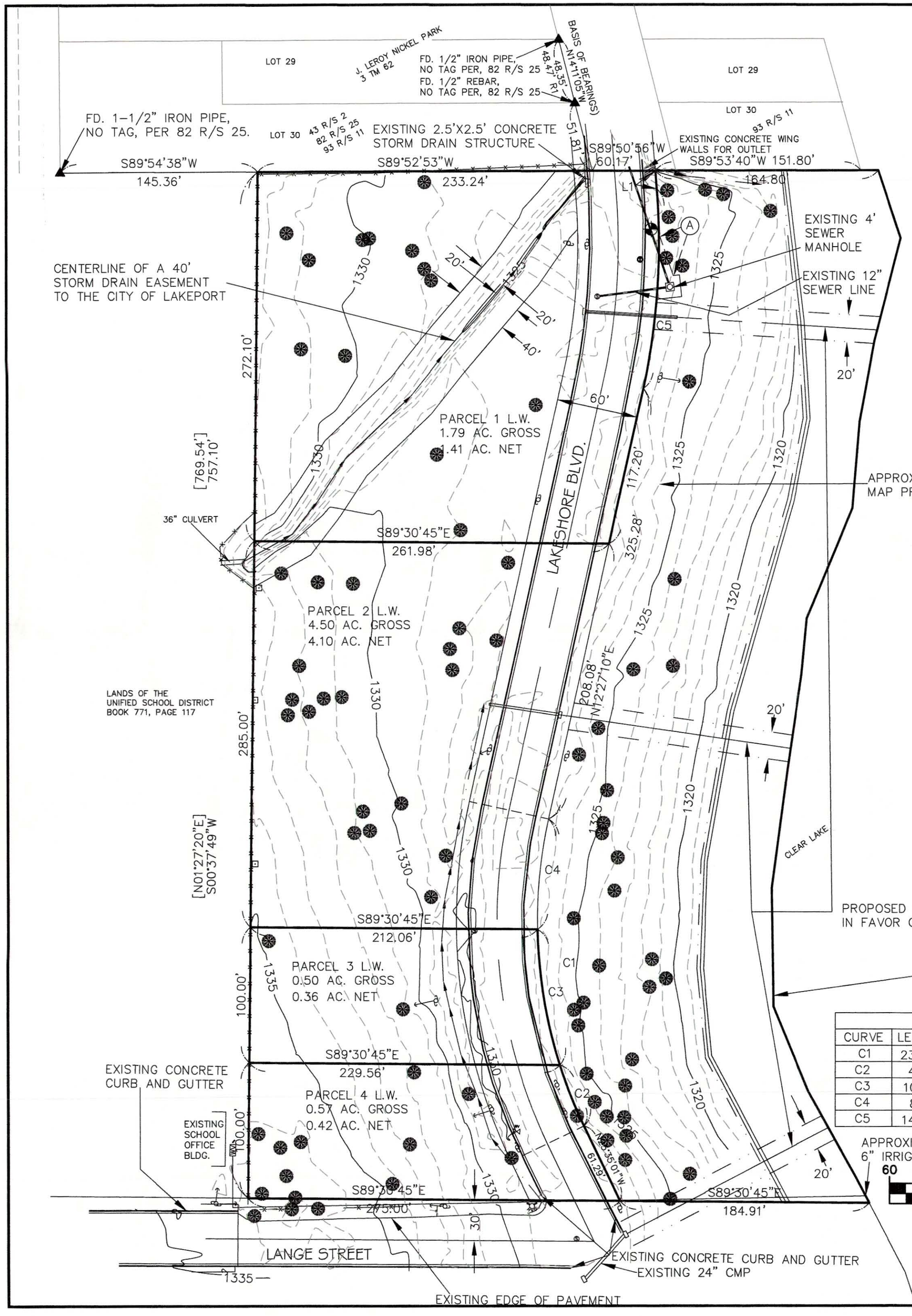
INITAL STUDY ATTACHMENTS

Attachment A: Tentative Parcel Map
Attachment B: Biological Resources Report
Attachment C: Stormwater Control Plan
Attachment D: Mitigation and Monitoring Reporting Program (MMRP)
Attachment E: CalEEMod Output Files
Attachment F: Botanical Resources Report
Attachment G: First Review Agency Comments
Attachment H: Second Review Agency Comments
Attachment I: Application Package
Attachment J: County of Lake Habitat Evaluation
Attachment K: Memorandum of Amendment
Attachment L: Revegetation Plan
Attachment M: California Department of Fish and Wildlife's Comments



OWNER:

LAKEPORT BOAT RENTALS, INC.
401 SOUTH MAIN STREET
LAKEPORT, CALIFORNIA 95453

ASSESSOR'S PARCEL NUMBER:

A.P.N. 026-031-29

ZONING:

"R5" DISTRICT, HIGH DENSITY RESIDENTIAL

WATER SUPPLY:

CITY OF LAKEPORT

SEWAGE DISPOSAL:

CITY OF LAKEPORT

FIRE PROTECTION:

CITY OF LAKEPORT

SURVEYOR:

MICHAEL S. CONSER PLS 8383

PROFESSIONAL LAND SURVEYOR * MICHAEL S. CONSER * STATE OF CALIFORNIA
Exp. 12-31-22
No. 8383

LEGEND:

—x—x—x—	INDICATES FENCE
— · — →	INDICATES FLOW LINE
	INDICATES POWER POLE
	INDICATES FIRE HYDRANT
WV	INDICATES WATER VALVE
S	INDICATES SEWER MANHOLE
	INDICATES SIGN
	INDICATES GUY ANCHOR
	INDICATES EXISTING TREE
— — —	INDICATES PROPOSED 60' ROADWAY AND PUBLIC UTILITY EASEMENT
T	INDICATES TELEPHONE MANHOLE
	INDICATES RED UTILITY MARKING FLAGS
	INDICATES SAND BAG WING WALL
L.W.	INDICATES LOW WATER LINE

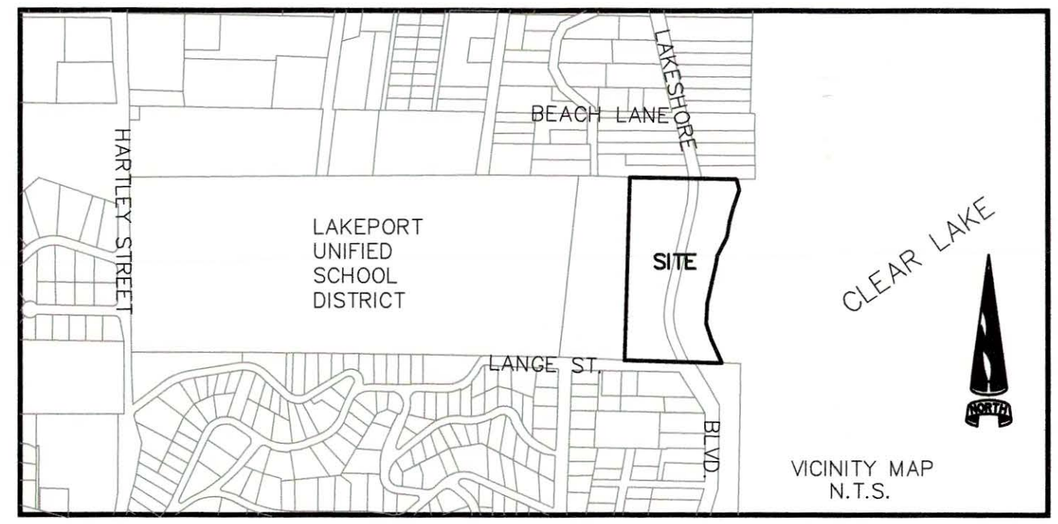
CURVE TABLE				LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	LINE	BEARING	LENGTH
C1	232.35'	350.00'	38°02'11"	L1	N04°30'22"W	13.45'
C2	48.54'	350.00'	07°56'48"			
C3	101.84'	350.00'	16°40'15"			
C4	81.97'	350.00'	13°25'08"			
C5	148.00'	500.00'	16°57'32"			

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

NORTH

BENCH MARK:

CONTROL POINT # 100= 5/8" REBAR WITH A RED PLASTIC CAP STAMPED CONSER CONTROL, ELEVATION= 1328.46.



BASIS OF BEARINGS:

NORTH 14°11'05" WEST BETWEEN FOUND MONUMENTS ON THE WEST SIDE OF LAKESHORE BLVD. AS SHOWN ON BOOK 82, RECORD OF SURVEY AT PAGE 25.

CONTOURS:

ONE FOOT

LEGEND:

▲ MONUMENTS FOUND AS NOTED

Ⓐ DENOTES PROPOSED 10' SEWER EASEMENT IN FAVOR OF THE CITY OF LAKEPORT

REFERENCES:

( ) RECORD DATA PER 82 R/S 25, LAKE COUNTY RECORDS

[ ] RECORD DATA PER BK. 771, PG. 117, LAKE COUNTY RECORDS

NOTE:

UNDERGROUND UTILITIES MAY EXIST, BUT WERE NOT LOCATED THIS SURVEY.

THIS IS NOT A BOUNDARY SURVEY, BOUNDARIES SHOWN ARE RECORD.

EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST. VERIFY RECORD EASEMENTS PRIOR TO SITE DESIGN, NONE SHOWN IN THE TITLE REPORT.

PROPOSED 60' ROADWAY AND PUBLIC UTILITY EASEMENT ALONG LAKESHORE AND THE NORTH LINE OF LANGE STREET WAS ESTABLISHED BY 30' HALF WIDTH FROM CENTERLINE OF EXISTING CURB AND GUTTER.

DUE TO THE GROSS MISCLOSURES IN THE EXCEPTION DESCRIPTIONS FOR THIS TRACT BEING IN EXCESS OF 15 FEET, THE EXISTING FENCE IS THE BEST EVIDENCE OF THE INTENDED LOCATION OF THE EAST BOUNDARY LINE OF THE UNIFIED SCHOOL DISTRICT TRACT. THE NORTHEAST CORNER OF THE UNIFIED SCHOOL DISTRICT TRACT AS SHOWN HEREON IS 2121.53 FEET FROM THE CENTER OF SECTION 13. THE CALCULATED DISTANCE PER SAID DEEDS IS 2123.46 FEET.

FLOOD PLAIN NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP DATED SEPT. 30, 2005 THE SITE IS LOCATED IN THE ZONE "X" AREA DETERMINED TO BE AREAS OF MINIMAL FLOODING. ZONE AO AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE 2 FEET;(AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FECTORS ARE DETERMINED, ZONE AE AREAS OF 100-YEAR FLOOD; FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED (06033C0491 "D", COUNTY OF LAKE COMMUNITY NO. 065038).

TENTATIVE PARCEL MAP
FOR
LAKEPORT BOAT RENTALS, INC.

BEING A PORTION OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 10 WEST, M.D.M. AS DESCRIBED IN DOCUMENT # 2021020743.

CITY OF LAKEPORT, COUNTY OF LAKE, CALIFORNIA

Conser Land Surveying
650 SOUTH MAIN STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455

JOB NO.	22-44
ACAD FILE	22-44-TENT
DESIGNED	C3
CAD BY	C3
CHECKED	C1
DATE	6-3-22
SHEET NO.	1 OF 1 SHEETS

Attachment A

BIOLOGICAL RESOURCES ASSESSMENT FOR DISNEY'S BOAT RENTALS PROJECT AT 2200 LAKESHORE BOULEVARD, LAKEPORT, CALIFORNIA

Prepared: June 19, 2023
Revised: November 7, 2024

Prepared by:

Graening and Associates, LLC
343 Carpenter Hill Road, Folsom CA 95630

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1. INTRODUCTION

1.1. PROJECT LOCATION AND DESCRIPTION

A Biological Resources Assessment was conducted on a 7-acre parcel (APN 026-031-29) at 2200 Lakeshore Boulevard, Lakeport, in Lake County, California (the Property). The proposed project is a boat rental facility by Disney's Boat Rentals ("Project") Disney's Boat Rentals is proposing to relocate their existing business from downtown Lakeport to the Lakeshore Boulevard property. The Property is 6 acres in size and is bisected by Lakeshore Boulevard, with 750 feet of Clear Lake frontage.

The project first consists of a Tentative Parcel Map to create four parcels. Then, on the center parcel (Parcel #2, 4.5 acres), a Use Permit for the boat rental business will be obtained, along with Architectural and Design Review, for a boat rental office, dock, and fuel facility. A preliminary concept plan is show in the Exhibits. Proposed is construction of an office building (30 feet by 30 feet in area) and a maintenance/dry storage structure (30 feet by 50 feet in area). The facilities will have a parking lot (ADA compliant), internal road, and crosswalk across Lakeshore Boulevard.

Two floating dock systems will be installed on the Property's shoreline—a customer dock and a fueling dock—subject to the issuance of a City shoreline development permit. There will be 4 pilings, 8 inches in diameter, for each dock, plus concrete anchor pads. The fueling dock will be supplied by a mobile fueling system (a trailer-mounted tank, 1,200 gallons) will be installed.

For this assessment, the Project Area was defined as the footprint of all of the proposed facilities, and this 5-acre area was the subject of the impact analysis. The entire 7-acre property was defined as the Study Area. The Study Area is defined to identify biological resources adjacent to the Project Area, and is the area subject to potential indirect effects from Project implementation.

1.2. SCOPE OF ASSESSMENT

This assessment provides information about the biological resources within the Study Area, the regulatory environment affecting such resources, any potential Project-related impacts upon these resources, and finally, to identify mitigation measures and other recommendations to reduce the significance of these impacts. The specific scope of services performed for this assessment consisted of the following tasks:

- Compile all readily-available historical biological resource information about the Study Area;
- Spatially query state and federal databases for any occurrences of special-status species or habitats within the Study Area and vicinity;
- Perform a reconnaissance-level field survey of the Study Area, including photographic documentation;
- Inventory all flora and fauna observed during the field survey;
- Characterize and map the habitat types present within the Study Area, including any potentially-jurisdictional water resources;
- Evaluate the likelihood for the occurrence of any special-status species;
- Assess the potential for the Project to adversely impact any sensitive biological resources;
- Recommend mitigation measures designed to avoid or minimize Project-related impacts; and
- Prepare and submit a report summarizing all of the above tasks.

1.3. REGULATORY SETTING

The following section summarizes some applicable regulations of biological resources on real property in California.

1.3.1. Special-status Species Regulations

The United States Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service implement the Federal Endangered Species Act of 1973 (FESA) (16 USC §1531 et seq.). Threatened and endangered species on the federal list (50 CFR §17.11, 17.12) are protected from "take" (direct or indirect harm), unless a FESA Section 10 Permit is granted or a FESA Section 7 Biological Opinion with incidental take provisions is rendered. Pursuant to the requirements of FESA, an agency reviewing a proposed project within its jurisdiction must determine whether any federally listed species may be present in the project area and determine whether the proposed project will have a potentially significant impact upon such species. Under FESA, habitat loss is considered to be an impact to the species. In addition, the agency is required to determine whether the project is likely to jeopardize the continued existence of any species proposed to be listed under FESA or result in the destruction or adverse modification of critical habitat proposed to be designated for such species (16 USC §1536[3], [4]). Therefore, project-related impacts to these species or their habitats would be considered significant and would require mitigation. Species that are candidates for listing are not protected under FESA; however, USFWS advises that a candidate species could be elevated to listed status at any time, and therefore, applicants should regard these species with special consideration.

The California Endangered Species Act of 1970 (CESA) (California Fish and Game Code §2050 *et seq*., and CCR Title 14, §670.2, 670.51) prohibits "take" (defined as hunt, pursue, catch, capture, or kill) of species listed under CESA. A CESA permit must be obtained if a project will result in take of listed species, either during construction or over the life of the project. Section 2081 establishes an incidental take permit program for state-listed species. Under CESA, California Department of Fish and Wildlife (CDFW) has the responsibility for maintaining a list of threatened and endangered species designated under state law (CFG Code 2070). CDFW also maintains lists of species of special concern, which serve as "watch lists." Pursuant to requirements of CESA, an agency reviewing proposed projects within its jurisdiction must determine whether any state-listed species may be present in the Study Area and determine whether the proposed project will have a potentially significant impact upon such species. Project-related impacts to species on the CESA list would be considered significant and would require mitigation.

California Fish and Game Code Sections 4700, 5050, and 5515 designates certain mammal, amphibian, and reptile species "fully protected", making it unlawful to take, possess, or destroy these species except under issuance of a specific permit. The California Native Plant Protection Act of 1977 (CFG Code §1900 *et seq*.) requires CDFW to establish criteria for determining if a species or variety of native plant is endangered or rare. Section 19131 of the code requires that landowners notify CDFW at least 10 days prior to initiating activities that will destroy a listed plant to allow the salvage of plant material.

Many bird species, especially those that are breeding, migratory, or of limited distribution, are protected under federal and state regulations. Under the Migratory Bird Treaty Act of 1918 (16 USC §703-711), migratory bird species and their nests and eggs that are on the federal list (50 CFR §10.13) are protected from injury or death, and project-related disturbances must be reduced or eliminated during the nesting cycle. California Fish and Game Code (§3503, 3503.5, and 3800) prohibits the possession, incidental take, or needless destruction of any bird nests or eggs. Fish and Game Code §3511 designates certain bird species "fully protected", making it unlawful to take, possess, or destroy these species except under issuance of a specific permit. The Bald and Golden Eagle Protection Act (16 USC §668) specifically protects bald and golden eagles from harm or trade in parts of these species.

California Environmental Quality Act (CEQA) (Public Resources Code §15380) defines "rare" in a broader sense than the definitions of threatened, endangered, or fully protected. Under the CEQA definition, CDFW can request additional consideration of species not otherwise protected. CEQA requires that the impacts of a project upon environmental resources must be analyzed and assessed using criteria determined by the lead agency. Sensitive species that would qualify for listing but are not currently listed

may be afforded protection under CEQA. The CEQA Guidelines (§15065) require that a substantial reduction in numbers of a rare or endangered species be considered a significant effect. CEQA Guidelines (§15380) provide for assessment of unlisted species as rare or endangered under CEQA if the species can be shown to meet the criteria for listing. Plant species on the California Native Plant Society (CNPS) Lists 1A, 1B, or 2 are typically considered rare under CEQA. California "Species of Special Concern" is a category conferred by CDFW on those species that are indicators of regional habitat changes or are considered potential future protected species. While they do not have statutory protection, Species of Special Concern are typically considered rare under CEQA and thereby warrant specific protection measures.

1.3.2. Water Resource Protection

Real property that contains water resources are subject to various federal and state regulations and activities occurring in these water resources may require permits, licenses, variances, or similar authorization from federal, state and local agencies, as described next.

The Federal Water Pollution Control Act Amendments of 1972 (as amended), commonly known as the Clean Water Act (CWA), established the basic structure for regulating discharges of pollutants into "waters of the United States". Waters of the US includes essentially all surface waters, all interstate waters and their tributaries, all impoundments of these waters, and all wetlands adjacent to these waters. CWA Section 404 requires approval prior to dredging or discharging fill material into any waters of the US, especially wetlands. The permitting program is designed to minimize impacts to waters of the US, and when impacts cannot be avoided, requires compensatory mitigation. The US Army Corps of Engineers (USACE) is responsible for administering Section 404 regulations. Substantial impacts to jurisdictional wetlands may require an Individual Permit. Small-scale projects may require only a Nationwide Permit, which typically has an expedited process compared to the Individual Permit process. Mitigation of wetland impacts is required as a condition of the CWA Section 404 Permit and may include on-site preservation, restoration, or enhancement and/or off-site restoration or enhancement. The characteristics of the restored or enhanced wetlands must be equal to or better than those of the affected wetlands to achieve no net loss of wetlands.

Under CWA Section 401, every applicant for a federal permit or license for any activity which may result in a discharge to a water body must obtain State Water Quality Certification that the proposed activity will comply with State water quality standards. The California State Water Resources Control Board is responsible for administering CWA Section 401 regulations.

Section 10 of the Rivers and Harbors Act of 1899 requires approval from USACE prior to the commencement of any work in or over navigable Waters of the US, or which affects the course, location, condition or capacity of such waters. Navigable waters of the United States are defined as waters that have been used in the past, are now used, or are susceptible to use, as a means to transport interstate or foreign commerce up to the head of navigation. Rivers and Harbors Act Section 10 permits are required for construction activities in these waters.

California Fish and Game Code (§1601 - 1607) protects fishery resources by regulating "*any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake*." CDFW requires notification prior to commencement, and issuance of a Lake or Streambed Alteration Agreement, if a proposed project will result in the alteration or degradation of ''waters of the State". The limit of CDFW jurisdiction is subject to the judgment of the Department; currently, this jurisdiction is interpreted to be the "stream zone", defined as "*that portion of the stream channel that restricts lateral movement of water*" and delineated at "*the top of the bank or the outer edge of any riparian vegetation, whichever is more landward*". CDFW reviews the proposed actions and, if necessary, submits to the applicant a proposal for measures to protect affected fish and wildlife resources. The final proposal that is mutually agreed upon by the CDFW and the applicant is the

Streambed Alteration Agreement. Projects that require a Streambed Alteration Agreement may also require a CWA 404 Section Permit and/or CWA Section 401 Water Quality Certification.

For construction projects that disturb one or more acres of soil, the landowner or developer must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ).

1.3.3. Tree Protection

At the State level, in areas inside timberland, any tree removal is subject to the conditions and requirements set forth in the Z'berg-Nejedly Forest Practice Act and the California Forest Practice Rules. If development of a project will result in the removal of commercial tree species, one of the following permits is needed: Less than 3 Acre Conversion Exemption; Christmas Tree; Dead, Dying or Diseased, Fuelwood, or Split Products Exemption; a Public Agency, Public and Private Utility Right of Way Exemption; a Notice of Exemption from Timberland Conversion Permit for Subdivision; or an Application for Timberland Conversion Permit.

1.3.4. Tree Protection

At the State level, in areas inside timberland, any tree removal is subject to the conditions and requirements set forth in the Z'berg-Nejedly Forest Practice Act and the California Forest Practice Rules. If development of a project will result in the removal of commercial tree species, one of the following permits is needed: Less than 3 Acre Conversion Exemption; Christmas Tree; Dead, Dying or Diseased, Fuelwood, or Split Products Exemption; a Public Agency, Public and Private Utility Right of Way Exemption; a Notice of Exemption from Timberland Conversion Permit for Subdivision; or an Application for Timberland Conversion Permit.

The City of Lakeport has a tree preservation ordinance (Chapter 17.21 of the City Code) that applies to proposals to develop land. Existing native trees on proposed development sites with a diameter of six inches or more including, but not limited to, oak, willow, cottonwood, and redwood shall not be cut down, removed, or otherwise destroyed except under permit. Protected trees should be avoided; where not possible to avoid, mitigation shall be implemented, which is a 1:1 replacement with a minimum fifteen-gallon tree in the same or similar species as the tree to be removed. If the trees that are removed are mature and healthy, there shall be a 1:1 replacement with a minimum twenty-four-inch root ball specimen in the species that is the same or similar to the tree removed. Trees planted as replacements shall be continually maintained or replaced if they fail to survive. Replacement trees shall be planted on the site where the preexisting tree was removed, or may be planted on a separate site at the discretion of the city.

2. ENVIRONMENTAL SETTING

The Study Area is located within the Inner North Coast Range geographic subregion, which is contained within the Northwestern California geographic subdivision of the larger California Floristic Province (Baldwin et al. 2012). This region has a Mediterranean-type climate, characterized by distinct seasons of hot, dry summers and wet, moderately-cold winters. The Study Area and vicinity is in Climate Zone 2b "Warmer-Summer Intermountain Climate", characterized by milder summers and longer and colder winters than in the Central Valley (Brenzel, 2012). The elevation ranges from approximately 1,320 feet to 1,340 feet above mean sea level. The Study Area is located within the Cache Creek River watershed. Portions of the Property is in a FEMA-designated flood zone. The land uses of the Study Area are: undeveloped lakefront land bisected by a transportation corridor and associated easements for sanitary sewer, water, and stormwater. Surrounding land uses are residential and commercial and water recreation.

3. METHODOLOGY

3.1. PRELIMINARY DATA GATHERING AND RESEARCH

Prior to conducting the field survey, the following information sources were reviewed:

- Any readily-available previous biological resource studies pertaining to the Study Area or vicinity
- Aerial photography of the Study Area (current and historical)
- United States Geologic Service 7.5 degree-minute topographic quadrangles of the Study Area and vicinity
- USFWS National Wetland Inventory
- USDA Natural Resources Conservation Service soil survey maps
- California Natural Diversity Database (CNDDB), electronically updated monthly by subscription
- USFWS species list (IPaC Trust Resources Report).

3.2. FIELD SURVEY

Consulting biologist Dr. Geo Graening conducted a wildlife survey and botanical field survey on June 5, 2023. Consulting biologist Kristen Ahrens, M.S. conducted an additional wildlife survey and botanical field survey on August 8, 2024. A full-coverage pedestrian survey was performed, and modified to account for differences in terrain, vegetation density, and visibility. All visible fauna and flora observed were recorded in a field notebook, and identified to the lowest possible taxon. Survey efforts emphasized the search for any special-status species that had documented occurrences in the CNDDB within the vicinity of the Study Area and those species on the USFWS species list (Appendix 1).

