



**COUNTY OF LAKE  
WATER RESOURCES DEPARTMENT**

255 N. Forbes Street  
Lakeport, California 95453  
Telephone (707) 263-2344  
Fax (707) 263-1965

**Scott De Leon**  
Director

**Marina Deligiannis**  
Deputy Director

December 14, 2023

**Disney Boat Rental Project  
County of Lake Water Resources Dept. Comments**

**Lakebed Structures** – Note that most of these concerns will be addressed in the Lakebed Encroachment Permit process.

1. This project will require a new lakebed encroachment permit. Project components described include a raised boardwalk, gangway, floating docks, and fueling system. The permit application must include a site map that focuses on those project components on the east side of Lakeshore Blvd. The site map should show the project components noted above and must include zero Rumsey (OLWM) and 7.79 Rumsey (OHWM).
2. The lakebed encroachment permit will require CEQA. The City of Lakeport has indicated that they will be the lead agency processing CEQA.
3. In wetland areas, raised piers or rails are required to minimize loss of wetland habitat (Lake County Code of Ordinances Sec 23-6.1(A)). This property has a natural opening in the approximate area of the proposed structure. If the floating docks are placed in that area, the referenced section of the ordinance is met; if placed in an alternative area, Sec 23-6.1(A) will apply.
4. The floating docks will require an anchorage plan. This plan must include the number of anchors, locations of anchors, weight of anchors, and describe adjustments required to account for changing lake levels. The Use Permit states that “location will only differ perpendicularly to the shoreline as the lake level increases or decreases.” This should also be addressed in the anchorage plan, as well as placement of additional structures to access the floating docks during extreme low lake levels. Also note that the Biological Report states that the floating dock is anchored in upland areas; this contradicts diagrams in the Shoreline Development section of the Use Permit.
5. Parts of the raised boardwalk appear to be lakeward of 7.79 Rumsey. For the part of the boardwalk that is lakeward of 7.79 Rumsey, provide the size and number of pier posts that will be placed.
6. Will the project include facilities for launching boats (e.g., a boat ramp, launch rails, etc.)? If a boat ramp is to be constructed, the project must address the County’s no net loss policy (see Sec 23-3.51 and Sec 23-6.1(C)). If launch facilities will not be constructed for this project, describe where boats will be deployed from, and day-to-day storage of vessels.
7. Describe any other potential shorezone disturbance.

### **Stormwater**

1. This project is within City of Lakeport's jurisdiction, so assessment, approval, monitoring, and other aspects of the stormwater plan is the City's responsibility.

### **Fueling System**

1. The Water Resources Dept. (WRD) is requesting to review the proposed design of the fueling system with an emphasis on the operation and maintenance, containment, and the spill response plan.
2. The fueling system is adjacent to the OHWM and is within the 100-year flood zone, which could result in a flood risk to the fueling system. This concern should be addressed in the Use Permit. WRD would prefer that the fueling system be located on the west side of Lakeshore Blvd and outside of the 100-year flood zone.
3. The proposed fueling system is directly under electrical power lines; this poses a potential fire risk.
4. The Biological Report states that the fuel storage is 1,200 gallons, whereas the Use Permit indicates 4,000 gallons. This discrepancy should be clarified.

### **Biological Concerns**

1. The species list in the Biological Report includes highly invasive hydrilla as an aquatic vegetation occurring in the project area. During the field survey, was hydrilla observed? If hydrilla was observed, was this sighting reported to CA Dept. of Food and Agriculture?
2. Native vegetation provides important habitat for many species, and native vegetation is generally protected by County Ordinance Sec 23-15. Protection of native vegetation (specifically trees and tules) should be discussed in the Biological Report.
3. Clear Lake hitch and its critical habitat exist within the project area. A spatial review of CNDDDB (Sept 2019) indicates the potential presence of hitch in the project area. The Biological Report should address hitch and that tules are critical habitat for hitch. Potential displacement of tules must address the County's no net loss policy. Protections for hitch and critical habitat should be addressed via communication with CA Dept. of Fish and Wildlife; WRD would prefer to be included in those communications.
4. The Biological Report discusses wildlife corridors and that they do not exist in the project area partly because of constant traffic on Hwy 20. This statement seems out of context.

If you have any questions, please contact me at (707) 263-2344 or [scott.webb@lakecountyca.gov](mailto:scott.webb@lakecountyca.gov).

