lakeward of the High Water Mark. **It is not a building permit.** A different permit is required for buoys regulatory and mooring.

NOTE: Low Water Mark = Zero Rumsey (1,318.26 ft. M.S.L.)
High Water Mark = +7.79 ft. Rumsey (1,326.05 ft. M.S.L.)
100 year Flood Level = 12.74 ft. Rumsey (1,331 ft. M.S.L.)

Following is an informal summary of the requirements for construction or alterations on Clear Lake. You may find details of the requirements in Chapter 23 of the Lake County Code, the *Clear Lake Shoreline Ordinance* or by contacting Division staff.

Fill and Retaining Walls

- No fill, retaining wall or excavation is permitted below 7.79 without first obtaining other agency permits.
- Retaining walls must be constructed to a minimum height of 11.5 ft. Rumsey.
- Retaining walls greater than 4 ft. in height must be engineered (per Building Division).
- A "7.79 Survey" is required prior to construction of a retaining wall on a vacant parcel (3 points minimum). The survey must be performed by a licensed land surveyor or civil engineer with a Survey License. An original with a wet seal and 2 copies are required for permit approval.
- Repairs to an existing retaining wall may extend up to 2 ft. lakeward of the existing retaining wall. A determination by the U.S. Army Corps of Engineers may be required if more or less than 50% of wall remains.
- **Other agency permits may be required prior to the issuance of all Lakebed permits.**

Piers, Floats, Boat Lifts, Docks, Conduit, etc.

- No living quarters are permitted lakeward of the High Water Mark.
- No appurtenances to living quarters such as decks (including cantilevered) are allowed lakeward of 7.79.

- All structures are subject to a 10 ft. setback from adjacent property lines. The owner of the parcel shall provide, as a minimum, a boundary determination that designates the side property line(s) and indicates two points along the line. The property owner shall have the two points, per property line, marked for field verification by the department.
- All structures are subject to a height limit of +20 ft. Rumsey.
- No structure may extend farther than 100 ft. lakeward of zero Rumsey or lakeward of minus 10 feet Rumsey, whichever is most limiting.
- Fish houses, storage, etc. lakeward of the High Water Mark cannot be larger than 100 sq. ft. unless they are open on at least one side
- The width of a residential pier or dock, including all of its parts, shall not exceed fifty percent (50%) of the shoreline frontage of the parcel or thirty-five (35'), whichever is most limiting. (Ord. No.2616, § 2, 1-21-2003)
- The width of a single lane boat ramp shall not exceed fourteen feet (14'). Any new boat ramp construction shall not supplant any wetland or riparian vegetation. A U.S. Army Corps of Engineers permit is also required prior to any concrete placement for ramp.

Buoys

Mooring bouys are limited to one per parcel, more than one regulatory buoy may be allowed on residential properties. Request a copy of requirements from the Water Resources Department.

General

Disturbance of vegetation is prohibited from the high Water Mark to the waters edge. Exceptions require approval by the Department of Fish and Game.

Control or removal of aquatic plants in Clear Lake requires an Aquatic Plant Management Permit.

All floating structures shall be clearly marked with the owner's name and address.

All new structures shall be clearly marked with the street address of the property so that the address is visible from the water.

An encroachment lease with an annual lease payment will be required for structures lakeward of the Low Water Mark.

A contractor possessing the appropriate license ("A" General Engineering) must do pile driving work. A list of known currently licensed contractors is available from the Water Resources Department. *The list is not intended as an endorsement of any business or individual.*

Permits:

Permits or approval are also required from:

CEQA Clearance
Lake County Community
Development Department
255 North Forbes Street
Lakeport, CA 95453

Building Permit
Community Development Department
255 North Forbes Street
Lakeport, CA 95453
(707) 263-2221

Permits or approval may be required from:

California Department of Fish & Game
1701 Nimbus Rd. Suite A
Rancho Cordova, CA 95670
(916) 358-2900

U.S. Army Corps of Engineers
1325 J. Street
Sacramento, CA 95814
(916) 557-6617

Regional Water Quality Control Board
Central Valley Region
3443 Routier Road, Suite A
Sacramento, CA 95827-3098

State Lands Commission
100 Howe Ave. Suite 100-South
Sacramento, CA 95825
(916) 574-1900

Within Incorporated Area:

City of Lakeport
225 Park St.
P.O. Box 115
Lakeport, CA. 95453
(707) 263-5614

City of Clearlake
14050 Olympic Drive
Clearlake, CA 95422
(707) 994-8201

Please consult Water Resources Department to identify necessary permits/approvals for a particular project:

Water Resources Department
255 North Forbes Street, Room 309
Lakeport, California 95453
Phone: (707) 263-2344