When a specimen could not be identified in the field, a photograph or voucher specimen (depending upon permit requirements) was taken and identified in the laboratory using a dissecting scope where necessary. Dr. Graening holds the following scientific collection permits: CDFW Scientific Collecting Permit No. SC-006802; and CDFW Plant Voucher Specimen Permit 09004. Taxonomic determinations were facilitated by referencing museum specimens or by various texts, including the following: Powell and Hogue (1979); Pavlik (1991); (1993); Brenzel (2012); Stuart and Sawyer (2001); Lanner (2002); Sibley (2003); Baldwin et al. (2012); Calflora (2023); CDFW (2023b,c); NatureServe 2023; and University of California at Berkeley (2023a,b).

The locations of any special-status species sighted were marked on aerial photographs and/or georeferenced with a geographic positioning system (GPS) receiver. Habitat types occurring in the Study Area were mapped on aerial photographs, and information on habitat conditions and the suitability of the habitats to support special-status species was also recorded. The Study Area was also informally assessed for the presence of potentially-jurisdictional water features, including riparian zones, isolated wetlands and vernal pools, and other biologically-sensitive aquatic habitats

3.3. MAPPING AND OTHER ANALYSES

Locations of species' occurrences and habitat boundaries within the Study Area were digitized to produce the final habitat maps. The boundaries of potentially jurisdictional water resources within the Study Area were identified and measured in the field, and similarly digitized to calculate acreage and to produce informal delineation maps. Geographic analyses were performed using geographical information system software (ArcGIS 10, ESRI, Inc.). Vegetation communities (assemblages of plant species growing in an area of similar biological and environmental factors), were classified by Vegetation Series (distinctive associations of plants, described by dominant species and particular environmental setting) using the CNPS Vegetation Classification system (Sawyer and Keeler-Wolf, 1995). Informal wetland delineation methods consisted of an abbreviated, visual assessment of the three requisite wetland parameters (hydrophytic vegetation, hydric soils, hydrologic regime) defined in the US Army Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory, 1987). Wildlife habitats were classified according to the CDFW's California Wildlife Habitat Relationships System (CDFW, 2021c). Species' habitat requirements and life histories were identified using the following sources: Baldwin et al. (2012); CNPS (2021), Calflora (2021); CDFW (2021a,b,c); and University of California at Berkeley (2021a,b).

4. RESULTS

4.1. INVENTORY OF FLORA AND FAUNA FROM FIELD SURVEY

All plants detected during the 2 field surveys of the Study Area are listed in the following table. The following animals were detected within the Study Area during the field surveys:

mosquito (Culicidae); carp (dead carcass)(Cyprinidae); deer (discarded carcass) (*Odocoileus hemionus columbianus*); Brewer's blackbird (*Euphagus cyanocephalus*); red-winged blackbird (*Agelaius phoeniceus*); American crow (*Corvus brachyrhynchos*); California scrub jay (*Aphelocoma californica*); house sparrow (*Passer domesticus*); Bullock's oriole (*Icterus bullockii*); song sparrow (*Melospiza melodia*); yellow warbler (*Setophaga petechia*); American robin (*Turdus migratorius*); mallard (*Anas platyrhynchos*).

No federally-listed species were detected. No special-status species were detected.

Plants Identified During the Botanical Survey

Scientific Name	Common Name
Acmispon americanus	American deerweed
Artemisia ludoviciana	white sagebrush
Avena barbata	Slender wild oat
Azolla filiculoides	Pacific azolla
Brassica sp.	mustard
Briza minor	Little quaking grass
Bromus spp.	brome grasses
Catalpa sp.	Catalpa
Centaurea solstitialis	yellow star thistle
Cephalanthus occidentalis	common buttonbush
Crataegus sp.	Hawthorn
Croton setiger	Dove weed
Cynodon dactylon	bermudagrass
Cyperus eragrostis	Tall flatsedge
Cyperus rotundus	nutgrass
Cytisus sp.	Broom
Dichelostemma sp.	Wild hyacinth
Digitaria sanguinalis	crabgrasas
Dipsacus sativus	Fuller's teasel
Dysphania ambrosioides	epazote
Echinochloa sp.	barnyardgrass
Epilobium sp.	willowherb
Erigeron bonariensis	fleabane
Euphorbia prostrata	green creeping spurge
Festuca sp.	fescue
Hedera helix	English ivy
Hirschfeldia incana	hoary mustard
Hordeum sp.	barley
Juncus sp.	Rush
Lactuca serriola	Prickly lettuce
Lathyrus sp.	Wild pea
Lotus tenuis	narrowleaf trefoil
Ludwigia grandiflora	Uruguayan Hampshire-purselane
Lythrum hyssopifolia	grass-poly
Melilotus sp.	sweetclover
Mentha pulegium	pennyroyal
Nasturtium sp.	watercress
Persicaria sp.	smartweed
Phyla nodiflora	frogfruit

Populus fremontii	Fremont's cottonwood
Prunus sp.	plum
Quercus lobata	Valley oak
Rosa gymnocarpa	Wood rose
Rubus armeniacus	Himalaya blackberry
Rubus leucodermis	Whitestem raspberry
Rumex crispus	Curly dock
Rumex pulcher	fiddle dock
Salix laevigata	Red willow
Salix lasiolepis	Arroyo willow
Schoenoplectus acutus	Tule
Scirpus sylvaticus	wood club-rush
Setaria sp.	foxtail
Toxicodendron diversilobum	Poison-oak
Trapogon sp.	Salsify
Typha latifolia	Broad leaf cattail
Vachellia farnesiana	cassie
Veronica serpyllifolia	thyme speedwell
Vicia sp.	Vetch
Xanthium strumarium	Cocklebur

4.2. VEGETATION COMMUNITIES AND WILDLIFE HABITAT TYPES

4.2.1. Terrestrial Vegetation Communities

The following terrestrial vegetation communities occur in the Study Area (see Exhibits):

Ruderal/Disturbed / Oak woodland / Non-native grassland. Some of the upland areas of the Property consists of disturbed or converted natural habitat that is now either in a ruderal state, paved, or otherwise urbanized with gravel and fill dirt. Vegetation within this habitat type consists of native valley oaks (*Quercus lobata*) mixed with a variety of non-native ornamental species. The understory is largely non-native European grasses (*Bromus, Festuca, Hordeum*, *Avena*). This habitat type provides limited resources for wildlife and is utilized primarily by species tolerant of human activities; however, the canopy of the valley oak trees is utilized by a variety of birds. The disturbed and altered condition of these lands greatly reduces their habitat value and ability to sustain rare plants or diverse wildlife assemblages.

Riparian Forest.
Riparian vegetation is located along the intermittent drainage and along the shoreline, and consists primarily of stands of Goodding's willows (*Salix gooddingii*) and western buttonwillow (*Cephalanthus occidentalis*), with an understory of poison oak, wild rose, and blackberry brambles. The riparian vegetation can be classified as the Holland Type "Great Valley Mixed Riparian Forest," or as "61.216.00 Goodding's Willow – Red Willow Riparian Woodland" (CDFW 2019). On the lakeshore, The overstory contains primarily willow species and cottonwood.

Open Water.
The shoreline of Clear Lake contains aquatic plants, such as coontail (*Ceratophyllum* sp.), and emergent marsh (tule). The overstory contains willow species and cottonwood.

Freshwater marsh (lacustrine).
Patches of common tule (*Schoenoplectus acutus*) occurs along the shoreline and extends into open water. The freshwater marsh vegetation can be classified as the Holland Type "Coastal and Valley Freshwater Marsh," and "52.122.01 Schoenoplectus acutus" (CDFW 2019).

4.2.2. Wildlife Habitat Types

Wildlife habitat types were classified using CDFW's Wildlife Habitat Relationship System. The Study Area contains the following wildlife habitat types: Montane Hardwood-Conifer; Montane Riparian; Valley Oak Woodland; Annual Grassland; Riverine; Lacustrine; Urban; and Barren.

4.2.3. Critical Habitat and Special-status Habitat

No critical habitat for any federally-listed species occurs within the Project Area or the surrounding Study Area. The CNDDB reported no special-status habitats within the Project Area or surrounding Study Area. The CNDDB reported the following special-status habitats in a 10-mile radius outside of the Study Area: Clear Lake Drainage Cyprinid/Catostomid Stream; Clear Lake Drainage Resident Trout Stream; Clear Lake Drainage Seasonal Lakefish Spawning Stream; Coastal and Valley Freshwater Marsh; Northern Interior Cypress Forest, Northern Volcanic Ash Vernal Pool, Serpentine Bunchgrass.

During our field survey, no special-status habitats were detected within the upland portions of the Project Area. However, the surrounding Study Area contains the following special-status habitats: an intermittent channels and riparian forest, and along Clear Lake, emergent (tule) wetland and the lake itself.

4.2.4. Habitat Plans and Wildlife Corridors

Wildlife movement corridors link remaining areas of functional wildlife habitat that are separated primarily by human disturbance, but natural barriers such as rugged terrain and abrupt changes in vegetation cover are also possible. Wilderness and open lands have been fragmented by urbanization, which can disrupt migratory species and separate interbreeding populations. Corridors allow migratory movements and act as links between these separated populations.

No wildlife corridors exist within, or directly adjacent to, the Study Area because of existing wildlife barriers (property fences, sea walls, and the constant traffic on Lakeshore Boulevard). Fishery resources do exist at the edge of the Study Area in Clear Lake itself. The Study Area is not located within any adopted Habitat Conservation Plan or Natural Community Conservation Plan.

4.3. LISTED SPECIES AND OTHER SPECIAL-STATUS SPECIES

For the purposes of this assessment, "special status" is defined to be species that are of management concern to state or federal natural resource agencies, and include those species that are:

- Listed as endangered, threatened, proposed, or candidate for listing under the Federal Endangered Species Act;
- Listed as endangered, threatened, rare, or proposed for listing, under the California Endangered Species Act of 1970;
- Designated as endangered or rare, pursuant to California Fish and Game Code (§1901);
- Designated as fully protected, pursuant to California Fish and Game Code (§3511, §4700, or §5050);
- Designated as a species of special concern by CDFW;
- Plants considered to be rare, threatened or endangered in California by the California Native Plant Society (CNPS); this consists of species on Lists 1A, 1B, and 2 of the CNPS Ranking System; or
- Plants listed as rare under the California Native Plant Protection Act.

4.3.1. Reported Occurrences of Listed Species and Other Special-status Species

A list of special-status plant and animal species that have occurred within the Study Area and vicinity was compiled based upon the following:

- Any previous and readily-available biological resource studies pertaining to the Study Area;
- Informal consultation with USFWS by generating an electronic Species List (Information for Planning and Conservation website at https://ecos.fws.gov/ipac/); and
- A spatial query of the CNDDB using the standard 9 quadrangle boundary
- A query of the California Native Plant Society's database *Inventory of Rare and Endangered Plants of California* (online edition).

The CNDDB was queried and any reported occurrences of special-status species were plotted in relation to the Study Area boundary using GIS software (see exhibits). The CNDDB reported no special-status species occurrences within the Project Area or the surrounding terrestrial Study Area. The CNDDB did report 5 rare species within Clear Lake itself:

> Western ridged mussel (*Gonidea angulata*)
> CNDDB Notes: "*MULTIPLE HISTORICAL COLLECTIONS GIVE LOCALITY ONLY AS "CLEAR LAKE;" 1947 SPECIMEN FROM HORSESHOE BEND ON SE SHORE. 2009 RESURVEY SITE JKH09-009 FROM "ABOUT 2 MI S OF LUCERNE, CA 20 AT MILE MARKER 23.62….COLLECTED PRIOR TO 1909, PRIOR TO APR 1918, AND ON UNKNOWN DATE. 9 COLLECTED ON 29 JUL 1947. LOCALITY LISTED IN INGRAM (1948). NONE FOUND ON 19 JUL 2009*."

Clear Lake tule perch (*Hysterocarpus traskii lagunae*)
CNDDB Notes: "*FOUND IN 1873, 1894, 1946, 1948, 1953, 1959, 1961, 1962, 1963, 1964, 1965, 1968, 1969, 1972, 1973, 1976, 1977, 1978, 1979 & 2012. ALSO, A SET OF ELECTROFISHING SURVEYS IN 2014-2015 FOUND H. T. LAGUNAE MADE UP 7% OF THE COUNT OF FISH CAUGHT. MAPPED ACROSS THE EXTENT OF THE LAKE*."

Clear Lake hitch (*Lavinia exilicauda chi*)
CNDDB Notes: "*COLLECTED 9 APR 1961 BY UCB ZOOLOGY 138 CLASS (CAS #72868) AND 8 APR 1962 BY P.R. NEEDHAM, & D.W. SEEGRIST & PARTY…FOUND ONLY IN CLEAR LAKE, LAKE CO, AND ASSOCIATED PONDS. SPAWNS IN STREAMS FLOWING INTO CLEAR LAKE*."

Sacramento perch (*Archoplites interruptus*)
CNDDB Notes: "*11 FISH COLLECTED IN CLEAR LAKE AND KEPT IN AQUARIUM AT ELK GROVE, RECEIVED AT NATIONAL MUSEUM OF NATURAL HISTORY DECEMBER 1937. Location is = CLEAR LAKE, BETWEEN HIGHWAYS 20, 29 & 53, LAKE COUNTY. Population status = Possibly Extirpated*."

Brownish dubiraphian riffle beetle (*Dubiraphia brunnescens*)
CNDDB Notes: "*2 SPECIMENS AT THE CALIFORNIA STATE COLLECTION OF ARTHROPODS (CDFA), COLLECTED BY H. CHANDLER 3 JUL 1946. 2 SPECIMENS COLLECTED 24 JUL 1969. POPULATION HIGH IN 1988 AND STABLE OVER SEVERAL YEARS OF MONITORING. COLLECTED FROM ROCKY POINT AND NICE, CLEAR LAKE. SHEPARD STATED IT IS ONLY KNOWN FROM THE NE SHORE OF CLEAR LAKE, BUT ROCKY PT IS NW. FURTHER, THERE IS ANOTHER ROCKY POINT FAR SE. MAPPED TO ENTIRE LAKE UNTIL BETTER LOCATION GIVEN. Habitat = INHABITS EXPOSED, WAVE WASHED WILLOW ROOTS*."

Within a 10-mile buffer of the Study Area boundary, the CNDDB reported additional special-status species occurrences, summarized in the table below along with any additional CNPS species.

A USFWS species list was generated online using the USFWS' IPaC Trust Resource Report System (see Appendix 1). This list is generated using a regional and/or watershed approach and does not necessarily indicate that the Study Area provides suitable habitat. The following listed species should be considered in the impact assessment:

- Northern Spotted Owl (*Strix occidentalis caurina*) Threatened
- Northwestern Pond Turtle (*Actinemys marmorata*) Proposed Threatened
- Monarch Butterfly (*Danaus plexippus*) Candidate
- Burke's Goldfields (*Lasthenia burkei*) Endangered

Migratory birds should also be considered in the impact assessment.

Special-status Species That Occur in the 9-Quadrangle Region

Common Name Scientific Name	Status*	General Habitat	Microhabitat
Red-bellied newt *Taricha rivularis*	CSSC	Found in coastal woodlands and redwood forests along the coast of Northern California	A stream or river dweller. Larvae retreat into vegetation and under stones during the day.
Foothill yellow-legged frog *Rana boylii*	CCT/CSSC	Partly-shaded, shallow streams & riffles with a rocky substrate in a variety of habitats.	Need at least some cobble-sized substrate for egg-laying. Need at least 15 weeks to attain metamorphosis.
Double-crested cormorant *Phalacrocorax auritus*	WL	Colonial nester on coastal cliffs, offshore islands, & along lake margins in the interior of the state.	Nests along coast on sequestered islets, usually on ground with sloping surface, or in tall trees along lake margins.
Great blue heron *Ardea herodias*	CSSC	Colonial nester in tall trees, cliffsides, and sequestered spots on marshes.	Rookery sites in close proximity to foraging areas: marshes, lake margins, tide-flats, rivers and streams, wet meadows.
Osprey *Pandion haliaetus*	WL	Ocean shore, bays, fresh-water lakes, and larger streams.	Large nests built in tree-tops within 15 miles of a good fish-producing body of water.
Tricolored blackbird *Agelaius tricolor*	CT/CSSC	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, & foraging area with insect prey within a few km of the colony.
Clear Lake hitch *Lavinia exilicauda chi*	CT	Found only in Clear Lake, Lake Co, and associated ponds. Spawns in streams flowing into Clear Lake.	Adults found in the limnetic zone. Juveniles found in the nearshore shallow-water habitat hiding in the vegetation.
Sacramento perch *Archoplites interruptus*	CSSC	Historically found in the sloughs, slow-moving rivers, and lakes of the Central Valley.	Prefers warm water. Aquatic vegetation is essential for young. Tolerates wide range of physio-chemical water conditions.
Silver-haired bat *Lasionycteris noctivagans*	CSSC	Primarily a coastal & montane forest dweller feeding over streams, ponds & open brushy areas.	Roosts in hollow trees, beneath exfoliating bark, abandoned woodpecker holes & rarely under rocks. Needs drinking water.
Townsend's big-eared bat *Corynorhinus townsendii*	CSSC	Throughout California in a wide variety of habitats. Most common in mesic sites.	Roosts in the open, hanging from walls & ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.
Pallid bat *Antrozous pallidus*	CSSC	Deserts, grasslands, shrublands, woodlands & forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.
Humboldt marten *Martes caurina humboldtensis*	CE/CSSC	Occurs only in the coastal redwood zone from the Oregon border south to Sonoma County.	Associated with late-successional coniferous forests, prefer forests with low, overhead cover.
Fisher - West Coast DPS *Pekania pennanti*	CT/CSSC	Intermediate to large-tree stages of coniferous forests & deciduous-riparian areas with high percent canopy closure.	Uses cavities, snags, logs & rocky areas for cover & denning. Needs large areas of mature, dense forest.
American badger *Taxidea taxus*	CSSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Needs sufficient food, friable soils & open, uncultivated ground. Preys on burrowing rodents. Digs burrows.
Western pond turtle *Emys marmorata*	CSSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams & irrigation ditches, usually with aquatic vegetation, be	Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying
An isopod *Calasellus californicus*	CSSC	Known from Lake, Napa, Marin, Santa Cruz and Santa Clara Counties.	
Brownish dubiraphian riffle beetle *Dubiraphia brunnescens*	CSSC	Aquatic; known only from the NE shore of Clear Lake, Lake County.	Inhabits exposed, wave-washed willow roots.
Obscure bumble bee *Bombus caliginosus*	CSSC	Open grassy coastal prairies and Coast Range meadows. Nesting occurs underground as well as above ground in abandoned bird nests.	Food plants include *Ceanothus, Cirsium, Clarkia, Keckiella, Lathyrus, Lotus, Lupinus, Rhododendron, Rubus, Trifolium,* and *Vaccinium.*
Blennosperma vernal pool andrenid bee *Andrena blennospermatis*	CSSC	This bee is oligolectic on vernal pool *Blennosperma*.	Bees nest in the uplands around vernal pools.
Borax Lake cuckoo wasp *Hedychridium milleri*	CSSC	Endemic to central California. Only collection is from the type locality.	External parasite of wasp and bee larva.
Big-scale balsamroot *Balsamorhiza macrolepis*	1B.2	Chaparral, valley and foothill grassland, cismontane woodland.	Sometimes on serpentine. 90-1555 m.
Small-flowered calycadenia *Calycadenia micrantha*	1B.2	Chaparral, valley and foothill grassland, meadows and seeps.	Rocky talus or scree; sparsely vegetated areas. Occasionally on roadsides; sometimes on serpentine. 5-1500 m.

Common Name Scientific Name	Status*	General Habitat	Microhabitat
Greene's narrow-leaved daisy *Erigeron greenei*	1B.2	Chaparral.	Serpentine and volcanic substrates, generally in shrubby vegetation. 80-1005 m.
Burke's goldfields *Lasthenia burkei*	FE/CE/1B.1	Vernal pools, meadows and seeps.	Most often in vernal pools and swales. 15-600 m.
Colusa layia *Layia septentrionalis*	1B.2	Chaparral, cismontane woodland, valley and foothill grassland.	Scattered colonies in fields and grassy slopes in sandy or serpentine soil. 145-1095m.
Beaked tracyina *Tracyina rostrata*	1B.2	Cismontane woodland, valley and foothill grassland.	Open grassy meadows within oak woodland and grassland habitats. 90-790 m.
Bent-flowered fiddleneck *Amsinckia lunaris*	1B.2	Cismontane woodland, valley and foothill grassland.	50-500m.
Serpentine cryptantha *Cryptantha dissita*	1B.2	Chaparral.	Serpentine outcrops. 330-730m.
Mayacamas popcornflower *Plagiobothrys lithocaryus*	1A	Meadows? Valley and foothill grassland, cismontane woodland, chaparral?	Moist sites. 285-450m.
Watershield *Brasenia schreberi*	2B.3	Freshwater marshes and swamps.	Aquatic from water bodies both natural and artificial in California.
Konocti manzanita *Arctostaphylos manzanita ssp. elegans*	1B.3	Chaparral, cismontane woodland, lower montane coniferous forest.	Volcanic soils. 395-1615 m.
Anthony Peak lupine *Lupinus antoninus*	1B.2	Upper montane coniferous forest, lower montane coniferous forest.	Open areas with surrounding forest; rocky sites. 1220-2285 m.
Napa bluecurls *Trichostema ruygtii*	1B.2	Cismontane woodland, chaparral, valley and foothill grassland, vernal pools, lower montane coniferous forest.	Often in open, sunny areas. Also has been found in vernal pools. 30-590m.
Woolly meadowfoam *Limnanthes floccosa ssp. floccosa*	4.2	Chapparal, cismontane woodland, valley and foothill grassland, vernal pools.	Vernally wet areas, ditches, and ponds. 60-1335 m.
Glandular western flax *Hesperolinon adenophyllum*	1B.2	Chaparral, cismontane woodland, valley and foothill grassland.	Serpentine soils; generally found in serpentine chaparral. 150-1315 m.
Two-carpellate western flax *Hesperolinon bicarpellatum*	1B.2	Serpentine chaparral.	Serpentine barrens at edge of chaparral. 60-1005 m.
Marsh checkerbloom *Sidalcea oregana ssp. hydrophila*	1B.2	Meadows and seeps, riparian forest.	Wet soil of streambanks, meadows. 1100-2300 m.
Brandegee's eriastrum *Eriastrum brandegeeae*	1B.1	Chaparral, cismontane woodland.	On barren volcanic soils; often in open areas. 425-840 m.
Tracy's eriastrum *Eriastrum tracyi*	CR/3.2	Chaparral, cismontane woodland.	Gravelly shale or clay; often in open areas. 315-760 m.
Few-flowered navarretia *Navarretia leucocephala ssp. pauciflora*	FE/CT1B.1	Vernal pools.	Volcanic ash flow, and volcanic substrate vernal pools. 400-855 m.
Rincon Ridge ceanothus *Ceanothus confusus*	1B.1	Closed-cone coniferous forest, chaparral, cismontane woodland.	Known from volcanic or serpentine soils, dry shrubby slopes. 75-1065 m.
Boggs Lake hedge-hyssop *Gratiola heterosepala*	FE/1B.2	Marshes and swamps (freshwater), vernal pools.	Clay soils; usually in vernal pools, sometimes on lake margins. 10-2375 m.
Eel-grass pondweed *Potamogeton zosteriformis*	2B.2	Marshes and swamps.	Ponds, lakes, streams. 0-1860 m.

*Definitions of Status Codes: FE = Federally listed as endangered; FT = Federally listed as threatened; FPE = Federally proposed for listing as endangered; FPT = Federally proposed for listing as threatened; FC = Candidate for Federal listing; MB = Migratory Bird Act; CE = California State listed as endangered; CT = California State listed as threatened; CSSC = California species of special concern; CR = California rare species; CFP = California fully protected species; CNPS (California Native Plant Society) List 1A = Plants presumed extinct in California by CNPS; CNPS List 1B = CNPS designated rare or endangered plants in California and elsewhere; and CNPS List 2 = CNPS designated rare or endangered plants in California, but more common elsewhere. Global Ranking: G1 = Critically Imperiled; G2 = Imperiled; G3 = Vulnerable. State Ranking: S1 = Critically Imperiled; S2 = Imperiled; S3 = Vulnerable.

**Copied verbatim from CNDDB, unless otherwise noted.

4.3.2. Listed Species or Special-status Species Observed During Field Survey

During the field surveys, no special-status species were detected within the Project Area or the surrounding Study Area.

4.4. POTENTIALLY-JURISDICTIONAL WATER RESOURCES

The USFWS National Wetland Inventory (see Exhibits) reported two water features within the Study Area: open water (Clear Lake); and a riverine feature (the unnamed intermittent channel).

A formal assessment for the presence of potentially-jurisdictional water resources within the Study Area was also conducted during the field survey. The aquatic resources delineation determined that the Property contains the following jurisdictional water features (see Exhibits):

- open water (Clear Lake)
- emergent (tule) marsh
- an unnamed intermittent channel

No vernal pools or other isolated wetlands were identified within the Study Area. There are several upland swales that are associated with road drainage and the City's stormwater sewer system. These swales do not exhibit ordinary high water marks or channel indicators. They are dominated by upland grasses and do not have channel characteristics. The swales are not jurisdictional water features.