Sincerely,



Scott Webb  
Water Resources Technician

**From:** [Sarah Ryan](#)  
**To:** [Victor Fernandez](#)  
**Subject:** RE: Resubmittal - AB 52 - Disney's Boat Rentals at 2200 Lakeshore Blvd  
**Date:** Saturday, June 15, 2024 4:47:20 PM  
**Attachments:** [image001.png](#)

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Good afternoon,

Please send a copy of the cultural study and the Initial Study for this project so that we have a complete understanding of the proposed impacts. Thank you.

Sarah Ryan  
Environmental Director/Emergency Management Director  
Environmental Protection Department  
Big Valley Band of Pomo Indians  
[2726 Mission Rancheria Road](#)  
[Lakeport, CA 95453](#)  
Phone: [707-263-3924 x132](#)  
Cell: 707-349-4040

<https://www.bvrancheria.com/epa>  
<https://www.bvrancheria.com/clearlakecyanotoxins>

---

**From:** Victor Fernandez <[vfernandez@cityoflakeport.com](mailto:vfernandez@cityoflakeport.com)>  
**Sent:** Monday, June 3, 2024 12:10 PM  
**To:** Sarah Ryan <[sryan@big-valley.net](mailto:sryan@big-valley.net)>; Ron Montez <[rmontez@big-valley.net](mailto:rmontez@big-valley.net)>; Patricia Franklin <[patty.franklin@sv-nsn.gov](mailto:patty.franklin@sv-nsn.gov)>  
**Subject:** Resubmittal - AB 52 - Disney's Boat Rentals at 2200 Lakeshore Blvd

Good Afternoon Tribal Agencies,

As you might recall, the City of Lakeport received an application for a Tentative Parcel Map, Use Permit, Architectural and Design Review, Shoreline Development Permit, and Environmental Review for Disney's Boat Rental project located at 2200 Lakeshore Boulevard. This was initially circulated for your review in late 2023. After your review comments were received, the applicant was provided with an incomplete letter requesting additional information for review. The applicant has re-submitted their permit application. The Project will involve installing a boat rental office building, parking lot, dock, and fueling facility. Please refer to the Attached RFR/AB 52 and plans for further information on the project.

Attached to this email you will find:

- Request for Review Form
- Stormwater Control Plan
- Parcel Map
- Biological Resources Report

- Statement from Biologist
- Updated Land Use Application
- The Applicant's Response to the City's Incomplete Letter

**\*Please note that in order for the plans to go through email, I had to combine the PDFs to make a reduced size file copy. I know this makes it a bit more difficult to navigate through, but in hopes of facilitating it, I have organized the PDF files in the same order as the bullet points above\***

Please submit your comments by July 3, 2024.

Thank you!

**Victor Fernandez**  
**Associate Planner**



City of Lakeport  
225 Park Street  
Lakeport, CA 95453

Phone: (707) 263-5615 x203  
Fax: (707) 263-8584  
[www.cityoflakeport.com](http://www.cityoflakeport.com)

Online Permit Portal  
[lakeportca.portal.opengov.com](http://lakeportca.portal.opengov.com)

**From:** [Ryan Lewelling](#)  
**To:** [Victor Fernandez](#)  
**Subject:** RE: Request for Review  
**Date:** Wednesday, July 3, 2024 2:52:46 PM  
**Attachments:** [image001.png](#)

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Victor,

This Assessor's Office review of Tentative Parcel Map 2023-36 for APN 026-031-290-000, LAKEPORT BOAT RENTALS INC, has the following comments:

- Please refer to the original tentative parcel map review dated November 29, 2023.
- Property taxes current as of 3/11/2024.

Please proceed accordingly.

Ryan Lewelling  
*Cadastral Mapping Specialist,*  
**Assessor-Recorder, County of Lake, California**  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

