

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Disney's Boat Rentals Project

Lead Agency: City of Lakeport Contact Person: Victor Fernandez
 Mailing Address: 225 Park Street Phone: (707) 263-5615
 City: Lakeport Zip: 95453 County: Lake

Project Location: County: Lake City/Nearest Community: Lakeport
 Cross Streets: Lange Street Zip Code: 95453

Longitude/Latitude (degrees, minutes and seconds): 39 ° 03 ' 36.26" N / 122 ° 54 ' 49.67" W Total Acres: 6.07

Assessor's Parcel No.: 026-031-29 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 29 Waterways: Clear Lake and Intermittent Channel
 Airports: N/A Railways: N/A Schools: Clearlake High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Shoreline Dev. and A&D

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 4,778 Acres 6.07 Employees 8 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Boat Rental Facility Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Zoning: R-5 (High-Density Residential/Resort) and OS (Open Space) General Plan: Resort Residential

Project Description: *(please use a separate page if necessary)*

See Attached Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 1 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 2 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 27, 2024 Ending Date December 27, 2024

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 12/2/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Overview

The project applicant has submitted a request for a Tentative Parcel Map, Use Permit, Architectural and Design Review Permit, and Shoreline Development Permit for the property situated at 2200 Lakeshore Boulevard. Disney's Boat Rentals intends to relocate its existing operations from downtown Lakeport (401 South Main Street) to this Lakeshore Boulevard site. The applicant seeks to divide the current 6.07-acre lot into four distinct parcels and establish a boat rental business on the property. Development activities will be confined to Parcel 2, which is proposed to be approximately 4.5 acres in size (refer to Attachment A). The remaining parcels will be preserved in their natural state to create a buffer to the north and south of the development.

The proposed project involves the construction of a two-story, 4,778-square-foot building that will serve as a rental office, shop, and boat storage facility, including space for the repair of fleet boats. The second floor of the building will house offices for staff members. Below is the square footage for each floor:

First Floor:

- 2,921 square feet total

Second Floor:

- 1,857 square feet total

The project will provide a total of 12 parking spaces, comprising one ADA-compliant space and one designated for Electric Vehicle parking.

Customers will access the office building situated on the west side of Lakeshore Boulevard and will have a safe crossing option via a mid-block crosswalk equipped with Rectangular Rapid Flashing Beacons (RRFBs) to enhance pedestrian safety. This crosswalk will be strategically located to ensure adequate visibility for motorists. To further improve pedestrian safety, additional signage and roadway markings will be incorporated.

The applicant proposes to install two docks on the eastern side of Lakeshore Boulevard. It is important to note that these docks will be relocated from their current position on the First Street launch ramp in Lakeport, approximately 1.18 miles south of the proposed site. One dock will be designated for customer use, while the other will function exclusively as a fueling dock to be used only by trained employees. Both docks will include a permanent gangway and adjustable pier, designed to extend beyond the native tules on the property. The adjustable pier and gangway will extend approximately 60 feet from the concrete pad on the east side of Lakeshore Boulevard, with the customer dock featuring a 16-foot by 20-foot dock building for storing boating equipment such as life jackets, kayaks, and inner tubes.

At the proposed fueling dock, only rental fleet boats will undergo refueling, and the fuel station will not be open for commercial use. The applicant intends to use a 1,200-gallon mobile fuel delivery trailer (Western Global Model Number - TCGWT0050-01215GP-SNN), which will be secured to a pad on either the east or west side of Lakeshore Boulevard. The reasoning for having two

fueling locations is to facilitate the efficient refueling of the mobile trailer, which will be positioned on the western side of the property, away from the lake and outside of the flood zone. Additionally, during periods of rainfall, the tank will be relocated further from the lake for added safety.

The property currently features a curb and gutter system. A sidewalk is proposed for installation along the west side of Lakeshore Boulevard, extending the full length of Parcel 2 (see Attachment A for further details). Additional sidewalks will also be constructed between the two designated pads on the east side of Lakeshore Boulevard, referred to as "Pad A" and "Pad B".

Shoreline Development/Lakebed Encroachment

Two pads ("A" and "B") will be installed on the east side of Lakeshore Boulevard. Pad A will be located immediately after crossing the road and will allow access to the Customer Dock. Pad B will be about 115 feet North at the refueling area. The applicant will have two floating docks in the water during the boating season, the "Customer Dock" and the "Fuel Dock" connected to Pad A and Pad B.