5. IMPACT ANALYSES AND MITIGATION MEASURES

This section establishes the impact criteria, then analyzes potential Project-related impacts upon the known biological resources within the Study Area, and then suggests mitigation measures to reduce these impacts to a less-than-significant level.

5.1. IMPACT SIGNIFICANCE CRITERIA

The significance of impacts to biological resources depends upon the proximity and quality of vegetation communities and wildlife habitats, the presence or absence of special-status species, and the effectiveness of measures implemented to protect these resources from Project-related impacts. As defined by CEQA, the Project would be considered to have a significant adverse impact on biological resources if it would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a special-status species in local or regional plans, policies, or regulations, or by USFWS or CDFW
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by USFWS or CDFW
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites
- Conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved governmental habitat conservation plan.

5.2. IMPACT ANALYSIS

5.2.1. Potential Direct / Indirect Adverse Effects Upon Special-status Species

- *Will the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

No regionally-occurring special-status plant species were determined to have a medium or high potential to occur within the Study Area. The upland portions of the Project Area is urbanized and contains imported fill dirt and gravel and is dominated by non-native European grasses and forbs. Soils found within the Study Area are derived from alluvium, and lacustrine deposits. No soils derived from volcanic or serpentine parent materials are mapped in or adjacent to the Study Area. Special-status plants are not expected to thrive in the Project Area because of the preponderance of invasive and non-native plants, and habitat degradation associated with urbanization. Aggressive colonizers dominate aquatic habitats: tule, blackberry, coontail (*Ceratophyllum*), and willows. No special-status plant species are likely to occur within the Study Area, and no adverse impacts to special-status plant species are expected. No additional botanical surveys are deemed necessary.

Three listed or special-status animal species has the potential to occur in the aquatic portions of the Study Area: Brownish dubiraphian riffle beetle (in willow roots), and Clear Lake hitch and Sacramento

perch (in open water). However, implementation of the proposed project does not require the destruction of willow roots or disturbance to open water. Avoidance measures have been prescribed to reduce any indirect impacts to a less than significant level.

No direct impacts to known populations of special-status animal species are expected to occur from Project implementation. During the field survey, no listed species or special-status species were observed within the Study Area. Nevertheless, special-status animal species could migrate into the project areas after the field surveys cleared the project areas. This is a potentially-significant impact before mitigation.

Special-status bird species were reported in databases (CNDDB and USFWS) in the vicinity of the Study Area. Suitable foraging or nesting habitat is present in the lacustrine portions of the Study Area (the tule marsh and riparian trees) for wading birds, such as Double-crested cormorant, Great blue heron, osprey, and tricolored blackbird. The upland portions of the Study Area (the mixed oak forest habitat) contain suitable nesting habitat for various upland bird species. If construction activities are conducted during the nesting season, nesting birds could be directly impacted by tree removal and indirectly impacted by noise, vibration, and other construction-related disturbance. Therefore, Project construction is considered a potentially significant adverse impact to nesting birds before mitigation.

Recommended Mitigation Measures

To avoid impacts to Clear Lake Hitch, any work within the open water of Clear Lake should occur only in the window of time from October 15 through December 31. In addition, the Clear Lake Hitch will benefit from the revegetation plan that is prescribed in the following section, as new tule plantings will create habitat for Clear Lake Hitch.

To avoid impacts to Clear Lake Hitch, any work within the open water of Clear Lake shall occur only in the window of time from October 15 through December 31. In addition, the applicant shall implement the revegetation plan prepared by Graening and Associates (bound separately) to reduce impacts to the Clear Lake Hitch as the revegetation plan will create habitat for the Clear Lake Hitch.

> To offset the loss of approximately 3 square feet of aquatic (lacustrine wetland) habitat, new wetland vegetation shall be installed onsite at a ratio of 3:1 prior to construction. The revegetation plan shall consist of the planting of native wetland vegetation in an area of at least 9 square feet in the boundary identified by the qualified biologist in consultation with CDFW. Tule rhizomes shall be the primary plants used for revegetation. The planting density shall be, at the minimum, 1 propagule per square meter. Mesh cages may be constructed if deer browsing is an issue. Non-native vegetation weeding shall be performed by hand or line trimmer to suppress competition. Supplemental watering shall be employed when necessary, including in periods of drought or low-lake levels. When mortality occurs, new plantings shall be placed in those failed planting stations. The success rate shall be 80% at the end of 5 years and the revegetation effort shall be supervised by a qualified biologist or restoration ecologist.

Wildlife exclusion fencing should be erected between construction areas and the aquatic resources (intermittent stream and lake shoreline) to prevent animals from migrating into work areas. This fencing may be combined with erosion control fencing. Because special-status species that occur in the vicinity could migrate onto the Study Area between the time that the field survey was completed and the start of construction, a pre-construction survey for special-status species should be performed by a qualified biologist to ensure that special-status species are not present. If any listed species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted and project impacts and mitigation reassessed. With the implementation of these mitigation measures, adverse impacts upon special-status species would be reduced to a less-than-significant level.

If construction activities would occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species should

be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. With the implementation of this mitigation measure, adverse impacts upon special-status bird species and nesting birds would be reduced to a less-than-significant level.

5.2.2. Potential Direct / Indirect Adverse Effects Upon Special-status Habitats or Natural Communities or Corridors

- *Will the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The Study Area is not within any listed species' designated critical habitat. The Study Area contains sensitive habitats: intermittent channel, riparian habitat, freshwater marsh, and the shoreline and open water of Clear Lake. Setbacks are already required from the channel and the shoreline. Project implementation is not expected to impact any special-status habitats other than some riparian habitat. This area of riparian habitat impact is estimated to be 508 square feet: the fuel tank pad (10 ft x 20 ft); the path to the dock (3 ft x 100 ft); and 2 anchors for the cables securing the floating dock (two 2 ft x 2 ft blocks). Riparian habitat is protected by CDFW under their Lake or Stream Alteration Program and by Lake County Ordinance Section 23-15 (which protects beach vegetation). Mitigation measures are prescribed to reduce this impact to a less than significant level.

Recommended Mitigation Measures

An erosion and sediment control plan should be implemented to protect riparian and aquatic habitats. This may already be required if the project must enroll under the State Water Quality Control Board's Construction General Permit. To protect sensitive habitats from gasoline spills, a tank containment crib and other spill control devices should be implemented. This may already be required by the Certified Unified Program during the permitting and licensing of the fueling station.

Project implementation will require minor impacts to lacustrine habitat: the installation of 8 pilings in areas containing tules. This portion of the project footprint is 3 square feet (8 pilings, each 8 inches in diameter). Since the density of tules is approximately 7 plants per 8-inch diameter circle, the estimated number of impacted tules is 56 plants. The following vegetation removal methods specified by CDFW will be implemented:

> 1. Vegetation Removal Methods. Hand tools (e.g., trimmer, chain saw, etc.) shall be used to trim vegetation to the extent necessary to gain access to the work site(s); larger equipment shall not be used for vegetation removal unless already described in the project description.
>
> 2. Vegetation Removal. Riparian vegetation removal, including tules and willows, shall be conducted under the supervision of a qualified biologist. Cuttings and removed vegetation shall be incorporated into onsite restoration activities or other restoration projects in the Clear Lake watershed. Tules and willow cuttings shall be made available to tribal and cultural partners within the Clear Lake watershed.

To mitigate for loss of 3 square feet of lacustrine habitat (and tule removal) and the loss of 508 square feet of riparian habitat, the revegetation plan prepared by Graening and Associates (bound separately) will be implemented. To offset the removal of approximately 56 tule plants, these plants will be transplanted to an aquatic habitat in the restoration area (see Exhibits). Aquatic (lacustrine) habitat will be restored at a 3:1 ratio, which amounts to 9 square feet.

To offset the loss of approximately 508 square feet of riparian habitat, the revegetation plan prepared by Graening and Associates (bound separately) will be implemented. Riparian habitat will be restored at a 3:1 ratio on-site in the restoration areas (see Exhibits), which is approximately 1,524 square feet. Non-native vegetation (e.g., Himalayan blackberry and European grasses and forbs) will be removed and replaced with native riparian species from the restoration plan's plant palette. CDFW has specified that the planting density shall be, at the minimum, 1 propagule per square meter. Mesh cages may be constructed if deer browsing is an issue. Non-native vegetation weeding shall be performed by hand or line trimmer to suppress competition. Supplemental watering shall be employed when necessary, including in periods of drought or low-lake levels. When mortality occurs, new plantings shall be placed in those failed planting stations. The success rate shall be 80% at the end of 5 years and the revegetation effort shall be supervised by a qualified biologist or restoration ecologist. In addition to the revegetation effort, deployment of wildlife exclusion fencing, signage, and erosion control barriers are prescribed to prevent workers or equipment or patrons from encroaching into riparian habitat.

5.2.3. Potential Direct / Indirect Adverse Effects on Jurisdictional Water Resources

- *Will the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

A formal assessment of the Study Area identified 3 jurisdictional water features: an unnamed intermittent channel, emergent wetlands along the shoreline, and the open water of Clear Lake. Potential direct impacts to water resources could occur during construction by modification or destruction of stream banks, lakebeds, or riparian vegetation or the filling of wetlands or channels. However, there are no channels within the Project Area because the project was designed to avoid this feature. Furthermore, the intermittent channel is protected by a 40-foot setback for a stormwater easement. The proposed project will have only minor permanent structures placed within the lake shoreline: 8 pilings, each 8 inches in diameter, for a total impact area of only 3 square feet of lacustrine habitat. Implementation of the proposed project will impact up to 508 square feet of riparian habitat. Riparian habitat is protected by CDFW under their Lakebed and Stream Alteration Program. Mitigation measures are identified for these impacts.

Potential indirect impacts to water resources could occur during construction. Surface water quality has the potential to be degraded from storm water transport of sediment from disturbed soils or by accidental release of hazardous materials or petroleum products from sources such as heavy equipment servicing or refueling. This is a potentially significant impact. However, the landowner and its designated general contractor must enroll under the State Water Quality Control Board's Construction General Permit prior to the initiation of construction. In conjunction with enrollment under this Permit, a Storm Water Pollution Prevention Plan, Erosion Control Plan, and a Hazardous Materials Management/Spill Response Plan must be created and implemented during construction to avoid or minimize the potential for erosion, sedimentation, or accidental release of hazardous materials. Implementation of these measures mandated by law would reduce potential construction-related impacts to water quality to a less-than-significant level.

Potential indirect impacts to water resources could occur during operation of the Project. The storage and use of more than 55 gallons of fuel requires various permits, including the registration of the tank with the Certified Unified Program and regular inspections, along with the creation of a Hazardous Materials Business Plan. The existing regulatory programs will ensure that the use and storage of gasoline does not significantly impact water quality in receiving waterbodies.

Recommended Mitigation Measures

Placement of new piers/piles in the lake will require permits from the City, State, and/or federal agencies.

The California Department of Fish and Wildlife provided the following guidance in their comment letter:

> "*CDFW recommends the project applicant submit a Notification for a Lakebed Alteration Agreement for CDFW review. While there will be no piles driven in the water, the cement pads that the dock structure will be secured to may be subject to Notification. Additionally, the fueling station east of Lakeshore Boulevard may impact riparian habitat which would also require notification*."

The project proponent should apply for a CDFW Lakebed Alteration Agreement before any disturbance to riparian (or lacustrine) habitat occurs. The Lakebed Alteration Agreement will dictate any required avoidance or restoration measures. Note that avoidance measures and tule / riparian revegetation have already been prescribed in previous sections of this assessment.

Should the project require the placement of permanent structures in the lake, various permits will first need to be obtained. Any alteration or degradation of a wetland or any work in a lake or channel below the ordinary high water mark requires a waiver from USACE or a Clean Water Act Section 404 permit. Avoidance and minimization measures, as well as compensatory mitigation for loss of jurisdictional waters, is required by federal and state permits to maintain the policy of "No Net Loss" of wetlands and other protected water resources. Compensatory mitigation would consist of any combination of in-lieu fee payment to a mitigation bank, stream enhancement, or land dedication, at mitigation ratios determined by USACE. Clean Water Act Section 401 Water Quality Certification would be required in conjunction with a Section 404 permit.

5.2.4. Potential Impacts to Wildlife Movement, Corridors, etc.

- *Will the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

No wildlife corridors exist within, or directly adjacent to, the Study Area because of existing wildlife barriers (property fences, sea walls, and the constant traffic on Lakeshore Boulevard). While the Study Area may be used by wildlife for some movement, the Project would not have a significant impact on this movement because it would not block all movement and the majority of the open space in the Study Area would still be available.

Fishery resources do exist in the Study Area in Clear Lake itself. The Project does not propose the installation of any large or significant structures in the lake. The project footprint in the lake is only 3 square feet (8 pilings, each 8 inches in diameter).

Implementation of the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Recommended Mitigation Measures

No mitigation is necessary.

5.2.5. Potential Conflicts with Ordinances, Habitat Conservation Plans, etc.

- *Will the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- *Will the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The City of Lakeport has an ordinance protecting native trees. The proposed project was designed to avoid protected all native trees, including oak species and willow species. The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved governmental habitat conservation plan. The Study Area is not within the coverage area of any adopted Habitat Conservation Plan or Natural Community Conservation Plan.

Recommended Mitigation Measures

No mitigation is necessary.

If protected native trees need to be removed for some unforeseen project design change, tree removal will require mitigation under the City's tree preservation ordinance: a 1:1 replacement with a minimum fifteen-gallon tree in the same or similar species as the tree to be removed. If the trees that are removed are mature and healthy, there shall be a 1:1 replacement with a minimum twenty-four-inch root ball specimen in the species that is the same or similar to the tree removed. Trees planted as replacements shall be continually maintained or replaced if they fail to survive. Replacement trees shall be planted on the site where the preexisting tree was removed, or may be planted on a separate site at the discretion of the City.

6. REFERENCES

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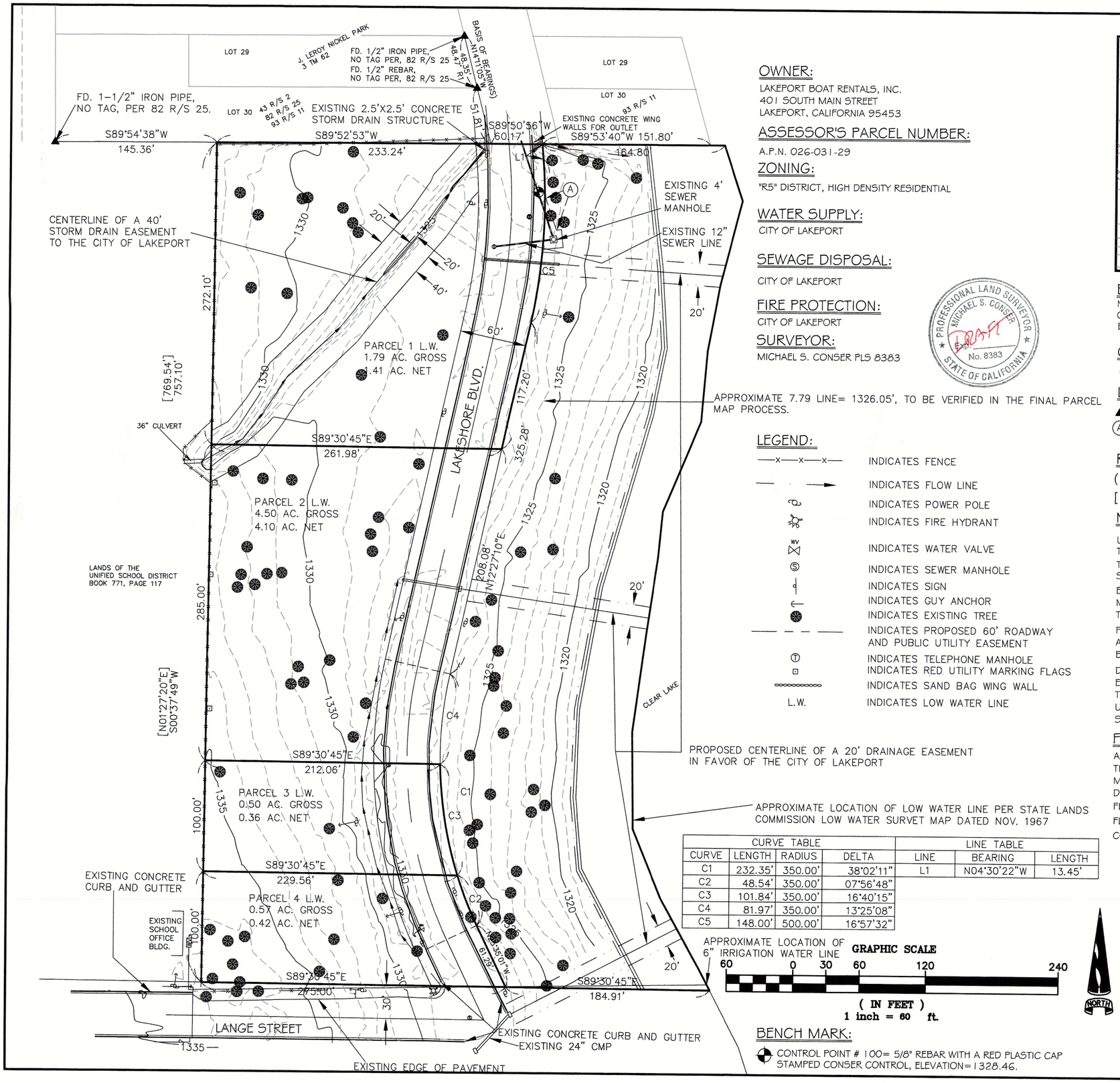
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EXHIBITS



OWNER:

LAKEPORT BOAT RENTALS, INC.
401 SOUTH MAIN STREET
LAKEPORT, CALIFORNIA 95453

ASSESSOR'S PARCEL NUMBER:

A.P.N. 026-031-29

ZONING:

"R5" DISTRICT, HIGH DENSITY RESIDENTIAL

WATER SUPPLY:

CITY OF LAKEPORT

SEWAGE DISPOSAL:

CITY OF LAKEPORT

FIRE PROTECTION:

CITY OF LAKEPORT

SURVEYOR:

MICHAEL S. CONSER PLS 8383

PROFESSIONAL LAND SURVEYOR
MICHAEL S. CONSER
No. 8383
STATE OF CALIFORNIA
EXP. 12-31-22

LEGEND:

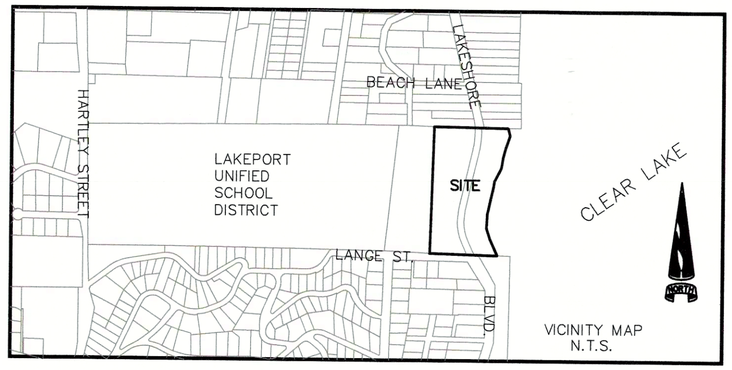
—x—x—x— INDICATES FENCE
INDICATES FLOW LINE
INDICATES POWER POLE
INDICATES FIRE HYDRANT
WV INDICATES WATER VALVE
S INDICATES SEWER MANHOLE
INDICATES SIGN
INDICATES GUY ANCHOR
INDICATES EXISTING TREE
INDICATES PROPOSED 60' ROADWAY AND PUBLIC UTILITY EASEMENT
T INDICATES TELEPHONE MANHOLE
INDICATES RED UTILITY MARKING FLAGS
INDICATES SAND BAG WING WALL
L.W. INDICATES LOW WATER LINE

CURVE TABLE				LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	LINE	BEARING	LENGTH
C1	232.35'	350.00'	38°02'11"	L1	N04°30'22"W	13.45'
C2	48.54'	350.00'	07°56'48"			
C3	101.84'	350.00'	16°40'15"			
C4	81.97'	350.00'	13°25'08"			
C5	148.00'	500.00'	16°57'32"			

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

BENCH MARK:

CONTROL POINT # 100= 5/8" REBAR WITH A RED PLASTIC CAP STAMPED CONSER CONTROL, ELEVATION=1328.46.



BASIS OF BEARINGS:

NORTH 14°11'05" WEST BETWEEN FOUND MONUMENTS ON THE WEST SIDE OF LAKESHORE BLVD. AS SHOWN ON BOOK 82, RECORD OF SURVEY AT PAGE 25.

CONTOURS:

ONE FOOT

LEGEND:

▲ MONUMENTS FOUND AS NOTED
(A) DENOTES PROPOSED 10' SEWER EASEMENT IN FAVOR OF THE CITY OF LAKEPORT

REFERENCES:

( ) RECORD DATA PER 82 R/S 25, LAKE COUNTY RECORDS
[ ] RECORD DATA PER BK. 771, PG. 117, LAKE COUNTY RECORDS

NOTE:

UNDERGROUND UTILITIES MAY EXIST, BUT WERE NOT LOCATED THIS SURVEY.

THIS IS NOT A BOUNDARY SURVEY, BOUNDARIES SHOWN ARE RECORD.

EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST. VERIFY RECORD EASEMENTS PRIOR TO SITE DESIGN, NONE SHOWN IN THE TITLE REPORT.

PROPOSED 60' ROADWAY AND PUBLIC UTILITY EASEMENT ALONG LAKESHORE AND THE NORTH LINE OF LANGE STREET WAS ESTABLISHED BY 30' HALF WIDTH FROM CENTERLINE OF EXISTING CURB AND GUTTER.

DUE TO THE GROSS MISCLOSURES IN THE EXCEPTION DESCRIPTIONS FOR THIS TRACT BEING IN EXCESS OF 15 FEET, THE EXISTING FENCE IS THE BEST EVIDENCE OF THE INTENDED LOCATION OF THE EAST BOUNDARY LINE OF THE UNIFIED SCHOOL DISTRICT TRACT. THE NORTHEAST CORNER OF THE UNIFIED SCHOOL DISTRICT TRACT AS SHOWN HEREON IS 2121.53 FEET FROM THE CENTER OF SECTION 13. THE CALCULATED DISTANCE PER SAID DEEDS IS 2123.46 FEET.

FLOOD PLAIN NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP DATED SEPT. 30, 2005 THE SITE IS LOCATED IN THE ZONE "X" AREA DETERMINED TO BE AREAS OF MINIMAL FLOODING. ZONE AO AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE 2 FEET;(AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FECTORS ARE DETERMINED, ZONE AE AREAS OF 100-YEAR FLOOD; FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED (06033C0491 "D", COUNTY OF LAKE COMMUNITY NO. 065038).

TENTATIVE PARCEL MAP
FOR
LAKEPORT BOAT RENTALS, INC.

BEING A PORTION OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 10 WEST, M.D.M. AS DESCRIBED IN DOCUMENT # 2021020743.