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**From:** Victor Fernandez <[vfernandez@cityoflakeport.com](mailto:vfernandez@cityoflakeport.com)>  
**Sent:** Monday, June 3, 2024 11:18 AM  
**To:** P Curren <[paul@curren.ws](mailto:paul@curren.ws)>; Joey Hejnowicz <[jhejnowicz@cityoflakeport.com](mailto:jhejnowicz@cityoflakeport.com)>; Jim Kennedy <[jkennedy@cityoflakeport.com](mailto:jkennedy@cityoflakeport.com)>; Ron Ladd <[rladd@cityoflakeport.com](mailto:rladd@cityoflakeport.com)>; Bethany Moss <[bmoss@cityoflakeport.com](mailto:bmoss@cityoflakeport.com)>; preitz@lakeportfire.com; Brad Rasmussen <[brasmussen@lakeportpolice.org](mailto:brasmussen@lakeportpolice.org)>; Dale Stoebe <[dstoebe@lakeportpolice.org](mailto:dstoebe@lakeportpolice.org)>; Katie Carpenter <[Katie.Carpenter@lakecountyca.gov](mailto:Katie.Carpenter@lakecountyca.gov)>; Christina Gearhart <[Christina.Gearhart@lakecountyca.gov](mailto:Christina.Gearhart@lakecountyca.gov)>; Scott Webb <[Scott.Webb@lakecountyca.gov](mailto:Scott.Webb@lakecountyca.gov)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; R2CEQA@wildlife.ca.gov; SPKRegulatoryMailbox@usace.army.mil; Tami Carley <[tcarley@lakeportusd.org](mailto:tcarley@lakeportusd.org)>; Katherine Schaefer <[Katherine.Schaefer@lakecountyca.gov](mailto:Katherine.Schaefer@lakecountyca.gov)>; Laura Hall <[Laura.Hall@lakecountyca.gov](mailto:Laura.Hall@lakecountyca.gov)>  
**Cc:** Linda Sobieraj <[lsobieraj@cityoflakeport.com](mailto:lsobieraj@cityoflakeport.com)>; Lyara Perkins <[lperkins@cityoflakeport.com](mailto:lperkins@cityoflakeport.com)>  
**Subject:** [EXTERNAL] Request for Review

Good Morning Fellow Agencies,

As you might recall, the City of Lakeport received an application for a Tentative Parcel Map, Use Permit, Architectural and Design Review, Shoreline Development Permit, and Environmental Review for Disney's Boat Rental project located at 2200 Lakeshore Boulevard. This was initially circulated for your review in late 2023. After your review comments were received, the applicant was provided with an incomplete letter requesting additional information for review. The applicant has re-submitted their permit application. The Project will involve installing a boat rental office building, parking lot, dock, and fueling facility. Please refer to the Attached RFR and plans for further information on the project. Please submit your comments by June 19<sup>th</sup>, 2024.

Attached to this email you will find:

- Request for Review Form
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- Parcel Map
- Biological Resources Report
- Statement from Biologist
- Updated Land Use Application
- The Applicant's Response to the City's Incomplete Letter

Please submit your comments by June 19<sup>th</sup>, 2024.

Thank you!

**Victor Fernandez**  
**Associate Planner**



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Lakeport, CA 95453

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[lakeportca.portal.opengov.com](http://lakeportca.portal.opengov.com)

**From:** [Laura Hall](#)  
**To:** [Victor Fernandez](#)  
**Cc:** [Lake County Community Development - Resource Planning](#)  
**Subject:** Re: Your files are attached  
**Date:** Sunday, June 9, 2024 4:09:10 PM

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Victor,

I am checking emails from the bottom up and for some reason there are five separate emails each with a different attachment. Please ignore the previous email on oak trees as it appears none will be removed according to the biological report. Also, I'm thinking this project should have went to our Resource Planner Katherine Schaefer who I have included on this email. I quickly went through the documents anyway and have a few comments.

There are special requirements for portable fuel tanks and therefore the project should be routed to the appropriate agencies. According to the response to comments on the biological report there have been some changes to the project. Both the project description and biological report should be updated to reflect the changes (if there are no rules, then the biological report should be updated to reflect this change). The proposed project would include a dock and permanent 40' gangway that attaches to a 25' suspended pier that will be fixed to the lakebed via four 8" pylons. Since new disturbance will occur to the lakebed, tribal consultation will be important.

Thank you,

Laura

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**From:** County of Lake Postmaster <postmaster@lakecountycalifornia.gov>  
**Sent:** Wednesday, June 5, 2024 2:23:35 PM  
**To:** Laura Hall  
**Subject:** Your files are attached



## Your files are attached

Files that were removed from an email to you have been released and are attached to this message.

Message Details

**From**

[vfernandez@cityoflakeport.com](mailto:vfernandez@cityoflakeport.com)

**To**

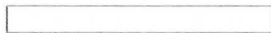
[laura.hall@lakecountyca.gov](mailto:laura.hall@lakecountyca.gov)

**Subject**

Request for Review

**Date**

Mon, 03 Jun 2024 14:21:32 -0400



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**COUNTY OF LAKE**  
Health Services Department  
Environmental Health Division  
922 Bevins Court  
Lakeport, California 95453-9739  
Telephone (707) 263-1164  
FAX (707) 263-1681

Anthony Arton  
Health Services Director

Craig Wetherbee  
Environmental Health Director

## *Promoting an Optimal State of Wellness in Lake County*

### Memorandum

**DATE:** June 26, 2024

**TO:** Victor Fernandez, Associate Planner

**FROM:** Christina Gearhart, EHS

**RE:** Application 2023-36; Tentative Parcel Map;  
Architectural and Design Review; Use Permit,  
Shoreline Development Permit; and Environmental  
Review – Disney Boat Rentals

**APN:** APN: 026-031-29/SR00005338

Please see revised comments below from Lake County Environmental Health regarding the project referenced above in light of new information submitted:

If the applicant stores hazardous materials equal to or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase. Note that additional California Unified Program Agency (CUPA) requirements may apply depending on the amounts of hazardous materials stored on site.

