

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Lake
Address: 255 N. Forbes Street
Lakeport, CA 95453

From:

Public Agency: City of Lakeport
Address: 225 Park Street
Lakeport, CA 95453
Contact: Victor Fernandez
Phone: (707)263-5615

Lead Agency (if different from above): _____
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024091171

Project Title: Disney's Boat Rentals Project

Project Applicant: Connor Disney 2025-004

Project Location (include county): 2200 Lakeshore Boulevard, Lakeport, Lake County, CA **FILED**

Project Description:

Please See Attached Project Description.

January 14, 2025
JENAVIVE HERRINGTON
COUNTY CLERK
LAKE COUNTY

By Ka
Deputy clerk

This is to advise that the City of Lakeport Planning Commission has approved the above
(Lead Agency or Responsible Agency)

described project on 1/8/2025 and has made the following determinations regarding the above
(date)
described project.

- 1. The project [will will not] have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [were were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5. A statement of Overriding Considerations [was was not] adopted for this project.
- 6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

225 Park Street, Lakeport, CA 95453

Signature (Public Agency):  Title: Associate Planner

Date: 1/13/2025 Date Received for filing at OPR: _____

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 will impact approximately 3 square feet of aquatic habitat (Tules). The biologist has included a "Revegetation Plan" in this document. 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 as.

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 (3 square feet – 56 tule plants), particularly around the pylons of the suspended pier(s).