CITY OF LAKEPORT, COUNTY OF LAKE, CALIFORNIA

Conser Land Surveying
650 SOUTH MAIN STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455

JOB NO.	22-44
ACAD FILE	22-44-TENT
DESIGNED	C3
CAD BY	C3
CHECKED	C1
DATE	6-3-22
SHEET NO.	1 OF 1 SHEETS

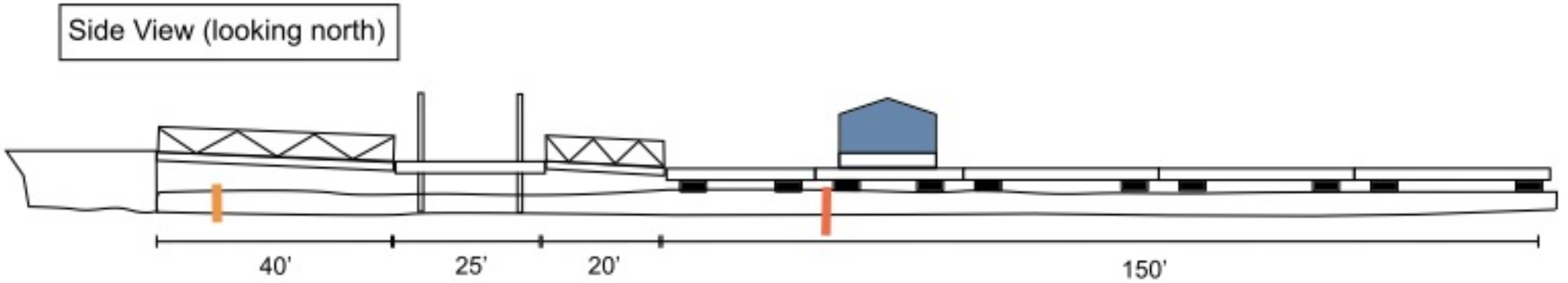


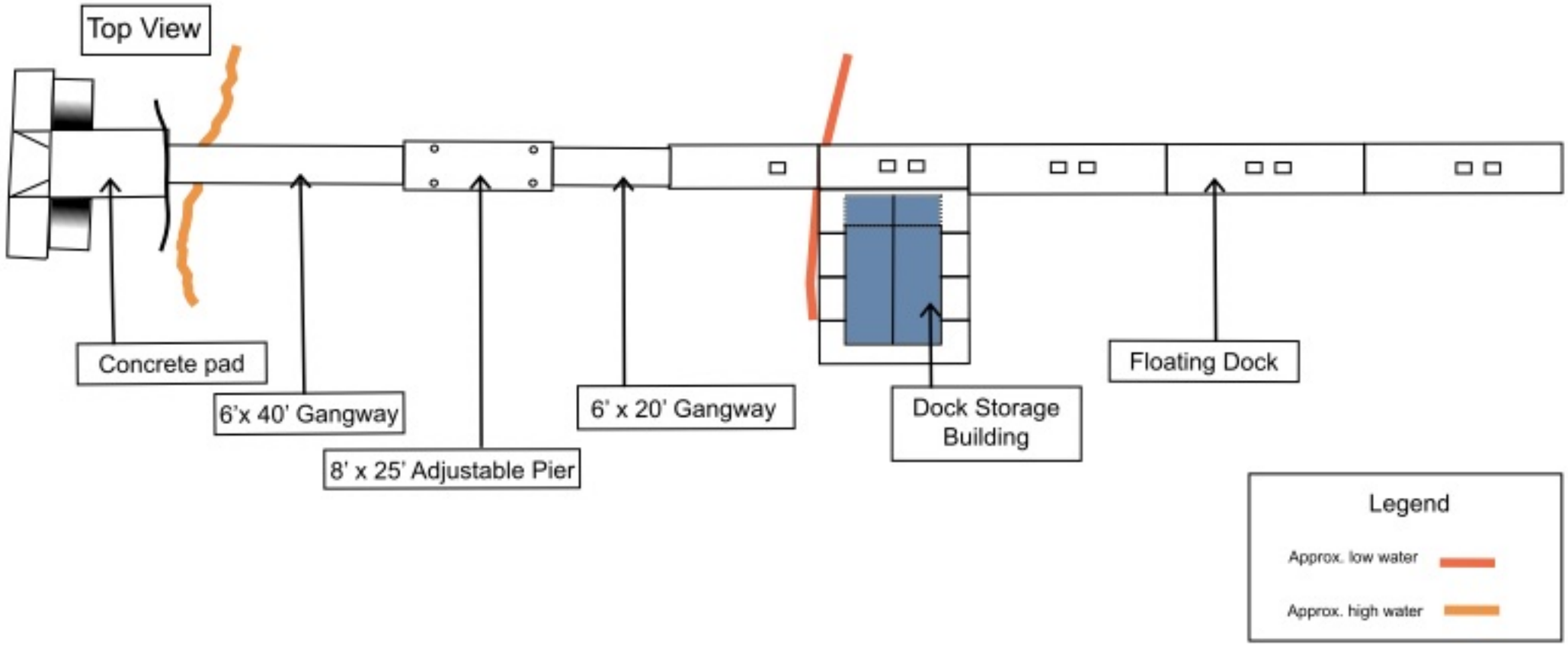
DISNEY'S BOAT RENTAL
NEW BOAT
RENTAL &
STORAGE
2200 LAKESHORE BLVD

RUFF + ASSOCIATES
Architecture Planning Development

#	REVISIONS	DATE

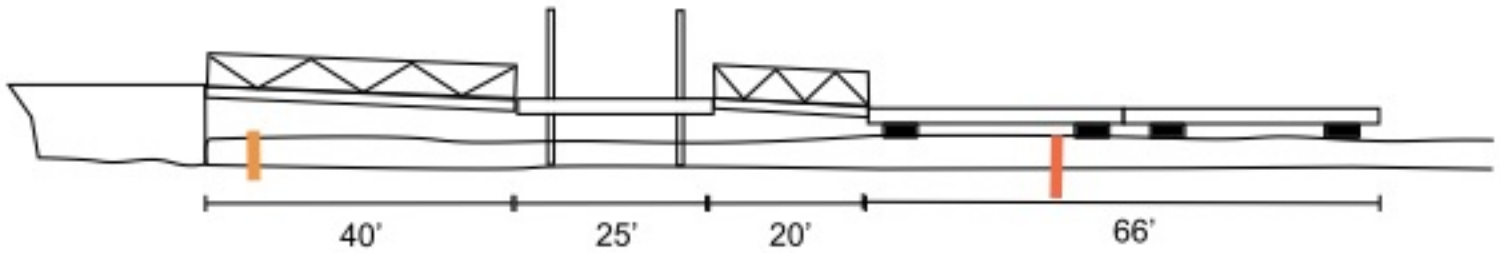
Customer Dock



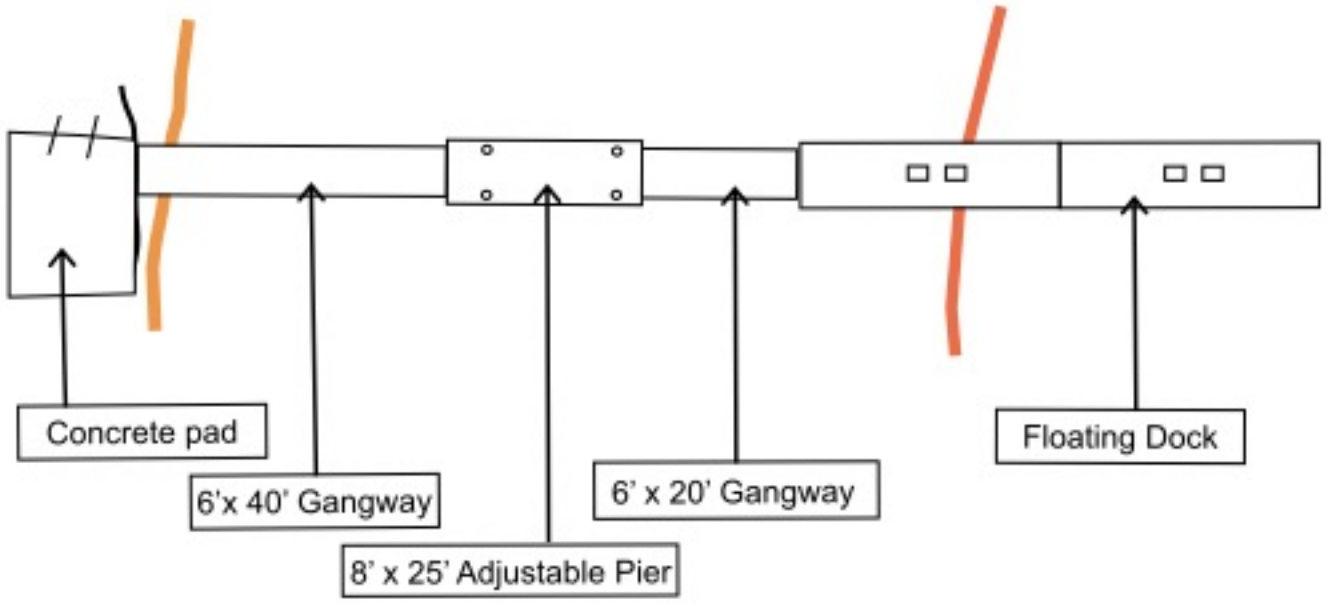


Fuel Dock

Side View (looking north)



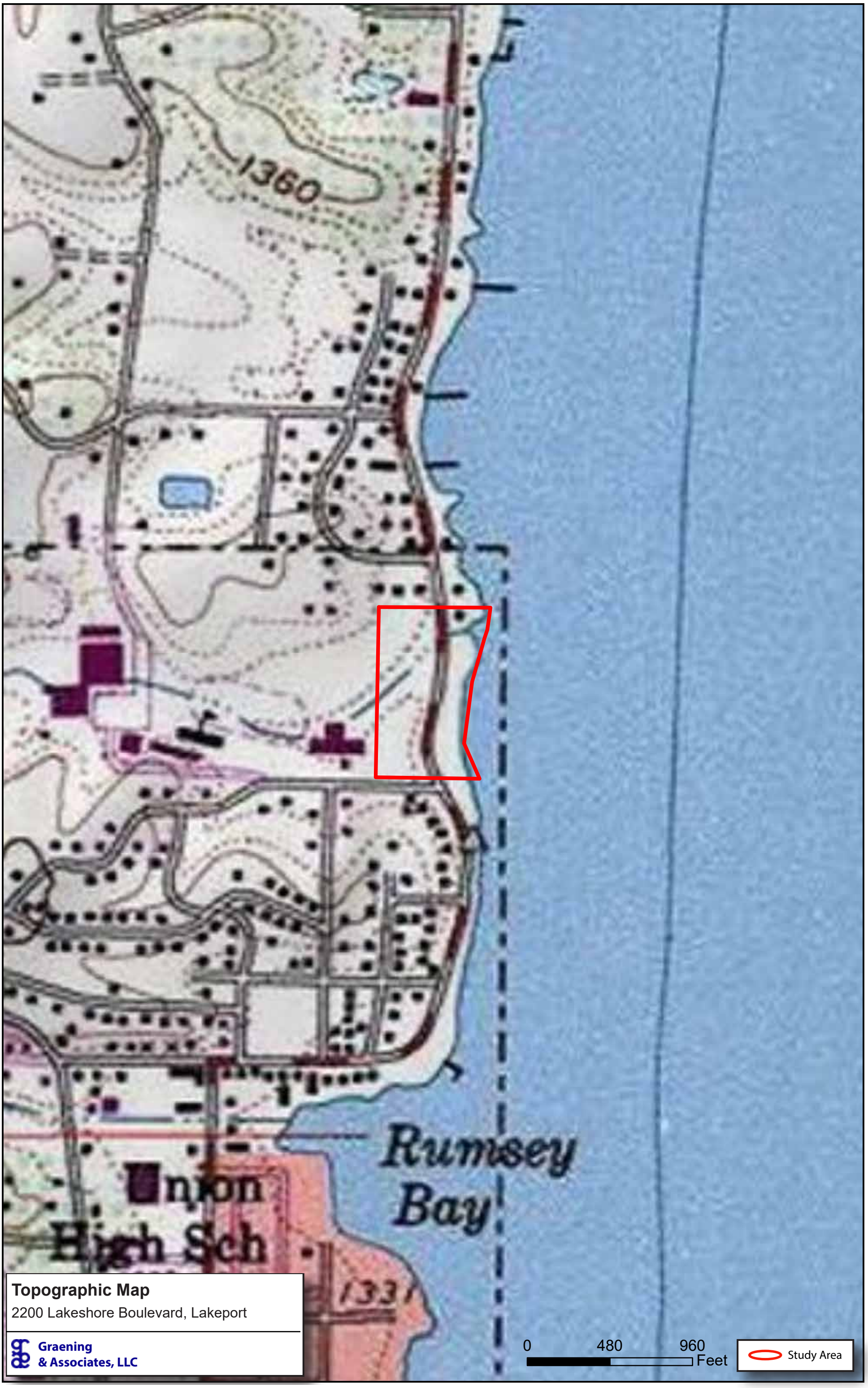
Top View



Legend

Approx. low water

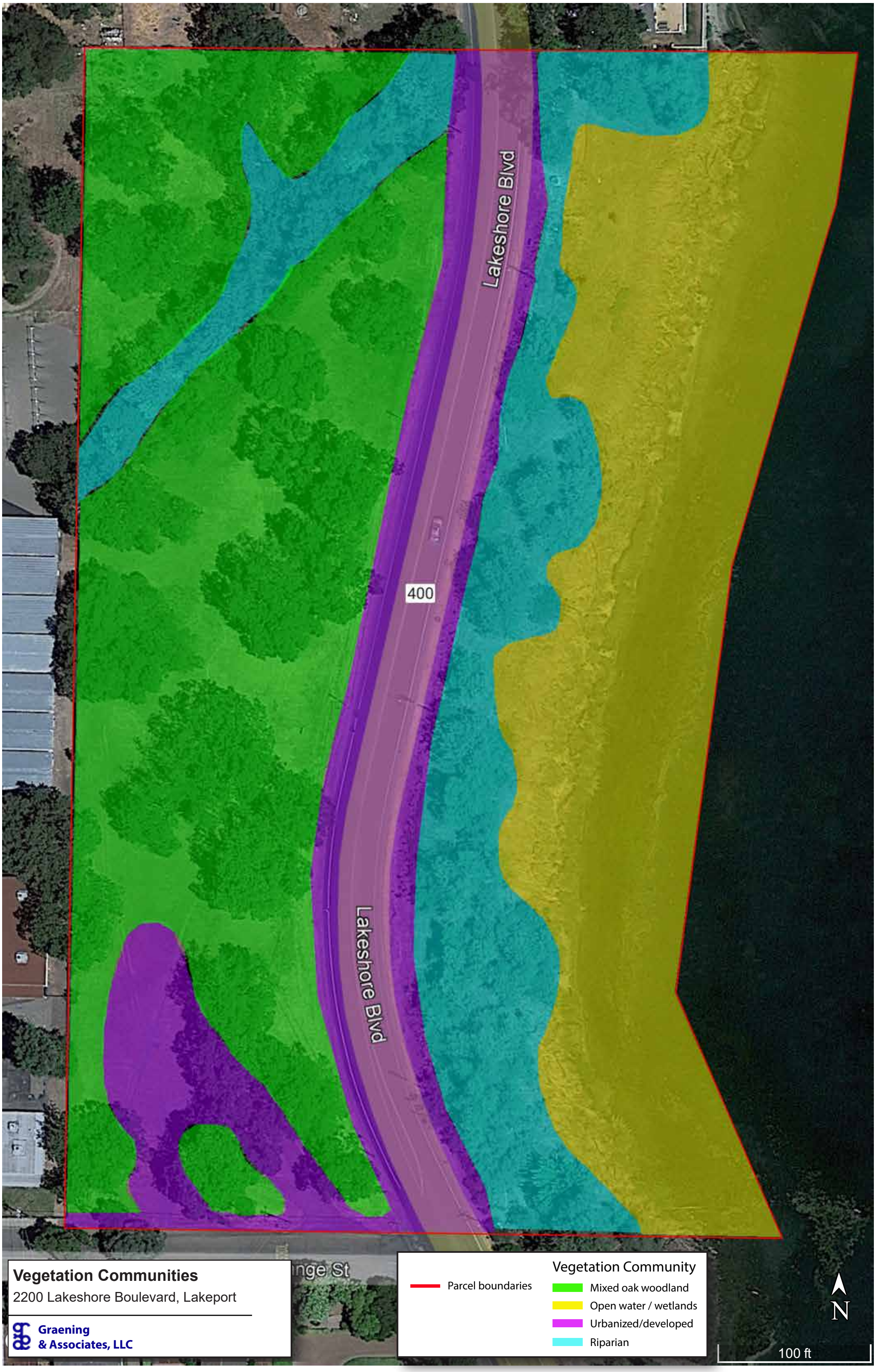
Approx. high water

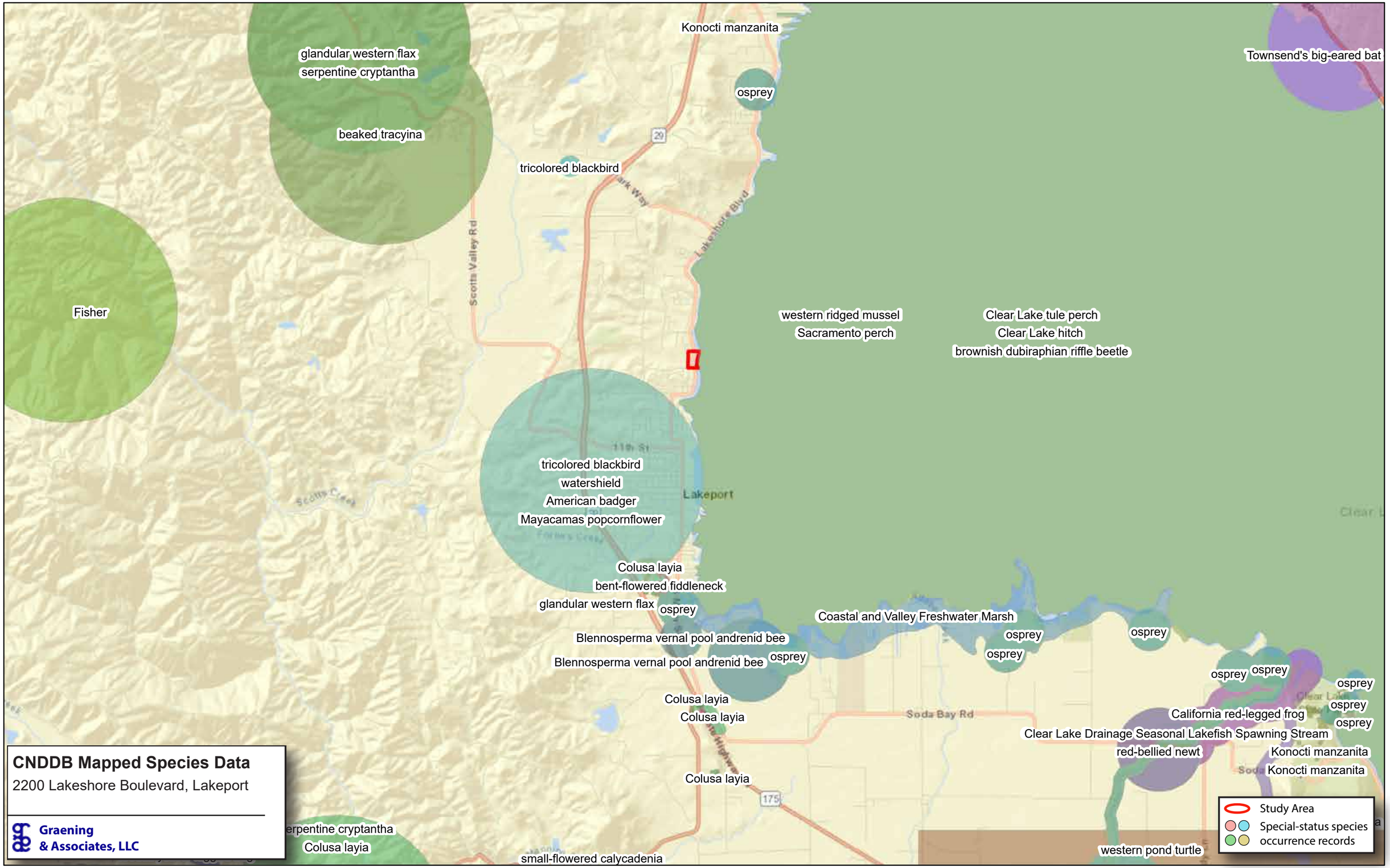


Topographic Map

2200 Lakeshore Boulevard, Lakeport

Graening
& Associates, LLC


Lakeshore Blvd
400
Lakeshore Blvd
Vegetation Communities
2200 Lakeshore Boulevard, Lakeport
Graening
& Associates, LLC
Parcel boundaries
Vegetation Community
Mixed oak woodland
Open water / wetlands
Urbanized/developed
Riparian
N
100 ft



CNDDB Mapped Species Data

2200 Lakeshore Boulevard, Lakeport

Graening & Associates, LLC


Riverine
Riverine
Lake
National Wetland Inventory Data
2200 Lakeshore Boulevard, Lakeport
Graening
& Associates, LLC
Study Area
Wetland or channel
mapped by N.W.I.



Aquatic Resources Classification			Aquatic Resource Size		
Aquatic Resource Name	Cowardin	Location (Lat/Long)	(sq. ft.)	(acre)	(linear feet)
Channels					
Intermittent	R4UB4	39.0610, -122.9138	2880	0.066	480
		Total Channels	2880	0.0660	480
Wetlands					
Shoreline marsh	L2EM	39.0607, -122.9131	46890	1.076	
open water	L1AB	39.0598, -122.9127	75330	1.729	
		Total Wetlands	122220	2.805	


Areas for Riparian Habitat Restoration
2200 Lakeshore Boulevard, Lakeport
Graening
& Associates, LLC
Parcel boundaries
Potential restoration area
N
200 ft

APPENDIX 1: USFWS SPECIES LIST

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To: 11/07/2024 19:32:09 UTC
Project Code: 2025-0016646
Project Name: Disney Boat Rental project

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

PROJECT SUMMARY

Project Code: 2025-0016646
Project Name: Disney Boat Rental project
Project Type: Commercial Development
Project Description: new docks, fueling station, commercial building
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@39.060334999999995,-122.91342440745527,14z



Counties: Lake County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Northern Spotted Owl *Strix occidentalis caurina*	Threatened

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
Species profile: https://ecos.fws.gov/ecp/species/1123

REPTILES

NAME	STATUS
Northwestern Pond Turtle *Actinemys marmorata*	Proposed Threatened

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/1111

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus*	Candidate

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/9743

FLOWERING PLANTS

NAME	STATUS
Burke's Goldfields *Lasthenia burkei*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/4338

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: G.O. Graening
Address: 343 Carpenter Hill Road
City: Folsom
State: CA
Zip: 95630
Email ggraening@gmail.com
Phone: 9164525442

APPENDIX 2: SITE PHOTOS

































CORNERSTONE CIVIL DESIGN
1491 Gamay Place Ukiah, CA 95482 (707) 972-7147 Cornerstonecivildesign@gmail.com

STORMWATER CONTROL PLAN
FOR
DISNEY'S BOAT RENTALS

2200 LAKESHORE BOULEVARD
LAKEPORT, CA 95453
APN 026-031-290-000

PREPARED FOR:
DISNEY'S BOAT RENTALS
401 SOUTH MAIN STREET
LAKEPORT, CA 95453

PREPARED BY:
CORNERSTONE CIVIL DESIGN
1491 GAMAY PLACE
UKIAH, CA 95482



Tyler J Pearson

TYLER J. PEARSON, PE
R.C.E 85194
EXPIRES: 06-30-2024

REPORT PREPARATION DATE: 11/10/2023

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PART 1.

APPENDIX 3 OF LAKE COUNTY CLEAN WATER PROGRAM LOW IMPACT DEVELOPMENTS STANDARDS MANUAL:

STORMWATER CONTROL PLAN FOR REGULATED PROJECTS



Storm Water Control Plan for Regulated Projects

For Office Use Only
Application No._____
Received By: _____

Project Name: DISNEY BOAT RENTALS DEVELOPMENT

Physical Site Address and/or APN: 2200 LAKESHORE BLVD LAKEPORT, CA APN 026-031-290-00

Project Applicant: BRANDON AND CONNOR DISNEY

Mailing Address: 01 SO TH MAIN ST LAKEPORT, CA 9 3

Phone: 707-263-0969

Project Description: NEW BOAT RENTAL B ILDING, PARKING LOT, BOAT RAMP, AND F ELING AREA

Instructions
Based on the answers that you provided in the Construction and Post Construction Storm Water Stormwater Runoff Control Checklist, you have determined that your project is classified as "regulated" for the purposes of the County of Lake MS4 Permit. Use this form to assist you in designing your project to comply with the County of Lake MS4 Permit design standards for regulated projects. The completed, signed SCP for Regulated Projects, plus any applicable, approved BMP Fact Sheets, must be submitted with your application to Lake County Community Development Department.

Type of Application/Project:
What type of application is this checklist accompanying?

- ☑ Subdivision
- ☐ Grading Permit
- ☐ Building Permit
- ☑ Design Review
- ☑ Use Permit
- ☐ Other (please specify) _____

A. Project Description

Project Site Size (square feet or acres): 9,02 SF

Area of new or replaced impervious surface (square feet): 17,32 SF
*Please note if your project will create 1-acre or more of impervious surface then it should consider hydromodification management guidelines

Name and address of project consultant, if any (e.g., engineer, architect, designer):

CORNERSTONE CIVIL DESIGN

1 91 GAMAY PLACE

KIAH, CA 9 2

Storm Water Control Plan for Regulated Projects

If your project includes more than 5,000 square feet in new or replaced impervious area, is your project one of the following project types?

- Detached single family homes that create and/or replace 2,500 square feet or more and are not part of a larger plan of development
- Interior remodels
- Routine maintenance or repair, such as exterior wall surface replacement or pavement resurfacing within an existing footprint
- Linear Underground/Overhead Projects (LUPs), unless the project has a discrete location that has 5,000 square feet or more of newly constructed contiguous impervious surface.
- Sidewalks built as part of new streets or roads and built to direct storm water runoff to adjacent vegetated areas
- Bicycle lanes that are built as part of new streets or roads that direct storm water runoff to adjacent vegetated areas
- Impervious trails built to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas
- Sidewalks, bicycle lanes, or trails constructed with permeable surfaces
- Trenching excavation and resurfacing associated with LUPs
- Grinding and resurfacing of existing roadways and parking lots
- Construction of new sidewalks, pedestrian ramps, or bike lanes on existing roadways
- Routine replacement of damaged pavement such as pothole repair, or replacement of short, non-contiguous sections of roadway

☐ Yes ☑ No

If you answered "Yes" above, your project is a small project or a single family home under the definitions in the County of Lake MS4 Permit. Please use the Checklist for Small Project and Single Family Homes *to assist you in your project design and application submittal.*

B. Site Assessment (Opportunities and Constraints)

1. Soil Characteristics

I. Soil characterization method SDA WEB SOIL S RVEY

II. Were infiltration rates assessed for the site? ☐ Yes ☑ No

If Yes, please attach soils testing report

2. Depth to Groundwater

I. What is the depth (below ground surface) to groundwater (in feet)? OVER 6 FEET

II. How was this determined? SDA WEB SOIL S RVEY

Storm Water Control Plan for Regulated Projects

3. Existing Vegetation and Natural Areas

I. Are there any key natural vegetation areas, sensitive habitats, or mature trees on the site?

☑ Yes ☐ No

If yes, please draw and label these features on the existing conditions site plan map, and attach to this document a description of them.