If hazardous waste is generated in any quantity, then the site would be subject to regulation as a small quantity hazardous waste generator, which includes a one time submittal to CERS and fees and inspection by the CUPA.



**COUNTY OF LAKE**  
**HEALTH SERVICES**  
prevent.promote.protect.

Note that Lake County Environmental Health has no record of a CUPA facility on file for the current Disney Boat Rentals location (401 S Main St., Lakeport). If either the current or proposed location stores hazardous materials/hazardous waste in quantities as per above, or generates hazardous waste in any quantity, then the above requirements would apply.

Hazardous materials shall not be allowed to leak onto the ground or contaminate surface waters. Any release of hazardous materials shall be recycled or disposed of through a registered waste hauler to an approved site authorized to accept such materials.

Industrial Waste shall not be disposed of on-site without review or permit from the Environmental Health Division or the Regional Water Quality Control Board.

We have received the additional information regarding the proposed fueling system (specifically regarding the fuel tank) that was provided, and are appreciative of the applicant considering our comments and suggestions in choosing a fuel tank for this sensitive location. We would like to see additional detail regarding the fuel piping that will deliver fuel from the mobile fuel tank to the fueling dock (and to boats to be refueled) as we did not find any detail regarding this portion of the fueling system in the most recent submittal.



**From:** [Dale Stoebe](#)  
**To:** [Victor Fernandez](#); [P Curren](#); [Joey Hejnowicz](#); [Jim Kennedy](#); [Ron Ladd](#); [Bethany Moss](#); [preitz@lakeportfire.com](mailto:preitz@lakeportfire.com); [Brad Rasmussen](mailto:Brad.Rasmussen); [Katie.Carpenter@lakecountyca.gov](mailto:Katie.Carpenter@lakecountyca.gov); [Christina Gearhart](mailto:Christina.Gearhart); [Scott Webb](mailto:Scott.Webb); [Ryan Lewelling](mailto:Ryan.Lewelling); [R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov); [SPKRegulatoryMailbox@usace.army.mil](mailto:SPKRegulatoryMailbox@usace.army.mil); [Tami Carley](mailto:Tami.Carley); [Katherine Schaefers](mailto:Katherine.Schaefers); [Laura Hall](mailto:Laura.Hall)  
**Cc:** [Linda Sobieraj](mailto:Linda.Sobieraj); [Lyara Perkins](mailto:Lyara.Perkins)  
**Subject:** RE: Request for Review  
**Date:** Friday, June 7, 2024 9:13:31 AM  
**Attachments:** [image003.png](#)

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Victor,

The only significant concern that police have is the undoubted increase in pedestrian traffic that will be generated during the daytime hours, especially pedestrians crossing Lakeshore Boulevard in this area. As much as I do not support mid-block crossings, the limited visibility of motorists in this area due to the curvature of the roadway and foliage on the east side make crossing at the intersection with Lange Street hazardous due to southbound drivers. There may also need to be consideration for RRFBs.