The docks will both be stored on dry land in the winter months. Both floating docks will be accessed via a 40 foot gangway attaching to a 25 foot suspended pier, then a 20 foot gangway to attach the floating dock to the pier. This combination of gangway to pier, to gangway, to floating dock will lengthen the docks and keep boats further from the shoreline. This plan gets the beginning of the floating dock(s) 85 feet past the high water mark. The goal behind this distance from shore is to protect native tules and potential habitat close to shoreline. The project intends to keep all tules intact and on the property. However, if it is deemed necessary, the biologist has included a "Revegetation Plan" in this document (Please See Biological Resources Section for Further Details). Below are descriptions of each of the pads and associated docks:

Pad A and Customer Dock

Located at the proposed crosswalk, Pad A will extend approximately 20 feet toward the lake, with an additional extension of 10 feet on both the North and South sides, resulting in a total frontage of 30 feet along Lakeshore Blvd. Pad A will be accessible via an ADA-compliant curb cut, allowing customers to proceed to the Customer Dock. In years of significant drought, customers will benefit from ADA ramps on both the North and South sides of Pad A that lead down to ground level, where a system of mobile platforms can be assembled to create a walkway for accessing the Customer Dock. These walkways will help keep the habitat beneath free from foot traffic and minimize disturbance to the area. In non-drought conditions, access to the dock will be provided via a permanent 40-foot gangway connected to a 25-foot suspended pier, which will be securely anchored to the lakebed by four 8-inch pylons. Beyond the pier, an additional 20-foot gangway will connect the pier to the floating dock. The floating dock will remain stable through the use of stainless-steel cables attached to a series of 13 anchors, each weighing approximately 300 pounds. As the lake level decreases, winches concealed beneath the decking planks will tighten the stainless-steel cables connected to the anchors, minimizing excessive swaying of the dock during high winds.

Pad B and Fuel Dock

Approximately 115 feet north of Pad A is the designated location for Pad B, which will accommodate the Mobile Fuel Trailer and Fuel Dock. This area will not be accessible to customers or the public; access to Pad B will be limited to trained employees only. The Mobile Fuel Trailer will remain parked and stationary at Pad B for the majority of the operating season. When the trailer requires refueling, it will be attached to a pickup truck and moved to the west side of the property, adjacent to the office building and parking lot. After refueling, the Mobile Fuel Trailer will be returned to Pad B and positioned at the southernmost corner. This area of Pad B will need to be equipped with appropriate impact barriers (bollards) and fencing around the Mobile Fuel Trailer to secure it during nighttime and non-operating hours. Pad B is designed to facilitate safe maneuvering off of Lakeshore Blvd. When parking at Pad B, the pickup truck will enter from Lakeshore Blvd using the 30-foot-wide driveway encroachment, proceeding northward to align for backing into the Mobile Fuel Trailer parking spot. Once parked, the pickup truck will be able to exit Pad B directly, thereby eliminating the need to reverse into traffic. This layout provides ample space for safe trailer maneuvering while ensuring sufficient setbacks from Lakeshore Blvd, in compliance with California Fire Code Section 5707.4.1.

Similar to the Customer Dock, the Fuel Dock will be accessed via an identical configuration (but shorter) of a gangway, suspended pier, to gangway, and floating dock. The floating dock will utilize the same anchoring system but will require only four anchors due to its smaller size. The fuel dock will also feature storage for fuel spill response equipment, nozzle drip control, fire suppression systems, etc. Access to this dock will be restricted to staff who have received training in accordance with the Spill Prevention, Control, Countermeasure Plan (SPCC). There will be no public access to the Fuel Dock, either from land or water. Employees will operate boats to the fuel dock for refueling before returning to the Customer Dock for subsequent rentals.

Mooring

Boat mooring is the process of securing a boat in a specific location using anchors, chains, ropes, or other devices. Ten (10) Boat mooring spaces will be incorporated in this project. These spaces will be situated to the north of the fueling dock and south of the Customer Dock. The anchors will have a minimum weight of 90 lbs and will be secured with 3/16" coil or galvanized chain. The applicant has indicated that GPS will be utilized for the placement of the buoys. Employees will be dispatched to a moored boat to retrieve the vessel and transport it to the Customer Dock for customer boarding.

Navigational Buoys

The applicant proposes to install a single 5 mph buoy on the property permanently. The buoy will be required to comply with County regulations.

Revegetation Plan

The project intends to avoid disturbing or removing any vegetation on the west side of Lakeshore Blvd. The proposed two-story building, driveway encroachment, and parking lot have all been located in a manner to prevent the need for any tree or vegetation removal. The gangways leading to the suspended pier will be designed to avoid any direct impact on the tules, allowing

sufficient space for their continued growth. According to the applicant, there may be the need to trim the tules in this area seasonally, in compliance with County Section 23-15, without adversely affecting the plants. However, should it be deemed necessary by the County of Lake, the Department of Fish and Wildlife, or another regulatory agency, the applicant has provided a revegetation plan to remove and replant tules in a different location. (Please See Biological Resources Section)

The project site, east of Lakeshore Blvd, features an abundance of tules, with approximately 700 feet of shoreline containing these plants. Recognizing their role in filtering water in Clear Lake and serving as vital wildlife habitat, the applicant has proposed to replant any tules that are removed back on the property. If removal is deemed necessary, the project aims to minimize the impact by removing only the essential amount of tules, particularly around the pylons of the suspended pier(s). There will be no removal of tules for the purpose of creating an extended beach or a large seawall. (Please See Biological Resources Section)