4. Drainage and Hydrograph

I. Are there any natural drainage features or modified natural drainage features on the site or directly adjacent to the site?

☑ Yes ☐ No

If yes, follow hydromodification management requirements contained in Section E.12.f of the MS4 Permit (directly adjacent is defined as, "within 100-feet of the top of bank").

5. Potential Contamination

I. Is the project site within or near to a registered contaminated site, according to the State Water Resources Control Board Geotracker Website (http://geotracker.waterboards.ca.gov/)?

☐ Yes ☑ No

If yes, please attach the applicable contaminated site report from the Geotracker website, and note the location of the contaminated site on the existing conditions site plan map. Please attach a description how this contamination will affect your project design.

C. Project Layout Optimization

Optimizing the site layout can be done through the following methods:

1. Define the development envelope and protected areas, identifying areas that are most suitable for development and areas to be left undisturbed. ✓
2. Concentrate development on portions of the site with less permeable soils and preserve areas that can promote infiltration. ✓
3. Limit overall impervious coverage of the site from paving and roofs. ✓
4. Set back development from creek, wetlands, and riparian habitats, to maximize vegetative buffer widths. ✓
5. Preserve significant trees. ✓
6. Conform the site layout along natural landforms. ✓
7. Avoid excessive grading and disturbance of vegetation and soils. ✓
8. Replicate the site's natural drainage patterns. ✓
9. Detain and retain runoff throughout the site. ✓

Based on the features included in the existing conditions site plan, please ensure your project site plan applies project layout optimization measures to the greatest extent practicable, while still meeting the objectives of your project. Please attach a short description on how the project has utilized site optimization methods.

Narrative: The site is optimized by placing the building and parking areas to the west on the uphill side of the site which allows for treatment and infiltration by means of disconnected impervious areas and vegetated swales prior to entering the bioretention areas. The site improvements were designed to save as many existing trees as possible. Aggregate base will be used for parking lots which allows for more infiltration than asphalt. Minimal disturbance will occur in the shoreline marsh and the lake to minimize impact to these sensitive areas.

Storm Water Control Plan for Regulated Projects

D. Source Controls

Does your project contain potential pollutant-generating activities or sources?

☑ Yes ☐ No

If Yes, please complete the Source Control Worksheet available as Appendix 4 of the County of Lake Low Impact Development Technical Design Manual; and, list and identify, using a simple table format, the source or treatment control measure and locations as an attachment to the SCP document.

E. Drainage Management Areas

On the project site plan please delineate and label all drainage management areas (refer to Sec. 4 of the manual). Record the DMA names and Areas in the table below.

Table 1. DMAs

DMA name	Area (square feet)
SEE TABLE 1 ON FOLLOWING PAGE	

F. Site Design Measures

Please identify the site design measures incorporated into the project design and attach the applicable, approved BMP Fact Sheet or equivalent to this checklist. These measures must be discussed in the SCP and shown on the site design map.

☑ Rooftop and Impervious Area Disconnection

☑ Tree Planting and Preservation

☐ Rain Barrels and Cisterns

☐ Porous Pavement

☐ Flow-Through Planter

☑ Bioretention

STORMWATER CONTROL PLAN
FOR REGULATED PROJECTS

CORNERSTONE CIVIL DESIGN
CIVIL ENGINEERING LAND PLANNING PROJECT MANAGEMENT
(707) 972-7147 CORNERSTONECIVILDESIGN@GMAIL.COM

TABLE 1. DMAs

DMA NAME	AREA (SF)
B1.0	7510
B1.1	2263
B2.0	3261
B2.1	13499
B3.0	2034
B3.1	570
B3.2	996
T1.0	15744
T2.0	6864

T=SELF TREATING DMA

B=DMA DRAINING TO BIORETENTION FACILITY

F. SITE DESIGN MEASURES USED

ROOFTOP AND IMPERVIOUS AREA DISCONNECTION	X
TREE PLANTING AND PRESERVATION	X
RAIN BARRELS AND CISTERNS	
POROUS PAVEMENT	
FLOW-THROUGH PLANTER	
BIORETENTION	X

Storm Water Control Plan Worksheet for Regulated Projects

Table 2. Area Calculations of *Self-retaining Areas* Used to Treat Impervious Areas

1 DMA Name	2 Area (sq. ft.)
NONE	

Table 3. Runoff Factor (surface type)

Roofs and Paving	1.0
Landscaped Area	0.1
Bricks or solid pavers- grouted	1.0
Bricks or solid Pavers-on sand base	0.5
Pervious Concrete Asphalt	0.1
Turfblock or gravel	0.1
Open or Porous pavers	0.1

Tables 4-6 below should be used to quantify the amount of runoff that is reduced by using site design measures. Using the tables in chronological order will calculate the minimum size for your bioretention facility in order to meet the MS4 permit requirements. Several iterations may be need to size facilities according to the site design.

Table 4. Area draining to self-retaining areas

1 DMA Name (must correspond to area on the site map and on Table 1)	2 DMA Area (sq. ft.) (Table 1)	3 Type of Surface (Runoff Factor Table 3)	4 Surface with Runoff Factor Column **2** X Column **3**	5 Area of Self-retaining Area Receiving the Runoff (Table 2, Col. 2)	6 Ratio Col. **5 :** Col. **4** Not to exceed 2:1 ratio (if number exceeds 2:1 use table 5 - 6 to reduce tributary area and recalculate or go directly to Table 7)
Example	700	Roof (1.0)	700	100	7:1 (must use site design measures, bioretention or both)
NONE					

Storm Water Control Plan Worksheet for Regulated Projects

Table 5. Tree Planting and Preservation (if not planting trees go to Table 6)

1 DMA Name (must correspond to area on the site map)	2 DMA sq. ft. (from Table 4. Col. 6)	3 Deciduous (Input 100 for each deciduous tree)	4 Evergreen (Input 200 for each evergreen tree)	5 Total Tree Credit (Col. **4** + Col. **5**) (DMA runoff reduction)	6 New DMA Area Col. **2** – Col. **5** (for use in Table 6 - 8)
Example	700	--------	200	200	500 (new DMA size that must be treated with methods below Table 6-7)
NOT SED					

Table 6. Rain Barrels and Cisterns (if not using Rain Barrels or Cisterns go to Table 8)

1 DMA Name (must correspond to area on the site map)	2 New DMA sq. ft. (Table 5 Col. 7 or if no trees used, value from Table 4 Col. 2)	3 Number of Rain Barrels	4 Runoff Reduction from using a standard 55 gallon Rain Barrel = 200 sq. ft. Use the following if size is other than the standard (for every gallon of storage approx.. 3.65 sq. ft. of reduction is achieved)	5 Col. **3** **X** Col. **4** (DMA runoff reduction)	6 New DMA Area Col. **2** - Col. **5**
Example	500	1	200	200	300 (go to Table 7 to recalculate Ratio)
NONE					

Storm Water Control Plan Worksheet for Regulated Projects

Table 7. <u>New</u> Tabulation of areas draining to self-retaining area after use of site design measures (must achieve a 2:1 ratio; if not achievable, use table 8 to calculate the size of bioretention required)

1 DMA Name (must correspond to area on the site map)	**2** New Square footage of DMA (Col 6, Table 4,5,6)	**3** Area of Self-retaining Area Receiving the Runoff (Table 2, Col. 2)	**4** Ratio Column **2 :** Column **3** Not to exceed 2:1
Example	300 (Table 6)	100	3:1(still exceeds 2:1 go back, add more trees, rain barrels, or use bioretention – example uses bioretention, Table 8)
NOT SED			

Storm Water Control Plan Worksheet for Regulated Projects

Table 8. Tabulation of areas draining to Bioretention Facility

1 DMA Name (must correspond to area on the site map)	**2** DMA sq. ft. (Table 1, Col 2) or new DMA sq. ft. Table 7, Col. 2)	**3** Runoff Factor Table 6a (skip if coming from Table 1)	**5** DMA Area Col. **2** x Col. **3**	**6** Standard Sizing Factor	**Minimum facility size** Col. **5** X Col. **6**	If site does not allow for the minimum size, recalculate DMA using additional Site Design Measures to further reduce the tributary size
Example	300	1 (already calculated in above steps for this example)	300	0.04	12 sq. ft.	(proposed facility size from site plans)
REFER TO TABLE				0.04		
				0.04		
				0.04		
				0.04		
				0.04		
				0.04		

Table 6a. Runoff Factors

Roofs and Paving	1.0
Landscaped Area	0.1
Bricks or solid pavers- grouted	1.0
Bricks or solid Pavers-on sand base	0.5
Pervious Concrete Asphalt	0.1
Turfblock or gravel	0.1
Open or Porous pavers	0.1

TABLE 8. TABULATION OF AREAS DRAINING TO BIORETENTION FACILITY

BIORETENTION FACILITY NAME	1 DMA NAME	2 DMA (SF)	3A TYPE OF SURFACE	3B RUNOFF FACTOR	4 DMA AREA COL. 2 X COL. 3	5 STANDARD SIZING FACTOR	MINIMUM BMP FACILITY SIZE FOR DMA (SF) COL. 4 X COL. 5	TOTAL MINIMUM BIORETENTION FACILITY SIZE (SF) (SUM OF ALL DMA'S FLOWING TO BIORETENTION FACILITY)
BR-1	B1.0	7510	LANDSCAPED AREA	0.1	751	0.04	30	121
	B1.1	2263	ROOFS AND PAVING	1.0	2263	0.04	91	
BR-2	B2.0	3261	LANDSCAPED AREA	0.1	326.1	0.04	13	553
	B2.1	13499	ROOFS AND PAVING	1.0	13499	0.04	540	
BR-3	B3.0	2034	LANDSCAPED AREA	0.1	203.4	0.04	8	71
	B3.1	570	ROOFS AND PAVING	1.0	570	0.04	23	
	B3.2	996	ROOFS AND PAVING	1.0	996	0.04	40	

*NOTE THAT DMA B3.2 IS WITHIN THE FLOODPLAIN SO BIORETENTION BR-3 WAS UPSIZED TO ACCOUNT FOR THIS DMA'S IMPERVIOUS AREA

Storm Water Control Plan Worksheet for Regulated Projects

G. Operation and Maintenance in Perpetuity

Indicate whether an *Operation and Maintenance Plan* is accompanying this document (Appendix 9).

☑ Yes ☐ No

H. Stormwater Control Plan

A Stormwater Control Plan is required for all Regulated Projects. This worksheet is designed to be the SCP if all requested descriptions and site plans have been attached. This document will be used by the plan checker to confirm that adequate storm water control measures are being implemented on the project.

Indicate whether all supporting descriptions and worksheets are accompanying this document, Stormwater Control *Plan*

☑ Yes ☐ No

I. Signature and Certification:

I, the below signed, confirm that I have accurately described my project to the best of my ability, and that I have not purposely omitted any detail affecting my project's classification for storm water regulation. I hereby certify that the site design measures and storm water flow treatment measures identified herein as being incorporated into my project have been designed in accordance with the approved BMP Fact Sheet or equivalent, which is attached to this checklist, and is included in the final site plans submitted to Lake County Community Development Department. I also hereby certify that my project meets the storm water runoff reduction criteria identified in the County of Lake MS4 Permit as determined through approved means.

Signature

11 9 2023
Date

TYLER PEARSON
Print Name

I am the:

☐ Property Owner ☐ Contractor ☑ Applicant

Stormwater Control Plan Checklist for Regulated Projects

Applicant Checklist for Regulated Projects; items that must be included in the Permit Packet

Items that must be on the Project Site Map

- ☑ Exiting natural hydrological features (depressions watercourses, wetlands, riparian areas, undisturbed natural areas, significant natural resource areas)
- ☑ Existing and proposed site drainage network and connections to MS4 conveyances off-site
- ☑ Proposed design features and surface treatments used to minimize imperviousness and reduce runoff
- ☑ DMAs are delineated for the entire site and each is labeled with a unique identifier and is characterized as draining to self-retaining, self-treating, or draining to a bioretention facility
- ☑ Proposed locations and footprints of bioretention facilities
- ☑ Pollutant-generating source areas, including loading docks, food service areas, refuse areas, outdoor processes and storage, vehicle cleaning, repair or maintenance, fuel dispensing, equipment washing, etc… (Appendix 5)

Contents of Storm Water Control Plan (SCP)

- ☑ Narrative or description of site features and conditions that constrain or provide opportunities for stormwater control
- ☑ Narrative of Site Design characteristics, building features, and pavement selections that reduce imperviousness of the site including the quantified runoff reduction.
- ☑ Completed tables showing square footage of proposed pervious and impervious areas, self-treating areas, self-retaining areas, areas draining to bioretention facilities,
- ☑ Preliminary designs, including calculations, for each bioretention facility. Elevations should show sufficient hydraulic head for each bioretention facility.
- ☑ General Maintenance requirements for bioretention facilities
- ☑ Statement accepting responsibility for interim operation and maintenance of facilities
- ☑ Bioretention Checklist submitting indicates all requirements were met
- ☑ Certification/stamped Site Plan by professional civil engineer, architect, or landscape architect

PART 2.

APPENDIX 4 OF LAKE COUNTY CLEAN WATER PROGRAM LOW IMPACT DEVELOPMENTS STANDARDS MANUAL:
SOURCE CONTROL WORKSHEET



Storm water Pollutant Sources/Source Controls Checklist

How to use this worksheet (also see instructions on Checklist for Regulated Projects):

1. Review Column 1 and identify which of these potential sources of storm water pollutants apply to your site. Check each box that applies.
2. Review Column 2 and incorporate all of the corresponding applicable Structural Source Control BMPs in your Storm water Control Plan drawings.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable Structural Source Control BMPs and Operational Source Control BMPs in a table in your Storm Water Control Plan. Use this table and an accompanying narrative in the SCP, and explain any special conditions or situations that required omitting BMPs or substituting alternative BMPs.

IF THESE SOURCES WILL BE ON THE PROJECT SITE…	**… THEN YOUR STORM WATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPS**		
1 **Potential Sources of Runoff Pollutants**	2 **Structural Source Controls – Show on SCP Drawings**	3 **Structural Source Control – List in SCP Table and Narrative**	4 **Operational Source Control BMPs – Include in SCP Table and Narrative**
☑ **A.** On-site storm drain inlets (unauthorized non-storm water discharges and accidental spills or leaks)	☑ Location of inlets	☑ Mark all inlets with the words "No Dumping! Flows to River/Ocean" or similar.	☑ Maintain and periodically repaint or replace inlet markings. ☑ Provide storm water pollution prevention information to new site owners, lessees, or operators. See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Storm water Quality Handbooks at www.casqa.org/resources/bmp¬handbooks ☑ Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."

IF THESE SOURCES WILL BE ON THE PROJECT SITE…	**… THEN YOUR STORM WATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPS**		
1 **Potential Sources of Runoff Pollutants**	2 **Structural Source Controls – Show on SCP Drawings**	3 **Structural Source Control – List in SCP Table and Narrative**	4 **Operational Source Control BMPs – Include in SCP Table and Narrative**
☐ **B.** Interior floor drains and elevator shaft sump pumps	☐ Show drain and pump locations	☐ State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer	☐ Inspect and maintain drains to prevent blockages and overflow.
☐ **C.** Interior parking garages	☐ Show drain locations	☐ State that parking garage floor drains will be plumbed to the sanitary sewer	☐ Inspect and maintain drains to prevent blockages and overflow.
☐ **D_1.** Need for future indoor & structural pest control		☐ Note building design features that discourage entry of pests	☐ Provide Integrated Pest Management information to owners, lessees, and operators.
☑ **D_2.** Landscape/ Outdoor Pesticide Use/Building and Grounds Maintenance	☑ Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained. ☐ Show self-retaining landscape areas, if any. ☑ Show bioretention facilities. (See instructions in Chapter 4.)	State that final landscape plans will accomplish all of the following. ☑ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. ☑ Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. ☑ Where landscaped areas are used to retain or detain storm water, specify plants that are tolerant of saturated soil conditions. ☑ Consider using pest-resistant plants, especially adjacent to hardscape. ☑ To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	☑ Maintain landscaping using minimum or no pesticides. ☑ See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Storm water Quality Handbooks at www.casqa.org/resources/bmp¬handbooks ☑ Provide IPM information to new owners, lessees and operators.

IF THESE SOURCES WILL BE ON THE PROJECT SITE…	… THEN YOUR STORM WATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPS		
1 **Potential Sources of Runoff Pollutants**	2 **Structural Source Controls – Show on SCP Drawings**	3 **Structural Source Control – List in SCP Table and Narrative**	4 **Operational Source Control BMPs – Include in SCP Table and Narrative**
☐ **E.** Pools, spas, ponds, decorative fountains, and other water features	☐ Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet.	☐ If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	☐ See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance," in the CASQA Storm water Quality Handbooks at www.casqa.org/resources/bmp¬handbooks ☐ The sanitary sewer operator must be notified and a clean out identified when pools are to be drained to the sanitary sewer.
☐ **F.** Food Service	☐ For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment. ☐ On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer	☐ Describe the location and features of the designated cleaning area. ☐ Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	☐ State maintenance schedule for grease interceptor
☑ **G.** Refuse areas	☑ Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas. ☑ If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. ☐ Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.	☑ State how site refuse will be handled and provide supporting detail to what is shown on plans. ☑ State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	☑ State how the following will be implemented: Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Storm water Quality Handbooks at www.casqa.org/resources/bmp-handbooks

IF THESE SOURCES WILL BE ON THE PROJECT SITE…	… THEN YOUR STORM WATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPS		
1 **Potential Sources of Runoff Pollutants**	2 **Structural Source Controls – Show on SCP Drawings**	3 **Structural Source Control – List in SCP Table and Narrative**	4 **Operational Source Control BMPs – Include in SCP Table and Narrative**
☐ **H.** Industrial Process area	☐ Show process area.	☐ If industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain system."	☐ See Fact Sheet SC-10, "Non-Storm water Discharges" in the CASQA Storm water Quality Handbooks at www.casqa.org/resources/bmp¬handbooks
☐ **I.** Outdoor storage of equipment or materials (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)	☐ Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area. ☐ Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. ☐ Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.	☐ Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains. ☐ Where appropriate, reference documentation of compliance with the requirements of programs for: • Hazardous Waste Generation • Hazardous Materials Release Response and Inventory • California Accidental Release (CalARP) • Aboveground Storage Tank • Uniform Fire Code Article 80 Section 103(b) & (c) 1991 • Underground Storage Tank	☐ See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials " in the CASQA Storm water Quality Handbooks at www.casqa.org/resources/bmp¬handbooks

IF THESE SOURCES WILL BE ON THE PROJECT SITE…	… THEN YOUR STORM WATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPS		
1 **Potential Sources of Runoff Pollutants**	2 **Structural Source Controls – Show on SCP Drawings**	3 **Structural Source Control – List in SCP Table and Narrative**	4 **Operational Source Control BMPs – Include in SCP Table and Narrative**
☐ **J.** Vehicle and Equipment Cleaning	☐ Show on drawings as appropriate: (1) Commercial/industrial facilities having vehicle/ equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses. (2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use). (3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer. (4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.	☐ If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.	☐ Describe operational measures to implement the following (if applicable): Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system. Car dealerships and similar may rinse cars with water only. ☐ See Fact Sheet SC-21, “Vehicle and Equipment Cleaning,” in the CASQA Storm water Quality Handbooks at www.casqa.org/resources/bmp-handbooks

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☑ **K.** Vehicle and Equipment Repair and Maintenance **Repair and maintenance will be done inside of building**	☐ Accommodate all vehicle equipment designate an outdoor work area and design the area to prevent run-on and runoff of storm water. ☐ Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas. ☐ Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.	☐ State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area. ☐ State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements. ☐ State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.	In the Storm water Control Plan, note that all of the following restrictions apply to use the site: ☐ No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains. ☐ No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately. ☐ No person shall leave unattended parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.

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☑ **L.** Fuel Dispensing Areas	☐ Fueling areas shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of storm water to the maximum extent practicable. ☐ Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area1.] The canopy [or cover] shall not drain onto the fueling area	☐ State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area. ☐ State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements. ☐ State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.	☐ The property owner shall dry sweep the fueling area routinely. ☐ See the Business Guide Sheet, "Automotive Service—Service Stations" in the CASQA Storm water Quality Handbooks at www.casqa.org/resources/bmp-handbooks

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☐ **M.** Loading Docks	☐ Show the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct storm water away from the loading area. Water from loading dock areas shall be drained to the sanitary sewer, or diverted and collected for ultimate discharge to the sanitary sewer. ☐ Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation. ☐ Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.		☐ Move loaded and unloaded items indoors as soon as possible. ☐ See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Storm water Quality Handbooks at www.casqa.org/resources/bmp¬handbooks
☑ **N.** Fire Sprinkler Test Water		☑ Provide a means to drain fire sprinkler test water to the sanitary sewer	☑ See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Storm water Quality Handbooks at www.casqa.org/resources/bmp¬handbooks

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O. Miscellaneous Drain or Wash Water or Other Sources ☐ Boiler drain lines ☐ Condensate drain lines ☐ Rooftop equipment ☐ Drainage sumps ☑ Roofing, gutters, and trim ☐ Other sources	☑ Show drain lines and drainage sumps	☐ Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. ☐ Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system. ☐ Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. ☐ Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. ☐ Include controls for other sources as specified by local reviewer.	If architectural copper is used, implement the following BMPs for management of rinse water during installation: ☐ If possible, purchase copper materials that have been pre-patinated at the factory. ☐ If patination is done on-site, prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site. ☐ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. Implement the following BMPs during routine maintenance: ☐ Prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site.
☐ **P.** Plazas, sidewalks, and parking lots.	☐ Show extent of permeable paving materials		☐ Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. ☐ Collect debris from pressure washing to prevent entry into the storm drain system. ☐ Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

PART 3.

APPENDIX 4 OF LAKE COUNTY CLEAN WATER PROGRAM LOW IMPACT DEVELOPMENTS STANDARDS MANUAL:
CASQA BMP HANDBOOK FACT SHEETS



Non-Stormwater Discharges SC-10



Graphic by: Margie Winter

Objectives

- Contain
- Educate
- Reduce/Minimize

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

Description

Non-stormwater discharges are those flows that do not consist entirely of stormwater. For municipalities non-stormwater discharges present themselves in two situations. One is from fixed facilities owned and/or operated by the municipality. The other situation is non-stormwater discharges that are discovered during the normal operation of a field program. Some non-stormwater discharges do not include pollutants and may be discharged to the storm drain. These include uncontaminated groundwater and natural springs. There are also some non-stormwater discharges that typically do not contain pollutants and may be discharged to the storm drain with conditions. These include car washing, and surface cleaning. However, there are certain non-stormwater discharges that pose environmental concern. These discharges may originate from illegal dumping or from internal floor drains, appliances, industrial processes, sinks, and toilets that are connected to the nearby storm drainage system. These discharges (which may include: process waste waters, cooling waters, wash waters, and sanitary wastewater) can carry substances (such as paint, oil, fuel and other automotive fluids, chemicals and other pollutants) into storm drains. The ultimate goal is to effectively eliminate non-stormwater discharges to the stormwater drainage system through implementation of measures to detect, correct, and enforce against illicit connections and illegal discharges.

Approach

The municipality must address non-stormwater discharges from its fixed facilities by assessing the types of non-stormwater discharges and implementing BMPs for the discharges determined to pose environmental concern. For field programs

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the field staff must be trained to now what to look for regarding non-stormwater discharges and the procedures to follow in investigating the detected discharges.

Suggested Protocols

Fixed Facility

General

- Post "No Dumping" signs with a phone number for reporting dumping and disposal. Signs should also indicate fines and penalties for illegal dumping.
- Stencil storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as "Dump No Waste Drains to Stream" stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.
- Landscaping and beautification efforts of hot spots might also discourage future dumping, as well as provide open space and increase property values.
- Lighting or barriers may also be needed to discourage future dumping.

Illicit Connections

- Locate discharges from the fixed facility drainage system to the municipal storm drain system through review of "as-built" piping schematics.
- Use techniques such as smoke testing, dye testing and television camera inspection (as noted below) to verify physical connections.
- Isolate problem areas and plug illicit discharge points.

Visual Inspection and Inventory

- Inventory and inspect each discharge point during dry weather.
- Keep in mind that drainage from a storm event can continue for several days following the end of a storm and groundwater may infiltrate the underground stormwater collection system. Also, non-stormwater discharges are often intermittent and may require periodic inspections.

Review Infield Piping

- Review the "as-built" piping schematic as a way to determine if there are any connections to the stormwater collection system.
- Inspect the path of floor drains in older buildings.

Smoke Testing

- Smoke testing of wastewater and stormwater collection systems is used to detect connections between the two systems.

- During dry weather the stormwater collection system is filled with smoke and then traced to sources. The appearance of smoke at the base of a toilet indicates that there may be a connection between the sanitary and the stormwater system.

Dye Testing

- A dye test can be performed by simply releasing a dye into either your sanitary or process wastewater system and examining the discharge points from the stormwater collection system for discoloration.

TV Inspection of Storm Sewer

- TV Cameras can be employed to visually identify illicit connections to the fixed facility storm drain system.