**Dale D Stoebe**  
Captain  
[Lakeport Police Department](#)



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**From:** Victor Fernandez <[vfernandez@cityoflakeport.com](mailto:vfernandez@cityoflakeport.com)>  
**Sent:** Monday, June 3, 2024 11:44 AM  
**To:** P Curren <[paul@curren.ws](mailto:paul@curren.ws)>; Joey Hejnowicz <[jhejnowicz@cityoflakeport.com](mailto:jhejnowicz@cityoflakeport.com)>; Jim Kennedy <[jkennedy@cityoflakeport.com](mailto:jkennedy@cityoflakeport.com)>; Ron Ladd <[rladd@cityoflakeport.com](mailto:rladd@cityoflakeport.com)>; Bethany Moss <[bmoss@cityoflakeport.com](mailto:bmoss@cityoflakeport.com)>; [preitz@lakeportfire.com](mailto:preitz@lakeportfire.com); Brad Rasmussen <[brasmussen@lakeportpolice.org](mailto:brasmussen@lakeportpolice.org)>; Dale Stoebe <[dstoebe@lakeportpolice.org](mailto:dstoebe@lakeportpolice.org)>; [Katie.Carpenter@lakecountyca.gov](mailto:Katie.Carpenter@lakecountyca.gov); [Christina Gearhart](mailto:Christina.Gearhart@lakecountyca.gov) <[Christina.Gearhart@lakecountyca.gov](mailto:Christina.Gearhart@lakecountyca.gov)>; [Scott Webb](mailto:Scott.Webb@lakecountyca.gov) <[Scott.Webb@lakecountyca.gov](mailto:Scott.Webb@lakecountyca.gov)>; [Ryan Lewelling](mailto:Ryan.Lewelling@lakecountyca.gov) <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; [R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov); [SPKRegulatoryMailbox@usace.army.mil](mailto:SPKRegulatoryMailbox@usace.army.mil); [Tami Carley](mailto:Tami.Carley) <[tcarley@lakeportusd.org](mailto:tcarley@lakeportusd.org)>; [Katherine Schaefers](mailto:Katherine.Schaefers@lakecountyca.gov) <[Katherine.Schaefers@lakecountyca.gov](mailto:Katherine.Schaefers@lakecountyca.gov)>; [Laura Hall](mailto:Laura.Hall@lakecountyca.gov) <[Laura.Hall@lakecountyca.gov](mailto:Laura.Hall@lakecountyca.gov)>  
**Cc:** [Linda Sobieraj](mailto:Linda.Sobieraj@cityoflakeport.com) <[Linda.Sobieraj@cityoflakeport.com](mailto:Linda.Sobieraj@cityoflakeport.com)>; [Lyara Perkins](mailto:Lyara.Perkins@cityoflakeport.com) <[Lyara.Perkins@cityoflakeport.com](mailto:Lyara.Perkins@cityoflakeport.com)>  
**Subject:** RE: Request for Review

Hello All,

I noticed that my previous email bounced back for a couple of users due to the large size of files. To ensure you receive all the documents, I have compiled all the pdfs into a single and reduced pdf copy. I know this makes it a bit more difficult to navigate through, but in hopes of facilitating it, I have organized the PDF files in the same order as the bullet points in my original email that I sent a few minutes ago below.

Thank you,

**Victor Fernandez**  
**Associate Planner**



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---

**From:** Victor Fernandez

**Sent:** Monday, June 3, 2024 11:18 AM

**To:** P Curren <[paul@curren.ws](mailto:paul@curren.ws)>; Joey Hejnowicz <[jhejnowicz@cityoflakeport.com](mailto:jhejnowicz@cityoflakeport.com)>; Jim Kennedy <[jkennedy@cityoflakeport.com](mailto:jkennedy@cityoflakeport.com)>; Ron Ladd <[rladd@cityoflakeport.com](mailto:rladd@cityoflakeport.com)>; Bethany Moss <[bmoss@cityoflakeport.com](mailto:bmoss@cityoflakeport.com)>; [preitz@lakeportfire.com](mailto:preitz@lakeportfire.com); Brad Rasmussen <[brasmussen@lakeportpolice.org](mailto:brasmussen@lakeportpolice.org)>; Dale Stoebe <[dstoebe@lakeportpolice.org](mailto:dstoebe@lakeportpolice.org)>; [Katie.Carpenter@lakecountyca.gov](mailto:Katie.Carpenter@lakecountyca.gov); Christina Gearhart <[Christina.Gearhart@lakecountyca.gov](mailto:Christina.Gearhart@lakecountyca.gov)>; Scott Webb <[Scott.Webb@lakecountyca.gov](mailto:Scott.Webb@lakecountyca.gov)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; [R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov); [SPKRegulatoryMailbox@usace.army.mil](mailto:SPKRegulatoryMailbox@usace.army.mil); Tami Carley <[tcarley@lakeportusd.org](mailto:tcarley@lakeportusd.org)>; Katherine Schaefers <[Katherine.Schaefers@lakecountyca.gov](mailto:Katherine.Schaefers@lakecountyca.gov)>; Laura Hall <[Laura.Hall@lakecountyca.gov](mailto:Laura.Hall@lakecountyca.gov)>

**Cc:** Linda Sobieraj <[lsobieraj@cityoflakeport.com](mailto:lsobieraj@cityoflakeport.com)>; Lyara Perkins <[lperkins@cityoflakeport.com](mailto:lperkins@cityoflakeport.com)>

**Subject:** Request for Review

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**Victor Fernandez**  
**Associate Planner**



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