Illegal Dumping

- Regularly inspect and clean up hot spots and other storm drainage areas where illegal dumping and disposal occurs.
- Clean up spills on paved surfaces with as little water as possible. Use a rag for small spills, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be sent to a certified laundry (rags) or disposed of as hazardous waste.
- Never hose down or bury dry material spills. Sweep up the material and dispose of properly.
- Use adsorbent materials on small spills rather than hosing down the spill. Remove the adsorbent materials promptly and dispose of properly.
- For larger spills, a private spill cleanup company or Hazmat team may be necessary.
- See fact sheet SC-11 Spill Prevention, Control, and Clean Up.

Field Program

General

- Develop clear protocols and lines of communication for effectively prohibiting non-stormwater discharges, especially ones that involve more than one jurisdiction and those that are not classified as hazardous, which are often not responded to as effectively as they need to be.
- Stencil storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as "Dump No Waste Drains to Stream" stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.
- See SC-74 Stormwater Drainage System Maintenance for additional information.

Field Inspection

- Regularly inspect and clean up hot spots and other storm drainage areas where illegal dumping and disposal occurs.
- During routine field program maintenance field staff should look for evidence of illegal discharges or illicit connection:
  - Is there evidence of spills such as paints, discoloring, etc.
  - Are there any odors associated with the drainage system
  - Record locations of apparent illegal discharges/illicit connections and notify appropriate investigating agency.
- If trained, conduct field investigation of non-stormwater discharges to determine whether they pose a threat to water quality.

Recommended Complaint Investigation Equipment

- Field Screening Analysis
  - pH paper or meter
  - Commercial stormwater pollutant screening kit that can detect for reactive phosphorus, nitrate nitrogen, ammonium nitrogen, specific conductance, and turbidity
  - Sample jars
  - Sample collection pole
  - A tool to remove access hole covers
- Laboratory Analysis
  - Sample cooler
  - Ice
  - Sample jars and labels
  - Chain of custody forms.
- Documentation
  - Camera
  - Notebook
  - Pens
  - Notice of Violation forms

- Educational materials

Reporting

- A database is useful for defining and tracking the magnitude and location of the problem.
- Report prohibited non-stormwater discharges observed during the course of normal daily activities so they can be investigated, contained and cleaned up or eliminated.
- Document that non-stormwater discharges have been eliminated by recording tests performed, methods used, dates of testing, and any onsite drainage points observed.
- Maintain documentation of illicit connection and illegal dumping incidents, including significant conditionally exempt discharges that are not properly managed.

Enforcement

- Educate the responsible party if identified on the impacts of their actions, explain the stormwater requirements, and provide information regarding Best Management Practices (BMP), as appropriate. Initiate follow-up and/or enforcement procedures.
- If an illegal discharge is traced to a commercial, residential or industrial source, conduct the following activities or coordinate the following activities with the appropriate agency:
  - Contact the responsible party to discuss methods of eliminating the non-stormwater discharge, including disposal options, recycling, and possible discharge to the sanitary sewer (if within POTW limits).
  - Provide information regarding BMPs to the responsible party, where appropriate.
  - Begin enforcement procedures, if appropriate.
  - Continue inspection and follow-up activities until the illicit discharge activity has ceased.
- If an illegal discharge is traced to a commercial or industrial activity, coordinate information on the discharge with the jurisdiction's commercial and industrial facility inspection program.

Training

- Train technical staff to identify and document illegal dumping incidents.
- Well-trained employees can reduce human errors that lead to accidental releases or spills. The employee should have the tools and knowledge to immediately begin cleaning up a spill if one should occur. Employees should be familiar with the Spill Prevention Control and Countermeasure Plan.
- Train employees to identify non-stormwater discharges and report them to the appropriate departments.
- Train staff who have the authority to conduct surveillance and inspections, and write citations for those caught illegally dumping.

- Train municipal staff responsible for surveillance and inspection in the following:
  - OSHA-required Health and Safety Training (29 CFR 1910.120) plus annual refresher training (as needed).
  - OSHA Confined Space Entry training (Cal-OSHA Confined Space, Title 8 and federal OSHA 29 CFR 1910.146).
  - Procedural training (field screening, sampling, smoke/dye testing, TV inspection).
- Educate the identified responsible party on the impacts of his or her actions.

Spill Response and Prevention

- See SC-11 Spill Prevention Control and Clean Up

Other Considerations

- The elimination of illegal dumping is dependent on the availability, convenience, and cost of alternative means of disposal. The cost of fees for dumping at a proper waste disposal facility are often more than the fine for an illegal dumping offense, thereby discouraging people from complying with the law. The absence of routine or affordable pickup service for trash and recyclables in some communities also encourages illegal dumping. A lack of understanding regarding applicable laws or the inadequacy of existing laws may also contribute to the problem.
- Municipal codes should include sections prohibiting the discharge of soil, debris, refuse, hazardous wastes, and other pollutants into the storm drain system.
- Many facilities do not have accurate, up-to-date schematic drawings.
- Can be difficult to locate illicit connections especially if there is groundwater infiltration.

Requirements

Costs

- Eliminating illicit connections can be expensive especially if structural modifications are required such re-plumbing cross connections under an existing slab.
- Minor cost to train field crews regarding the identification of non-stormwater discharges. The primary cost is for a fully integrated program to identify and eliminate illicit connections and illegal dumping. However, by combining with other municipal programs (i.e. pretreatment program) cost may be lowered.
- Municipal cost for containment and disposal may be borne by the discharger.

Maintenance

Not applicable

Supplemental Information

Further Detail of the BMP

What constitutes a "non-stormwater" discharge?

- Non-stormwater discharges are discharges not made up entirely of stormwater and include water used directly in the manufacturing process (process wastewater), air conditioning condensate and coolant, non-contact cooling water, cooling equipment condensate, outdoor secondary containment water, vehicle and equipment wash water, landscape irrigation, sink and drinking fountain wastewater, sanitary wastes, or other wastewaters.

Permit Requirements

- Current municipal NPDES permits require municipalities to effectively prohibit non-stormwater discharges unless authorized by a separate NPDES permit or allowed in accordance with the current NPDES permit conditions. Typically the current permits allow certain non-stormwater discharges in the storm drain system as long as the discharges are not significant sources of pollutants. In this context the following non-stormwater discharges are typically allowed:
  - Diverted stream flows;
  - Rising found waters;
  - Uncontaminated ground water infiltration (as defined at 40 CFR 35.2005(20));
  - Uncontaminated pumped ground water;
  - Foundation drains;
  - Springs;
  - Water from crawl space pumps;
  - Footing drains;
  - Air conditioning condensation;
  - Flows from riparian habitats and wetlands;
  - Water line and hydrant flushing ;
  - Landscape irrigation;
  - Planned and unplanned discharges from potable water sources;
  - Irrigation water;
  - Individual residential car washing; and
  - Lawn watering.

Municipal facilities subject to industrial general permit requirements must include a certification that the stormwater collection system has been tested or evaluated for the presence of non-stormwater discharges. The state's General Industrial Stormwater Permit requires that non-stormwater discharges be eliminated prior to implementation of the facility's SWPPP.

Illegal Dumping

- Establish a system for tracking incidents. The system should be designed to identify the following:
  - Illegal dumping hot spots
  - Types and quantities (in some cases) of wastes
  - Patterns in time of occurrence (time of day/night, month, or year)
  - Mode of dumping (abandoned containers, "midnight dumping" from moving vehicles, direct dumping of materials, accidents/spills)
  - Responsible parties

Outreach

One of the keys to success of reducing or eliminating illegal dumping is increasing the number of people on the street who are aware of the problem and who have the tools to at least identify the incident, if not correct it. There we a number of ways of accomplishing this:

- Train municipal staff from all departments (public works, utilities, street cleaning, parks and recreation, industrial waste inspection, hazardous waste inspection, sewer maintenance) to recognize and report the incidents.
- Deputize municipal staff who may come into contact with illegal dumping with the authority to write illegal dumping tickets for offenders caught in the act (see below).
- Educate the public. As many as 3 out of 4 people do not understand that in most communities the storm drain does not go to the wastewater treatment plant. Unfortunately, with the heavy emphasis in recent years on public education about solid waste management, including recycling and household hazardous waste, the sewer system (both storm and sanitary) has been the likely recipient of cross-media transfers of waste.
- Provide the public with a mechanism for reporting incidents such as a hot line and/or door hanger (see below).
- Help areas where incidents occur more frequently set up environmental watch programs (like crime watch programs).
- Train volunteers to notice and report the presence and suspected source of an observed pollutant to the appropriate public agency.

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  - Springs;
  - Water from crawl space pumps;
  - Footing drains;
  - Air conditioning condensation;
  - Flows from riparian habitats and wetlands;
  - Water line and hydrant flushing ;
  - Landscape irrigation;
  - Planned and unplanned discharges from potable water sources;
  - Irrigation water;
  - Individual residential car washing; and
  - Lawn watering.

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of non-stormwater discharges. The state's General Industrial Stormwater Permit requires that non-stormwater discharges be eliminated prior to implementation of the facility's SWPPP.

Storm Drain Stenciling

- Stencil storm drain inlets with a message to prohibit illegal dumpings, especially in areas with waste handling facilities.
- Encourage public reporting of improper waste disposal by a HOTLINE number stenciled onto the storm drain inlet.
- See Supplemental Information section of this fact sheet for further detail on stenciling program approach.

Oil Recycling

- Contract collection and hauling of used oil to a private licensed used oil hauler/recycler.
- Comply with all applicable state and federal regulations regarding storage, handling, and transport of petroleum products.
- Create procedures for collection such as; collection locations and schedule, acceptable containers, and maximum amounts accepted.
- The California Integrated Waste Management Board has a Recycling Hotline, (800) 553-2962, that provides information and recycling locations for used oil.

Household Hazardous Waste

- Provide household hazardous waste (HHW) collection facilities. Several types of collection approaches are available including permanent, periodic, or mobile centers, curbside collection, or a combination of these systems.

Training

- Train municipal employees and contractors in proper and consistent methods for waste disposal.
- Train municipal employees to recognize and report illegal dumping.
- Train employees and subcontractors in proper hazardous waste management.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Federal Regulations (RCRA, SARA, CERCLA) and state regulations exist regarding the disposal of hazardous waste.
- Municipalities are required to have a used oil recycling element and a HHW element within their integrated waste management plan.
- Significant liability issues are involved with the collection, handling, and disposal of HHW.

Examples

The City of Palo Alto has developed a public participation program for reporting dumping violations. When a concerned citizen or public employee encounters evidence of illegal dumping, a door hanger (similar in format to hotel "Do Not Disturb" signs) is placed on the front doors in the neighborhood. The door hanger notes that a violation has occurred in the neighborhood, informs the reader why illegal dumping is a problem, and notes that illegal dumping carries a significant financial penalty. Information is also provided on what citizens can do as well as contact numbers for more information or to report a violation.

The Port of Long Beach has a state of the art database incorporating storm drain infrastructure, potential pollutant sources, facility management practices, and a pollutant tracking system.

The State Department of Fish and Game has a hotline for reporting violations called CalTIP (1-800-952-5400). The phone number may be used to report any violation of a Fish and Game code (illegal dumping, poaching, etc.).

The California Department of Toxic Substances Control's Waste Alert Hotline, 1-800-69TOXIC, can be used to report hazardous waste violations.

References and Resources

http://www.stormwatercenter.net/

California's Nonpoint Source Program Plan http://www.co.clark.wa.us/pubworks/bmpman.pdf

King County Stormwater Pollution Control Manual - http://dnr.metrokc.gov/wlr/dss/spcm.htm

Orange County Stormwater Program,
http://www.ocwatersheds.com/stormwater/swp_introduction.asp

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program
(http://www.projectcleanwater.org)

Santa Clara Valley Urban Runoff Pollution Prevention Program
http://www.scvurppp-w2k.com/pdf%20documents/PS_ICID.PDF

Vehicle and Equipment Cleaning SC-21



Photo Credit: Geoff Brosseau

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑
Oxygen Demanding	

Description

Wash water from vehicle and equipment cleaning activities performed outdoors or in areas where wash water flows onto the ground can contribute toxic hydrocarbons and other organic compounds, oils and greases, nutrients, phosphates, heavy metals, and suspended solids to stormwater runoff. Use of the procedures outlined below can prevent or reduce the discharge of pollutants to stormwater during vehicle and equipment cleaning.

Approach

Reduce potential for pollutant discharge through source control pollution prevention and BMP implementation. Successful implementation depends on effective training of employees on applicable BMPs and general pollution prevention strategies and objectives

Pollution Prevention

- If possible, use properly maintained off-site commercial washing and steam cleaning businesses whenever possible. These businesses are better equipped to handle and properly dispose of the wash waters.
- Good housekeeping practices can minimize the risk of contamination from wash water discharges.

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Suggested Protocols

General

- Use biodegradable, phosphate-free detergents for washing vehicles as appropriate.
- Mark the area clearly as a wash area.
- Post signs stating that only washing is allowed in wash area and that discharges to the storm drain are prohibited.
- Provide a trash container in wash area.
- Map on-site storm drain locations to avoid discharges to the storm drain system.
- Emphasize the connection between the storm drain system and runoff and help reinforce that car washing activities can have an affect on local water quality. This can be accomplished through storm drain stenciling programs.

Vehicle and Equipment Cleaning

- Design wash areas to properly collect and dispose of wash water when engine cleaning is conducted and when chemical additives, solvents, or degreasers are used. This may include installation of sumps or drain lines to collect wash water or construction of a berm around the designated area and grading of the area to collect wash water as well as prevent stormwater run-on.
- Consider washing vehicles and equipment inside the building if washing/cleaning must occur on-site. This will help to control the targeted constituents by directing them to the sanitary sewer.
- If washing must occur on-site and outdoor:
  - Use designated paved wash areas. Designated wash areas must be well marked with signs indicating where and how washing must be done. This area must be covered or bermed to collect the wash water and graded to direct the wash water to a treatment or disposal facility.
  - Oil changes and other engine maintenance cannot be conducted in the designated washing area. Perform these activities in a place designated for such activities.
  - Cover the wash area when not in use to prevent contact with rain water.
- Use hoses with nozzles that automatically turn off when left unattended.
- Perform pressure cleaning and steam cleaning off-site to avoid generating runoff with high pollutant concentrations. If done on-site, no pressure cleaning and steam cleaning should be done in areas designated as wellhead protection areas for public water supply.

Disposal

- Consider filtering and recycling wash water.

- Discharge equipment wash water to the sanitary sewer, a holding tank, or a process treatment system, regardless of the washing method used.
- Discharge vehicle wash water to (1) the sanitary sewer, a holding tank, or process treatment system or (2) an enclosed recycling system.
- Discharge wash water to sanitary sewer only after contacting the local sewer authority to find out if pretreatment is required.

Training

- Train employees on proper cleaning and wash water disposal procedures and conduct "refresher" courses on a regular basis.
- Train staff on proper maintenance measures for the wash area.
- Train employees and contractors on proper spill containment and cleanup. The employee should have the tools and knowledge to immediately begin cleaning up a spill if one should occur.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control and Cleanup.
- Keep your Spill Prevention Control and Counter Measure (SPCC) Plan up-to-date, and implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Clean up spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations (Limitations and Regulations)

- Some municipalities may require pretreatment and monitoring of wash water discharges to the sanitary sewer.
- Steam cleaning can generate significant pollutant concentrations requiring that careful consideration be given to the environmental impacts and compliance issues related to steam cleaning.
- Most car washing best management practices are inexpensive, and rely more on good housekeeping practices (where vehicles are washed, planning for the collection of wash water) than on expensive technology. However, the construction of a specialized area for vehicle washing can be expensive for municipal facilities. Also, for facilities that cannot recycle their wash water the cost of pre-treating wash water through either structural practices or planning for collection and hauling of contaminated water to sewage treatment plants can represent a cost limitation.

Requirements

Costs

- Capital costs vary depending on measures implemented

- Low cost ($500-1,000) for berm construction,
- Medium cost ($5,000-20,000) for plumbing modifications (including re-routing discharge to sanitary sewer and installing simple sump).
- High cost ($30,000-150,000) for on-site treatment and recycling.

- O&M costs increase with increasing capital investment.

Maintenance

- Berm repair and patching.
- Sweep washing areas frequently to remove solid debris.
- Inspect and maintain sumps, oil/water separators, and on-site treatment/recycling units.

Supplemental Information

Design Considerations

Designated Cleaning Areas

- Washing operations outside should be conducted in a designated wash area having the following characteristics:
  - Paved with Portland cement concrete,
  - Covered and bermed to prevent contact with stormwater and contain wash water,
  - Sloped for wash water collection,
  - Equipped with an oil/water separator, if necessary.

Examples

The City of Palo Alto has an effective program for commercial vehicle service facilities. Many of the program's elements, including specific BMP guidance and lists of equipment suppliers, are applicable to industrial vehicle service facilities.

The U.S. Postal Service in West Sacramento has a new vehicle wash system that collects, filters, and recycles the wash water.

References and Resources

http://www.stormwatercenter.net/

King County - ftp://dnr.metrokc.gov/wlr/dss/spcm/Chapter%203.PDF

Orange County Stormwater Program
http://www.ocwatersheds.com/StormWater/swp_introduction.asp

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program (URMP)
http://www.projectcleanwater.org/pdf/Model%20Program%20Municipal%20Facilities.pdf

Outdoor Container Storage SC-31



Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Description

Accidental releases of materials from above ground liquid storage tanks, drums, and dumpsters present the potential for contaminating stormwaters with many different pollutants. Tanks may store many potential stormwater runoff pollutants, such as gasoline, aviation gas, diesel fuel, ammonia, solvents, syrups, etc. Materials spilled, leaked, or lost from storage tanks may accumulate in soils or on other surfaces and be carried away by rainfall runoff. These source controls apply to containers located outside of a building used to temporarily store liquid materials and include installing safeguards against accidental releases, installing secondary containment, conducting regular inspections, and training employees in standard operating procedures and spill cleanup techniques.

Targeted Constituents

Sediment	
Nutrients	☑
Trash	
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

Approach

Pollution Prevention

- Educate employees about pollution prevention measures and goals
- Keep an accurate, up-to-date inventory of the materials delivered and stored on-site. Re-evaluate inventory needs and consider purchasing alternative products. Properly dispose of outdated products.
- Try to keep chemicals in their original containers, and keep them well labeled.

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Suggested Protocols

General

- Develop an operations plan that describes procedures for loading and/or unloading. Refer to SC-30 Outdoor Loading/Unloading for more detailed BMP information pertaining to loading and unloading of liquids.
- Protect materials from rainfall, runon, runoff, and wind dispersal:
  - Cover the storage area with a roof.
  - Minimize stormwater runon by enclosing the area or building a berm around it.
  - Use a "doghouse" structure for storage of liquid containers.
  - Use covered dumpsters for waste product containers.
- Employ safeguards against accidental releases:
  - Provide overflow protection devices to warn operator or automatic shut down transfer pumps.
  - Provide protection guards (bollards) around tanks and piping to prevent vehicle or forklift damage, and
  - Provide clear tagging or labeling, and restricting access to valves to reduce human error.
- Berm or surround tank or container with secondary containment system using dikes, liners, vaults, or double walled tanks.
- Contact the appropriate regulatory agency regarding environmental compliance for facilities with "spill ponds" designed to intercept, treat, and/or divert spills.
- Have registered and specifically trained professional engineers can identify and correct potential problems such as loose fittings, poor welding, and improper or poorly fitted gaskets for newly installed tank systems.

Storage Areas

- Provide storage tank piping located below product level with a shut-off valve at the tank; ideally this valve should be an automatic shear valve with the shut-off located inside the tank.
- Provide barriers such as posts or guard rails, where tanks are exposed, to prevent collision damage with vehicles.
- Provide secure storage to prevent vandalism.
- Place tight-fitting lids on all containers.
- Enclose or cover the containers where they are stored.

- Raise the containers off the ground by use of pallet or similar method, with provisions for spill control and secondary containment.
- Contain the material in such a manner that if the container leaks or spills, the contents will not discharge, flow, or be washed into the storm drainage system, surface waters or groundwater.
- Place drip pans or absorbent materials beneath all mounted container taps, and at all potential drip and spill locations during filling and unloading of containers. Drip pans must be cleaned periodically, and all collected liquids and soiled absorbent materials must be reused/recycled or properly disposed.
- Ensure that any underground or aboveground storage tanks shall be designed and managed in accordance with applicable regulations, be identified as a potential pollution source, have secondary containment, such as a berm or dike with an impervious surface.
- Rainfall collected in secondary containment system must not contain pollutants for discharge to storm drain system.

Container Management

- Keep containers in good condition without corrosion or leaky seams.
- Place containers in a lean-to structure or otherwise covered to keep rainfall from reaching the drums.
- Replace containers if they are deteriorating to the point where leakage is occurring. Keep all containers undercover to prevent the entry of stormwater. Employees should be made aware of the importance of keeping the containers free from leaks.
- Keep waste container drums in an area such as a service bay. Drums stored outside must be stored in a lean-to type structure, shed or walk-in container.

Storage of Hazardous Materials

- Storage of reactive, ignitable, or flammable liquids must comply with the fire and hazardous waste codes.
- Place containers in a designated area that is paved, free of cracks and gaps, and impervious in order to contain leaks and spills. The area should also be covered.
- Surround stored hazardous materials and waste with a curb or dike to provide the volume to contain 10 percent of the volume of all of the containers or 110 percent of the volume of the largest container, whichever is greater. The area inside the curb should slope to a drain and a dead-end sump should be installed in the drain.

Inspection

- Provide regular inspections:
  - Inspect storage areas regularly for leaks or spills.

- Conduct routine inspections and check for external corrosion of material containers. Also check for structural failure, spills and overfills due to operator error, failure of piping system.
- Check for leaks or spills during pumping of liquids or gases from truck or rail car to a storage facility or vice versa.
- Visually inspect new tank or container installations for loose fittings, poor welding, and improper or poorly fitted gaskets.
- Inspect tank foundations, connections, coatings, and tank walls and piping system. Look for corrosion, leaks, cracks, scratches, and other physical damage that may weaken the tank or container system.
- Replace containers that are leaking, corroded, or otherwise deteriorating with ones in good condition. If the liquid chemicals are corrosive, containers made of compatible materials must be used instead of metal drums.
- Label new or secondary containers with the product name and hazards.

Training

- Train employees (e.g. fork lift operators) and contractors in proper spill containment and cleanup. The employee should have the tools and knowledge to immediately begin cleaning up a spill if one should occur.
- Train employees in proper storage measures.
- Use a training log or similar method to document training.

Spill Response and Prevention

- Keep your Spill Prevention Control and Countermeasure (SPCC) Plan up-to-date, and implement accordingly.
- Have an emergency plan, equipment and trained personnel ready at all times to deal immediately with major spills.
- Collect all spilled liquids and properly dispose of them.
- Employees trained in emergency spill cleanup procedures should be present when dangerous waste, liquid chemicals, or other wastes are delivered.
- Operator errors can be prevented by using engineering safe guards and thus reducing accidental releases of pollutant.
- Store and maintain appropriate spill cleanup materials in a location known to all near the tank storage area.
- See Aboveground Tank Leak and Spill Control section of the Spill Prevention, Control & Cleanup fact sheet (SC-11) for additional information.

Other Considerations

- Storage sheds often must meet building and fire code requirements.
- The local fire district must be consulted for limitations on clearance of roof covers over containers used to store flammable materials.
- All specific standards set by federal and state laws concerning the storage of oil and hazardous materials must be met.
- Storage of reactive, ignitable, or flammable liquids should comply with the Uniform Fire Code and the National Electric Code.
- Storage of oil and hazardous materials must meet specific federal and state standards including:
  - Spill Prevention Control and Countermeasure Plan (SPCC) Plan
  - Secondary containment
  - Integrity and leak detection monitoring
  - Emergency preparedness plans

Requirements

Costs

- Will vary depending on the size of the facility and the necessary controls, such as berms or safeguards against accidental controls.

Maintenance

- Conduct weekly inspection.
- Sweep and clean the storage area regularly if it is paved, do not hose down the area to a storm drain.

Supplemental Information

- The most common causes of unintentional releases are:
  - Installation problems,
  - Failure of piping systems (pipes, pumps, flanges, couplings, hoses, and valves),
  - External corrosion and structural failure,
  - Spills and overfills due to operator error, and
  - Leaks during pumping of liquids or gases from truck or rail car to a storage tank or vice versa

Further Detail of the BMP

Dikes

One of the best protective measures against contamination of stormwater is diking. Containment dikes are berms or retaining walls that are designed to hold spills. Diking is an effective pollution prevention measure for above ground storage tanks and railcar or tank truck loading and unloading areas. The dike surrounds the area of concern and holds the spill, keeping spill materials separated from the stormwater side of the dike area. Diking can be used in any industrial or municipal facility, but it is most commonly used for controlling large spills or releases from liquid storage areas and liquid transfer areas.

- For single-wall tanks, containment dikes should be large enough to hold the contents of the storage tank for the facility plus rain water.
- For trucks, diked areas should be capable of holding an amount equal to the volume of the tank truck compartment. Diked construction material should be strong enough to safely hold spilled materials.
- Dike materials can consist of earth, concrete, synthetic materials, metal, or other impervious materials.
- Strong acids or bases may react with metal containers, concrete, and some plastics.
- Where strong acids or bases or stored, alternative dike materials should be considered. More active organic chemicals may need certain special liners for dikes.
- Dikes may also be designed with impermeable materials to increase containment capabilities.
- Dikes should be inspected during or after significant storms or spills to check for washouts or overflows.
- Regular checks of containment dikes to insure the dikes are capable of holding spills should be conducted.
- Inability of a structure to retain stormwater, dike erosion, soggy areas, or changes in vegetation indicate problems with dike structures. Damaged areas should be patched and stabilized immediately.
- Accumulated stormwater in the containment are should be analyzed for pollutants before it is released to surface waters. If pollutants are found or if stormwater quality is not determined, then methods other than discharging to surface waters should be employed (e.g., discharge to sanitary sewer if allowed).
- Earthen dikes may require special maintenance of vegetation such as mulching and irrigation.

Curbing

Curbing is a barrier that surrounds an area of concern. Curbing is similar to containment diking in the way that it prevents spills and leaks from being released into the environment. The curbing is usually small scaled and does not contain large spills like diking. Curbing is common at many facilities in small areas where handling and transfer liquid materials occur. Curbing can redirect stormwater away from the storage area. It is useful in areas where liquid materials are transferred from one container to another. Asphalt is a common material used for curbing; however, curbing materials include earth, concrete, synthetic materials, metal, or other impenetrable materials.

- Spilled materials should be removed immediately from curbed areas to allow space for future spills.
- Curbs should have manually-controlled pump systems rather than common drainage systems for collection of spilled materials.
- The curbed area should be inspected regularly to clear clogging debris.
- Maintenance should also be conducted frequently to prevent overflow of any spilled materials as curbed areas are designed only for smaller spills.
- Curbing has the following advantages:
  - Excellent runon control,
  - Inexpensive,
  - Ease of installment,
  - Provides option to recycle materials spilled in curb areas, and
  - Common industry practice.

Examples

The "doghouse" design has been used to store small liquid containers. The roof and flooring design prevent contact with direct rain or runoff. The doghouse has two solid structural walls and two canvas covered walls. The flooring is wire mesh about secondary containment. The unit has been used successfully at Lockheed Missile and Space Company in Sunnyvale.

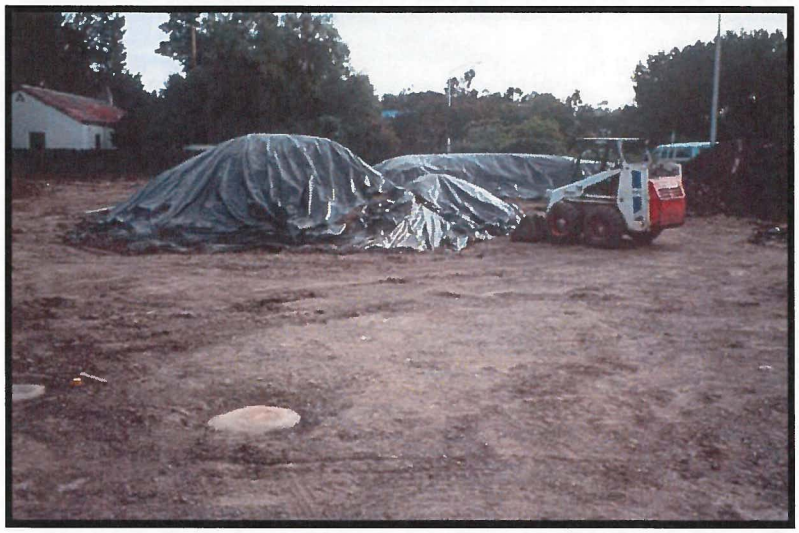
References and Resources

British Columbia Lake Stewardship Society. Best Management Practices to Protect Water Quality from Non-Point Source Pollution. March 2000
http://www.nalms.org/bclss/storage.html

King County Stormwater Pollution Control Manual –
http://dnr.metrokc.gov/wlr/dss/spcm.htm

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program (URMP) -
http://www.projectcleanwater.org/pdf/Model%20Program%20Municipal%20Facilities.pdf

Outdoor Storage of Raw Materials SC-33



Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize

Description

Raw materials, by-products, finished products, containers, and material storage areas exposed to rain and/or runoff can pollute stormwater. Stormwater can become contaminated when materials wash off or dissolve into water or are added to runoff by spills and leaks. Improper storage of these materials can result in accidental spills and the release of materials. To prevent or reduce the discharge of pollutants to stormwater from material delivery and storage, pollution prevention and source control measures, such as minimizing the storage of hazardous materials on-site, enclosing or covering materials, storing materials in a designated area, installing secondary containment, conducting regular inspections, preventing stormwater runon and runoff, and training employees and subcontractors must be implemented.

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

Approach

Pollution Prevention

- Employee education is paramount for successful BMP implementation.
- Minimize inventory of raw materials.
- Keep an accurate, up-to-date inventory of the materials delivered and stored on-site.
- Try to keep chemicals in their original containers, and keep them well labeled.

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SC-33 Outdoor Storage of Raw Materials

Suggested Protocols

General

- Store all materials inside. If this is not feasible, then all outside storage areas should be covered with a roof, and bermed, or enclosed to prevent stormwater contact. At the very minimum, a temporary waterproof covering made of polyethylene, polypropylene or hypalon should be used over all materials stored outside.
- Cover and contain the stockpiles of raw materials to prevent stormwater from running into the covered piles. The covers must be in place at all times when work with the stockpiles is not occurring. (applicable to small stockpiles only).
- If the stockpiles are so large that they cannot feasibly be covered and contained, implement erosion control practices at the perimeter of your site and at any catch basins to prevent erosion of the stockpiled material off site,
- Keep liquids in a designated area on a paved impervious surface within a secondary containment.
- Keep outdoor storage containers in good condition.
- Keep storage areas clean and dry.
- Design paved areas to be sloped in a manner that minimizes the pooling of water on the site, particularly with materials that may leach pollutants into stormwater and/or groundwater, such as compost, logs, and wood chips. A minimum slope of 1.5 percent is recommended.
- Secure drums stored in an area where unauthorized persons may gain access to prevent accidental spillage, pilferage, or any unauthorized use.
- Cover wood products treated with chromated copper arsenate, ammonical copper zinc arsenate, creosote, or pentachlorophenol with tarps or store indoors.

Raw Material Containment

- Do not store chemicals, drums, or bagged materials directly on the ground. Place these items in secondary containers if applicable.
- Prevent the run-on of uncontaminated stormwater from adjacent areas as well as runoff of stormwater from the stockpile areas, by placing a curb along the perimeter of the area. The area inside the curb should slope to a drain. Liquids should be drained to the sanitary sewer if allowed. The drain must have a positive control such as a lock, valve, or plug to prevent release of contaminated liquids.
- Tanks should be bermed or surrounded by a secondary containment system.
- Release accumulated stormwater in petroleum storage areas prior to the next storm. At a minimum, water should pass through an oil/water separator and, if allowed, discharged to a sanitary sewer.

Inspection

- Conduct regular inspections of storage areas so that leaks and spills are detected as soon as possible.
- Conduct routine inspections and check for external corrosion of material containers. Also check for structural failure, spills and overfills due to operator error, failure of piping system.
- Check for leaks or spills during pumping of liquids or gases from truck or rail car to a storage facility or vice versa.
- Visually inspect new tank or container installations for loose fittings, poor welding, and improper or poorly fitted gaskets.
- Inspect tank foundations, connections, coatings, and tank walls and piping system. Look for corrosion, leaks, cracks, scratches, and other physical damage that may weaken the tank or container system.

Training

- Employees should be well trained in proper material storage.
- Train employees and contractors in proper techniques for spill containment and cleanup.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup.
- Keep your Spill Prevention Control and countermeasure (SPCC) plan up-to-date, and implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.
- Have employees trained in spill containment and cleanup present during loading/unloading of dangerous waste, liquid chemicals and other potentially hazardous materials.

Other Considerations

- Storage sheds often must meet building and fire code requirements. Storage of reactive, ignitable, or flammable liquids must comply with the Uniform Fire Code and the National Electric Code.
- Space limitations may preclude storing some materials indoors.
- Some municipalities require that secondary containment areas (regardless of size) be connected to the sanitary sewer, prohibiting any hard connections to the storm drain. Storage sheds often must meet building and fire code requirements.
- The local fire district must be consulted for limitations on clearance of roof covers over containers used to store flammable materials.

SC-33 Outdoor Storage of Raw Materials

Requirements

Costs

- Costs will vary depending on the size of the facility and the necessary controls. They should be low except where large areas may have to be covered.

Maintenance

- Accurate and up-to-date inventories should be kept of all stored materials.
- Berms and curbs may require periodic repair and patching.
- Parking lots or other surfaces near bulk materials storage areas should be swept periodically to remove debris blown or washed from storage area.
- Sweep paved storage areas regularly for collection and disposal of loose solid materials, do not hose down the area to a storm drain or conveyance ditch.
- Keep outdoor storage areas in good condition (e.g. repair roofs, floors, etc. to limit releases to runoff).

Supplemental Information

Further Detail of the BMP

Raw Material Containment

Paved areas should be sloped in a manner that minimize the pooling of water on the site, particularly with materials that may leach pollutants into stormwater and/or groundwater, such as compost, logs, and wood chips. A minimum slope of 1.5 percent is recommended.

- Curbing should be placed along the perimeter of the area to prevent the runon of uncontaminated stormwater from adjacent areas as well as runoff of stormwater from the stockpile areas.
- The storm drainage system should be designed to minimize the use of catch basins in the interior of the area as they tend to rapidly fill with manufacturing material.
- The area should be sloped to drain stormwater to the perimeter where it can be collected or to internal drainage alleyways where material is not stockpiled.
- If the raw material, by-product, or product is a liquid, more information for outside storage of liquids can be found under SC-31, Outdoor Container Storage.

Examples

The "doghouse" design has been used to store small liquid containers. The roof and flooring design prevent contact with direct rain or runoff. The doghouse has two solid structural walls and two canvas covered walls. The flooring is wire mesh about secondary containment. The unit has been used successively at Lockheed Missile and Space Company in Sunnyvale.

References and Resources

King County Stormwater Pollution Control Manual - http://dnr.metrokc.gov/wlr/dss/spcm.htm

Model Urban Runoff Program: A How-To-Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July 1998 (Revised February 2002 by the California Coastal Commission).

Orange County Stormwater Program
http://www.ocwatersheds.com/StormWater/swp_introduction.asp

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program (URMP)
http://www.projectcleanwater.org/pdf/Model%20Program%20Municipal%20Facilities.pdf

Waste Handling & Disposal SC-34



Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Description

Improper storage and handling of solid wastes can allow toxic compounds, oils and greases, heavy metals, nutrients, suspended solids, and other pollutants to enter stormwater runoff. The discharge of pollutants to stormwater from waste handling and disposal can be prevented and reduced by tracking waste generation, storage, and disposal; reducing waste generation and disposal through source reduction, re-use, and recycling; and preventing runon and runoff.

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

Approach

Pollution Prevention

- Reduction in the amount of waste generated can be accomplished using the following source controls such as:
  - Production planning and sequencing
  - Process or equipment modification
  - Raw material substitution or elimination
  - Loss prevention and housekeeping
  - Waste segregation and separation
  - Close loop recycling
- Establish a material tracking system to increase awareness about material usage. This may reduce spills and minimize contamination, thus reducing the amount of waste produced.
- Recycle materials whenever possible.

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Suggested Protocols

General

- Cover storage containers with leak proof lids or some other means. If waste is not in containers, cover all waste piles (plastic tarps are acceptable coverage) and prevent stormwater runon and runoff with a berm. The waste containers or piles must be covered except when in use.
- Use drip pans or absorbent materials whenever grease containers are emptied by vacuum trucks or other means. Grease cannot be left on the ground. Collected grease must be properly disposed of as garbage.
- Check storage containers weekly for leaks and to ensure that lids are on tightly. Replace any that are leaking, corroded, or otherwise deteriorating.
- Sweep and clean the storage area regularly. If it is paved, do not hose down the area to a storm drain.
- Dispose of rinse and wash water from cleaning waste containers into a sanitary sewer if allowed by the local sewer authority. Do not discharge wash water to the street or storm drain.
- Transfer waste from damaged containers into safe containers.
- Take special care when loading or unloading wastes to minimize losses. Loading systems can be used to minimize spills and fugitive emission losses such as dust or mist. Vacuum transfer systems can minimize waste loss.

Controlling Litter

- Post "No Littering" signs and enforce anti-litter laws.
- Provide a sufficient number of litter receptacles for the facility.
- Clean out and cover litter receptacles frequently to prevent spillage.

Waste Collection

- Keep waste collection areas clean.
- Inspect solid waste containers for structural damage or leaks regularly. Repair or replace damaged containers as necessary.
- Secure solid waste containers; containers must be closed tightly when not in use.
- Place waste containers under cover if possible.
- Do not fill waste containers with washout water or any other liquid.
- Ensure that only appropriate solid wastes are added to the solid waste container. Certain wastes such as hazardous wastes, appliances, fluorescent lamps, pesticides, etc. may not be

disposed of in solid waste containers (see chemical/ hazardous waste collection section below).

- Do not mix wastes; this can cause chemical reactions, make recycling impossible, and complicate disposal.

Good Housekeeping

- Use all of the product before disposing of the container.
- Keep the waste management area clean at all times by sweeping and cleaning up spills immediately.
- Use dry methods when possible (e.g. sweeping, use of absorbents) when cleaning around restaurant/food handling dumpster areas. If water must be used after sweeping/using absorbents, collect water and discharge through grease interceptor to the sewer.
- Stencil storm drains on the facility's property with prohibitive message regarding waste disposal.

Chemical/Hazardous Wastes

- Select designated hazardous waste collection areas on-site.
- Store hazardous materials and wastes in covered containers protected from vandalism, and in compliance with fire and hazardous waste codes.
- Place hazardous waste containers in secondary containment.
- Make sure that hazardous waste is collected, removed, and disposed of only at authorized disposal areas.

Runon/Runoff Prevention

- Prevent stormwater runon from entering the waste management area by enclosing the area or building a berm around the area.
- Prevent the waste materials from directly contacting rain.
- Cover waste piles with temporary covering material such as reinforced tarpaulin, polyethylene, polyurethane, polypropyleneor hypalon.
- Cover the area with a permanent roof if feasible.
- Cover dumpsters to prevent rain from washing waste out of holes or cracks in the bottom of the dumpster.
- Move the activity indoor after ensuring all safety concerns such as fire hazard and ventilation are addressed.

Inspection

- Inspect and replace faulty pumps or hoses regularly to minimize the potential of releases and spills.
- Check waste management areas for leaking containers or spills.
- Repair leaking equipment including valves, lines, seals, or pumps promptly.

Training

- Train staff pollution prevention measures and proper disposal methods.
- Train employees and contractors proper spill containment and cleanup. The employee should have the tools and knowledge to immediately begin cleaning up a spill if one should occur.
- Train employees and subcontractors in proper hazardous waste management.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup.
- Keep your Spill Prevention Control and countermeasure (SPCC) plan up-to-date, and implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.
- Vehicles transporting waste should have spill prevention equipment that can prevent spills during transport. The spill prevention equipment includes:
  - Vehicles equipped with baffles for liquid waste
  - Trucks with sealed gates and spill guards for solid waste

Other Considerations

- Hazardous waste cannot be re-used or recycled; it must be disposed of by a licensed hazardous waste hauler.

Requirements

Costs

- Capital and operation and maintenance costs will vary substantially depending on the size of the facility and the types of waste handled. Costs should be low if there is an inventory program in place.

Maintenance

- None except for maintaining equipment for material tracking program.

Supplemental Information

Further Detail of the BMP

Land Treatment System

- Minimize the runoff of polluted stormwater from land application of municipal waste on-site by:
  - Choosing a site where slopes are under 6%, the soil is permeable, there is a low water table, it is located away from wetlands or marshes, there is a closed drainage system.
  - Avoiding application of waste to the site when it is raining or when the ground is saturated with water.
  - Growing vegetation on land disposal areas to stabilize soils and reduce the volume of surface water runoff from the site.
  - Maintaining adequate barriers between the land application site and the receiving waters. Planted strips are particularly good.
  - Using erosion control techniques such as mulching and matting, filter fences, straw bales, diversion terracing, and sediment basins.
  - Performing routine maintenance to ensure the erosion control or site stabilization measures are working.

References and Resources

King County Stormwater Pollution Control Manual - http://dnr.metrokc.gov/wlr/dss/spcm.htm

Orange County Stormwater Program
http://www.ocwatersheds.com/StormWater/swp_introduction.asp

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Building & Grounds Maintenance SC-41



Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

Description

Stormwater runoff from building and grounds maintenance activities can be contaminated with toxic hydrocarbons in solvents, fertilizers and pesticides, suspended solids, heavy metals, and abnormal pH. Utilizing the following protocols will prevent or reduce the discharge of pollutants to stormwater from building and grounds maintenance activities by washing and cleaning up with as little water as possible, following good landscape management practices, preventing and cleaning up spills immediately, keeping debris from entering the storm drains, and maintaining the stormwater collection system.

Approach

Pollution Prevention

- Switch to non-toxic chemicals for maintenance when possible.
- Choose cleaning agents that can be recycled.
- Encourage proper lawn management and landscaping, including use of native vegetation.
- Encourage use of Integrated Pest Management techniques for pest control.
- Encourage proper onsite recycling of yard trimmings.
- Recycle residual paints, solvents, lumber, and other material as much as possible.

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Suggested Protocols

Pressure Washing of Buildings, Rooftops, and Other Large Objects

- In situations where soaps or detergents are used and the surrounding area is paved, pressure washers must use a waste water collection device that enables collection of wash water and associated solids. A sump pump, wet vacuum or similarly effective device must be used to collect the runoff and loose materials. The collected runoff and solids must be disposed of properly.
- If soaps or detergents are not used, and the surrounding area is paved, wash water runoff does not have to be collected but must be screened. Pressure washers must use filter fabric or some other type of screen on the ground and/or in he catch basin to trap the particles in wash water runoff.
- If you are pressure washing on a grassed area (with or without soap), runoff must be dispersed as sheet flow as much as possible, rather than as a concentrated stream. The wash runoff must remain on the grass and not drain to pavement. Ensure that this practice does not kill grass.

Landscaping Activities

- Do not apply any chemicals (insecticide, herbicide, or fertilizer) directly to surface waters, unless the application is approved and permitted by the state.
- Dispose of grass clippings, leaves, sticks, or other collected vegetation as garbage, or by composting. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Use mulch or other erosion control measures on exposed soils.
- Check irrigation schedules so pesticides will not be washed away and to minimize non-stormwater discharge.

Building Repair, Remodeling, and Construction

- Do not dump any toxic substance or liquid waste on the pavement, the ground, or toward a storm drain.
- Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of collected material daily.
- Use a ground cloth or oversized tub for activities such as paint mixing and tool cleaning.
- Clean paint brushes and tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can be dumped into a sanitary sewer drain. Brushes and tools covered with non-water-based paints, finishes, or other materials must be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal.

- Use a storm drain cover, filter fabric, or similarly effective runoff control mechanism if dust, grit, wash water, or other pollutants may escape the work area and enter a catch basin. The containment device(s) must be in place at the beginning of the work day, and accumulated dirty runoff and solids must be collected and disposed of before removing the containment device(s) at the end of the work day.
- If you need to de-water an excavation site, you may need to filter the water before discharging to a catch basin or off-site. In which case you should direct the water through hay bales and filter fabric or use other sediment filters or traps.
- Store toxic material under cover with secondary containment during precipitation events and when not in use. A cover would include tarps or other temporary cover material.

Mowing, Trimming, and Planting

- Dispose of leaves, sticks, or other collected vegetation as garbage, by composting or at a permitted landfill. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Use mulch or other erosion control measures when soils are exposed.
- Place temporarily stockpiled material away from watercourses and drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.
- Consider an alternative approach when bailing out muddy water; do not put it in the storm drain, pour over landscaped areas.
- Use hand or mechanical weeding where practical.

Fertilizer and Pesticide Management

- Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.
- Follow manufacturers' recommendations and label directions. Pesticides must never be applied if precipitation is occuring or predicted. Do not apply insecticides within 100 feet of surface waters such as lakes, ponds, wetlands, and streams.
- Use less toxic pesticides that will do the job, whenever possible. Avoid use of copper-based pesticides if possible.
- Do not use pesticides if rain is expected.
- Do not mix or prepare pesticides for application near storm drains.
- Use the minimum amount needed for the job.
- Calibrate fertilizer distributors to avoid excessive application.
- Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.

- Apply pesticides only when wind speeds are low.
- Work fertilizers into the soil rather than dumping or broadcasting them onto the surface.
- Irrigate slowly to prevent runoff and then only as much as is needed.
- Clean pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- Dispose of empty pesticide containers according to the instructions on the container label.
- Use up the pesticides. Rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- Implement storage requirements for pesticide products with guidance from the local fire department and County Agricultural Commissioner. Provide secondary containment for pesticides.

Inspection

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring. Minimize excess watering, and repair leaks in the irrigation system as soon as they are observed.

Training

- Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution.
- Train employees and contractors in proper techniques for spill containment and cleanup.
- Be sure the frequency of training takes into account the complexity of the operations and the nature of the staff.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup
- Keep your Spill Prevention Control and countermeasure (SPCC) plan up-to-date, and implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Alternative pest/weed controls may not be available, suitable, or effective in many cases.

Requirements

Costs

- Overall costs should be low in comparison to other BMPs.

Maintenance

- Sweep paved areas regularly to collect loose particles, and wipe up spills with rags and other absorbent material immediately, do not hose down the area to a storm drain.

Supplemental Information

Further Detail of the BMP

Fire Sprinkler Line Flushing

Building fire sprinkler line flushing may be a source of non-stormwater runoff pollution. The water entering the system is usually potable water though in some areas it may be non-potable reclaimed wastewater. There are subsequent factors that may drastically reduce the quality of the water in such systems. Black iron pipe is usually used since it is cheaper than potable piping but it is subject to rusting and results in lower quality water. Initially the black iron pipe has an oil coating to protect it from rusting between manufacture and installation; this will contaminate the water from the first flush but not from subsequent flushes. Nitrates, poly-phosphates and other corrosion inhibitors, as well as fire suppressants and antifreeze may be added to the sprinkler water system. Water generally remains in the sprinkler system a long time, typically a year, between flushes and may accumulate iron, manganese, lead, copper, nickel and zinc. The water generally becomes anoxic and contains living and dead bacteria and breakdown products from chlorination. This may result in a significant BOD problem and the water often smells. Consequently dispose fire sprinkler line flush water into the sanitary sewer. Do not allow discharge to storm drain or infiltration due to potential high levels of pollutants in fire sprinkler line water.

References and Resources

California's Nonpoint Source Program Plan http://www.swrcb.ca.gov/nps/index.html

King County - ftp://dnr.metrokc.gov/wlr/dss/spcm/Chapter%203.PDF

Orange County Stormwater Program
http://www.ocwatersheds.com/StormWater/swp_introduction.asp

Mobile Cleaners Pilot Program: Final Report. 1997. Bay Area Stormwater Management Agencies Association (BASSMA) http://www.basmaa.org/

Pollution from Surface Cleaning Folder. 1996. Bay Area Stormwater Management Agencies Association (BASMAA) http://www.basmaa.org/

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program (URMP) -
http://www.projectcleanwater.org/pdf/Model%20Program%20Municipal%20Facilities.pdf

PART 4.

APPENDIX 5 OF LAKE COUNTY CLEAN WATER PROGRAM LOW IMPACT DEVELOPMENTS STANDARDS MANUAL:
BIORETENTION SPECIFICATIONS AND CHECKLIST

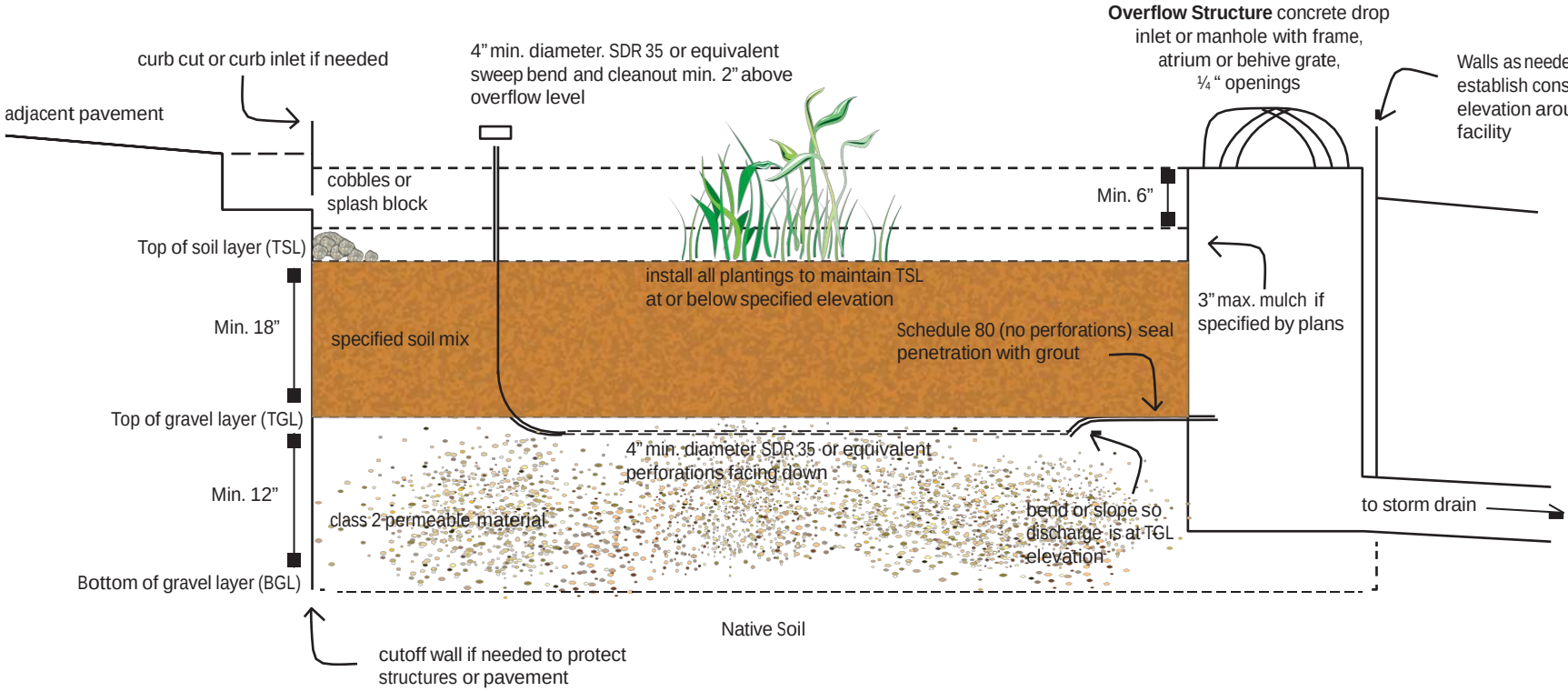


APPENDIX 5

Bioretention Specifications and Checklist

Bioretention Facility

not to scale



Allowed variations for special site conditions:

- Facilities located within 10 feet of structures or other potential geotechnical hazards may incorporate an impervious cutoff wall

- Facilities with documented high concentrations of pollutants in underlying soil or groundwater, facilities where infiltration could contribute to a geotechnical hazard, and facilities located on elevated plazas or other s structures may incorporate an impervious liner between the native soil and the BGL and locate the underdrain discharge at the BGL (flow-through planter configuration)

- Facilities located in areas of high groundwater, highly infiltrative soils, or where connection of the underdrain to a surface drain or subsurface storm drain are infeasible may omit the underdrain

Notes:

- No liner, no filter fabric, no landscape cloth.

- Maintain BGL, TGL, TSL throughout facility area at elevations to be specified in plan.

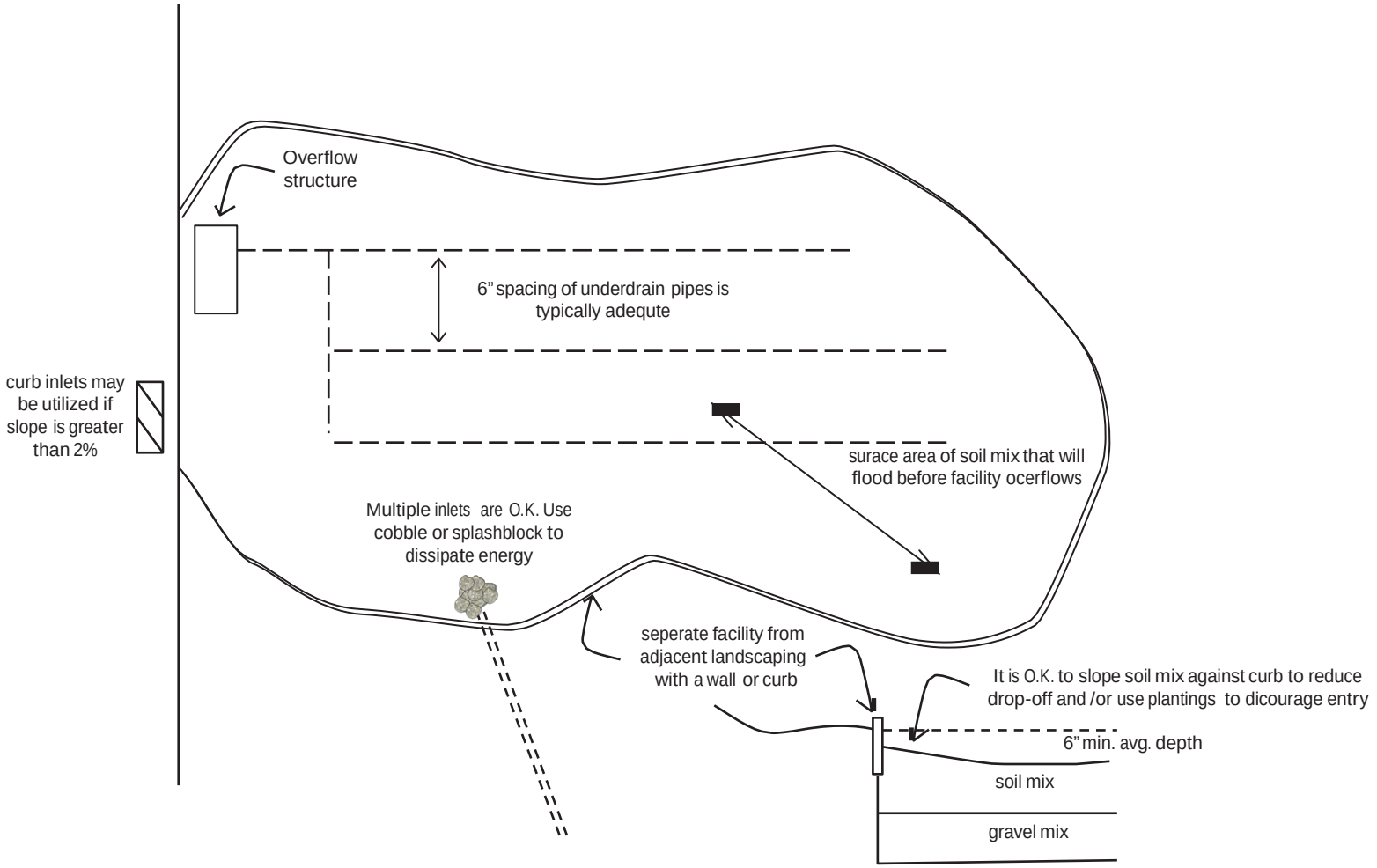
- Class 7 permeable layer may extend below and underneath drop inlet.

- Elevation or underdrain discharge is at top of gravel layer.

- See Chapter X for instructions on facility sizing and additional specifications

Bioretention Facility - Overview

not to scale



Note:

Show all elevations of curb, pavement, inlet, top of soil layer (TSL), top of gravel layer (TGL), and bottom of gravel layer (BGL) at all inlets and outlets and at key points along edge of facility.

Soil/Compost and Gravel Specifications for Bioretention Facility

Compost shall be a well-decomposed, stable, weed-free organic matter source derived from waste materials including yard debris, wood wastes or other organic materials not including manure or biosolids, and shall meet the standards developed by the US Composting Council (USCC). The product shall be certified through the USCC Seal of Testing Assurance (STA) Program (a compost testing and information disclosure program).

Compost Quality Analysis:

Before delivery of the soil, the supplier shall submit a copy of the lab analysis performed by a laboratory that is enrolled in the USCC's Compost Analysis Proficiency (CAP) program and using approved Test Methods for the Evaluation of Composting and Compost (TMECC). The lab report shall verify that the compost parameters are within the limits specified below.

Parameter	Range	Reported as (units)
Organic Matter Content	35-75	%, dry weight basis
Carbon to Nitrogen Ratio	15:1 to 25:1	ratio
Maturity (Seed Emergence and Seedling Vigor)	>80	average % of control
Stability (CO_2 Evolution Rate)	<8	mg $C0_2$-C/g unit OM/day
Soluble Salts (Salinity)	<6.0	mmhos/cm
pH	6.5 - 8.0 May vary with plant species	units
Heavy Metals Content	PASS	PASS/FAIL: US EPA Class A standard, 40 CFR § 503.13, tables 1 and 3.
Pathogens		
Fecal coliform	PASS	PASS/FAIL: US EPA Class A standard, 40 CFR § 503.32(a) levels
Salmonella	PASS	PASS/FAIL: US EPA Class A standard, 40 CFR § 503.32(a) levels
Nutrient Content (provide analysis, including):		
Total Nitrogen (N)	≥0.9	%
Boron (Total B)	<80	ppm
Calcium (Ca)	For information only	%
Sodium (Na)	For information only	%
Magnesium (Mg)	For information only	%
Sulfur (S)	For information only	%

Soil/Compost and Gravel Specifications for Bioretention Facility

Gravel Layer

The gravel layer used in the bioretention facility must consist of *Class 2 Permeable Material* as specified in the State of California's Business, Transportation and Housing Agency, Department of Transportation; Standard Specifications 2010, manual (http://www.dot.ca.gov/hq/esc/oe/construction_contract_standards/std_specs/2010_StdSpecs/2010_StdSpecs.pdf).

The specific section, Subsurface Drains, Sec. 68, of the manual is used because it offers specific specifications for subsurface drains. In addition to the standardized permeable layer, a membrane layer of pea gravel or other intermediate-sized material is recommended at the top of the gravel layer to prevent fines from the soil/compost layer from moving downward into the gravel layer.

68-2.02F(1) General

Permeable material for use in backfilling trenches under, around, and over underdrains must consist of hard, durable, clean sand, gravel , or crushed stone and must be free from organic material, clay balls, or other deleterious substances.

Permeable material must have a durability index of not less than 40.

68-2.02F(3) Class 2 Permeable Material

The percentage composition by weight of Class 2 permeable material in place must comply with the grading requirements shown in the following table:

Class 2 Permeable Material Grading Requirements

Sieve sizes	Percentage passing
1"	100
3/4"	90–100
3/8"	40–100
No. 4	25–40
No. 8	18–33
No. 30	5–15
No. 50	0–7
No. 200	0–3

Class 2 permeable material must have a sand equivalent value of not less than 75.

Bioretention Facility Construction Checklist

Layout (to be confirmed prior to beginning excavation permit approval stage)

☑	Square footage of the facility meets or exceeds minimum shown in Stormwater Control Plan
☑	Site grading and grade breaks are consistent with the boundaries of the tributary Drainage Management Area(s) (DMAs) shown in the Stormwater Control Plan
☑	Inlet elevation of the facility is low enough to receive drainage from the entire tributary DMA
☑	locations and elevations of overland flow or piping, including roof leaders, from impervious areas to the facility have been laid out and any conflicts resolved
☑	Rim elevation of the facility is laid out to be level all the way around, or elevations are consistent with a detailed cross-section showing location and height of interior dams
☐	Locations for vaults, utility boxes, and light standards have been identified so that they will not conflict with the facility To be coordinated at building permit phase
☐	Facility is protected as needed from construction-phase runoff and sediment To be coordinated at building permit phase

Excavation (to be confirmed prior to backfilling or pipe installation)

☐	Excavation conducted with materials and techniques to minimize compaction of soils within the facility area
☐	Excavation is to accurate area and depth
☐	Slopes or side walls protect from sloughing of native soils into the facility
☐	Moisture barrier, if specified, has been added to protect adjacent pavement or structures.
☐	Native soils at bottom of excavation are ripped or loosened to promote infiltration

Overflow or Surface Connection to Storm Drainage (to be confirmed prior to backfilling with any materials)

☐	Grating excludes mulch and litter (beehive or atrium-style grates recommended)
☐	Overflow is connected to storm drain via appropriately sized
☐	No knockouts or side inlets are in overflow riser
☐	Overflow is at specified elevation
☐	Overflow location selected to minimize surface flow velocity (near, but offset from, inlet recommended)
☐	Grating excludes mulch and litter (beehive or atrium-style grates recommended)
☐	Overflow is connected to storm drain via appropriately sized

Bioretention Facility Construction Checklist

Underground connection to storm drain/outlet orifice

☐	Perforated pipe underdrain (PVC SDR 35 or approved equivalent) is installed with holes facing down
☐	Perforated pipe is connected to storm drain at specified elevation (typ. bottom of soil elevation)
☐	Cleanouts are in accessible locations and connected via sweep

Drain Rock/Subdrain (to be confirmed prior to installation of soil mix)

☐	Rock is installed as specified, 12" min. depth. Class 2 permeable, Caltrans specification 68-2.02F(3) recommended
☐	Rock is smoothed to a consistent top elevation. Depth and top elevation are as shown in plans
☐	Slopes or side walls protect from sloughing of native soils into the facility
☐	No filter fabric is placed between the subdrain and soil mix layers

Soil Mix

☐	Soil mix is as specified.
☐	Mix installed in lifts not exceeding 12"
☐	Mix is not compacted during installation but may be thoroughly wetted to encourage consolidation
☐	Mix is smoothed to a consistent top elevation. Depth of mix (18" min.) and top elevation are as shown in plans, accounting for depth of mulch to follow and required reservoir depth

Irrigation

☐	Irrigation system is installed so it can be controlled separately from other landscaped areas
☐	Smart irrigation controllers and drip emitters are recommended and may be required by local code or ordinance.
☐	Spray heads, if any, are positioned to avoid direct spray into outlet structures

Bioretention Facility Construction Checklist

Planting

☐	Plants are installed consistent with approved planting plan, consistent with site water allowance
☐	Any trees and large shrubs are staked securely
☐	No fertilizer is added; compost tea may be used
☐	No native soil or clayey material are imported into the facility with plantings
☐	1"-2" mulch may be applied following planting; mulch selected to avoid floating
☐	Final elevation of soil mix maintained following planting
☐	Curb openings are free of obstructions

Final Engineering Inspection

☐	Drainage Management Area(s) are free of construction sediment and landscaped areas are stabilized
☐	Inlets are installed to provide smooth entry of runoff from adjoining pavement, have sufficient reveal (drop from the adjoining pavement to the top of the mulch or soil mix, and are not blocked
☐	Inflows from roof leaders and pipes are connected and operable
☐	Temporary flow diversions are removed
☐	Rock or other energy dissipation at piped or surface inlets is adequate
☐	Overflow outlets are configured to allow the facility to flood and fill to near rim before overflow
☐	Plantings are healthy and becoming established
☐	Irrigation is operable
☐	Facility drains rapidly; no surface ponding is evident
☐	Any accumulated construction debris, trash, or sediment is removed from facility
☐	Permanent signage is installed and is visible to site users and maintenance personnel

PART 5.

APPENDIX 9 OF LAKE COUNTY CLEAN WATER PROGRAM LOW IMPACT DEVELOPMENTS STANDARDS MANUAL:

OPERATION AND MAINTENANCE DOCUMENT AND MAINTENACE DECLARATION



APPENDIX 9

Operation and Maintenance Template

O&M Plan Checklist and Certification for Regulated Projects

For Office Use Only
Application No._____
Received By: _____

A. Designate the *Responsible Individual (RI).*

The *RI* is the person that will have direct responsibility for the maintenance of storm water controls, maintain self-inspection records, and sign any correspondence with the County of Lake.

Name of RI: BRANDON AND CONNOR DISNEY

Phone: 707-263-0969

Project Name: DISNEY BOAT RENTALS DEVELOPMENT

Physical Site Address and/or APN: 2200 LAKESHORE BLVD LAKEPORT, CA APN 026-031-290-000

THIS WILL BE DONE DURING CONSTRUCTION PHASE

☐ Include from the Storm Water Control Plan Worksheet the *Drainage Management Area*s tabulations (table #1-4)

☐ Include the site plan delineating the DMAs and the locations of the bioretention or equivalent facilities.

☐ Include the final construction drawings of the storm water facilities:

- Plans, elevations, and details of bioretention facilities.
- Construction details and specifications, including: depths of sand and soil, compaction, pipe materials, and bedding.
- Location and layouts of inflow piping and piping to off-site discharge
- Native soils (lenses beneath the facilities)

B. Scheduled Maintenance Activities

The following activities will need to occur on an annual basis, frequency may need to be adjusted depending on facility.

- **Refuse removal,** remove trash the collects near the inlets or that is trapped by vegetation. Clean out soil and debris blocking inlets or overflows.
- **Control weeds,** manual methods and soil amendments; non-natural (synthetic) pesticides should not be used.
- **Add mulch,** add mulch to maintain a mulch layer thickness of ~ 3 inches.
- **Pruning and replanting vegetation,** it may be necessary to replace or remove vegetation to ensure the proper functioning of the facility.
- **Check irrigation**, if irrigation exists, check to make sure the system is working as intended.

An annual self-certification letter will be mailed to the RI. This letter will serve as verification that all the storm water facilities on the property are being maintained and remain operational. The letter should be signed and returned within 30 days.

O&M Plan Checklist and Certification for Regulated Projects

C. Updates to the O & M Plan

Contact information for the Responsible Individual should be current. If the RI changes the County of Lake's Community Development Department should be notified with the appropriate revisions.

D. O & M plans for other Facility Types

If your project included a non-standard storm water treatment facility that was approved by the Community Development Department, such as a tree-box type system, than the O & M should reflect the manufacturer's recommended maintenance scheduling.

E. Signature and Certification:

"I, the RI/applicant accept responsibility for operation and maintenance of storm water treatment and flow-control facilities until such time as this responsibility is transferred to a subsequent owner." Furthermore, a condition on the property deed will be recorded with the County Recorder's office indicating that a storm water facility is present on the property and that the maintenance responsibility will transfer with property ownership in perpetuity.

_____ _____

Signature of the RI Date

_____

Print Name

I am the:

☐ Property Owner

☐ Applicant

☐ Contractor

O and M: Inspection and Maintenance Checklist: Bioretention Facility

Example of Inspection Maintenance Document

Responsible Individual: BRANDON AND CONNOR DISNEY

Facility Name: DISNEY BOAT RENTALS

Date of Inspection: _____

Item	**Conditions When Maintenance Is Needed**	**Maintenance Needed? (Y/N)**	**Comments** (Describe maintenance completed; and if any needed maintenance was not conducted, note what is needed and when it will be done)	**Results Expected When Maintenance Is Performed**
General				
Trash and Debris	Trash and debris accumulated in basin Visual evidence of dumping			Trash and debris cleared from site.
Contaminants and Pollution	Any evidence of oil, gasoline, contaminants or other pollutants			No contaminants or pollutants present.
Vegetation	When the planted vegetation becomes excessively tall. When nuisance weeds and other vegetation start to take over.			Vegetation mowed per specifications or maintenance plan, or nuisance vegetation removed so that flow is not impeded. Vegetation should never be mowed lower than the design flow depth. Remove clippings from the area and dispose appropriately.

This or a similar document should remain with the facility. Inspection and maintenance records should be available upon request from the County of Lake.

Item	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	**Comments** (Describe maintenance completed; and if any needed maintenance was not conducted, note what is needed and when it will be done)	Results Expected When Maintenance Is Performed
Tree/Brush Growth and Hazard Trees	Growth does not allow maintenance access or interferes with maintenance activity. Dead, diseased, or dying trees			
Erosion	Eroded over 2 in. deep where cause of damage is still present or where there is potential for continued erosion.			Cause of erosion is managed appropriately. Areas remulched to fill in void areas.
Sediment	Accumulated sediment affects inletting or outletting condition of the facility.			Sediment removed and area reseeded if necessary to control erosion.
Damaged Pipes	Any part of the piping that is crushed or deformed more than 20% or any other failure to the piping.			Pipe repaired or replaced.
Rodent Holes	If facility acts as a dam or berm, any evidence of rodent holes, or any evidence of water piping through dam or berm via rodent holes.			The design specifications are not compromised by holes. Any rodent control activities are in accordance with applicable laws and do not affect any protected species

This or a similar document should remain with the facility. Inspection and maintenance records should be available upon request from the County of Lake.

PART 6.

EXISTING AND PROPOSED SITE CONDITION MAPS



LEGEND

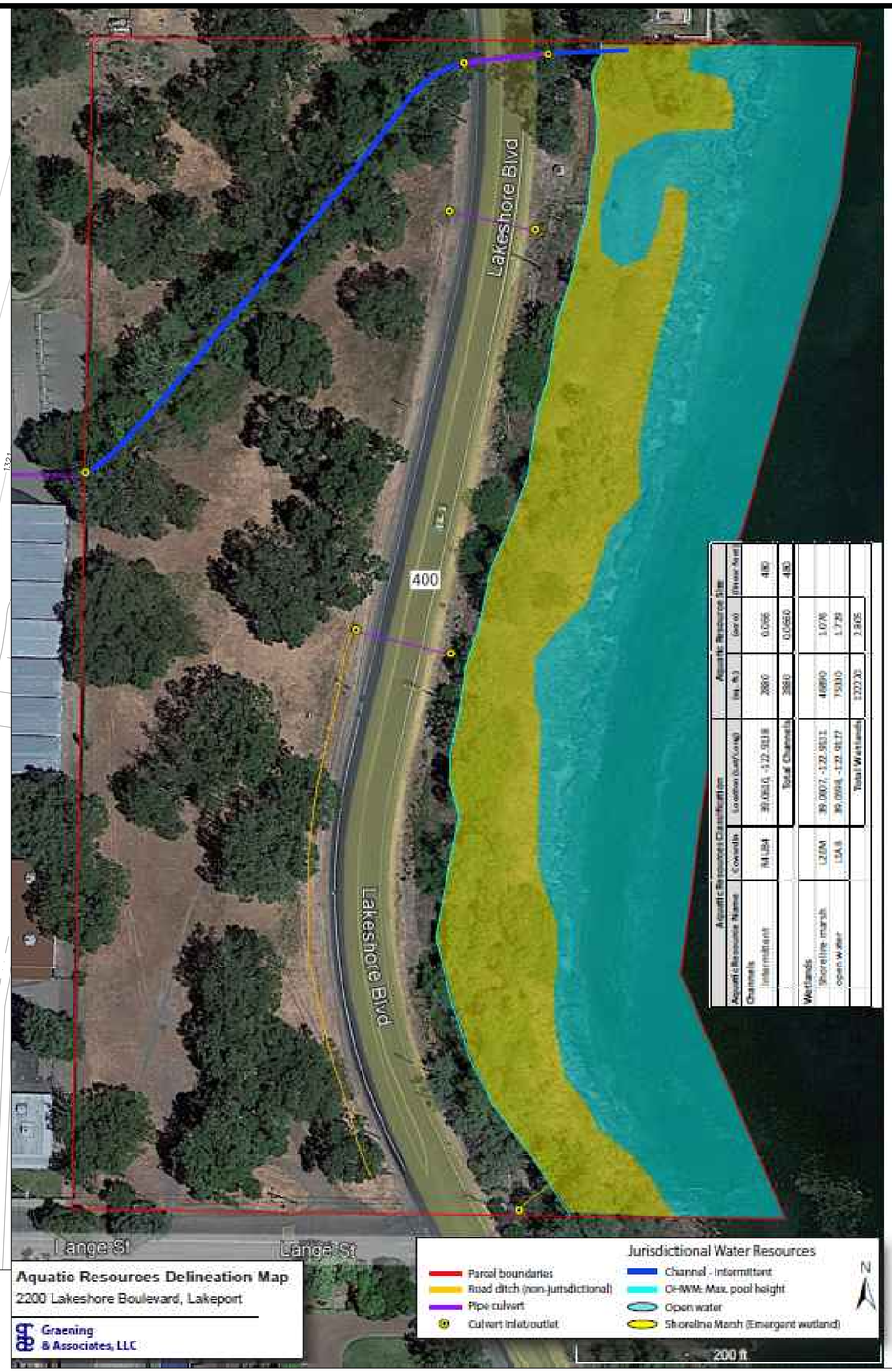
- EXISTING MAJOR CONTOUR (90)
- EXISTING MINOR CONTOUR (89)
- PROPOSED MAJOR CONTOUR (90)
- PROPOSED MINOR CONTOUR (89)
- RECORD BOUNDARY LINE
- VEGETATED SWALE

EXISTING CONDITIONS MAP

20 0 10 20 40

SCALE: 1" = 20'

N W E S



Aquatic Resources Classification

Aquatic Resource Name	Cowardin	HGM	Location (Lat/Long)	Area (sq. ft.)	Area (ac)	Distance from Site (linear feet)
Channels	R4UBH		39.0616, -122.9118	2880	0.066	430
Intermittent			Total Channels	2880	0.0660	430
Wetlands	L2UBA		39.0007, -122.9131	41890	1.076	
Shoreline marsh	L1UB		39.0004, -122.9127	73310	1.729	
Open Water			Total Wetlands	122200	2.805	

AQUATIC RESOURCES DELINEATION MAP BY GRAENING & ASSOCIATES, LLC

PRELIMINARY

REGISTERED PROFESSIONAL ENGINEER
TYLER J. PEARSON
No. CIVIL
STATE OF CALIFORNIA

Tyler J Pearson

REVISIONS

REV.	DATE	DESCRIPTION	BY

CORNERSTONE CIVIL DESIGN
CIVIL ENGINEERING LAND PLANNING PROJECT MANAGEMENT
149 GAMAY PLACE UKIAH, CA 9482
(707) 972-7647 CORNERSTONECIVILDESIGN@GMAIL.COM

DISNEY'S BOAT RENTALS

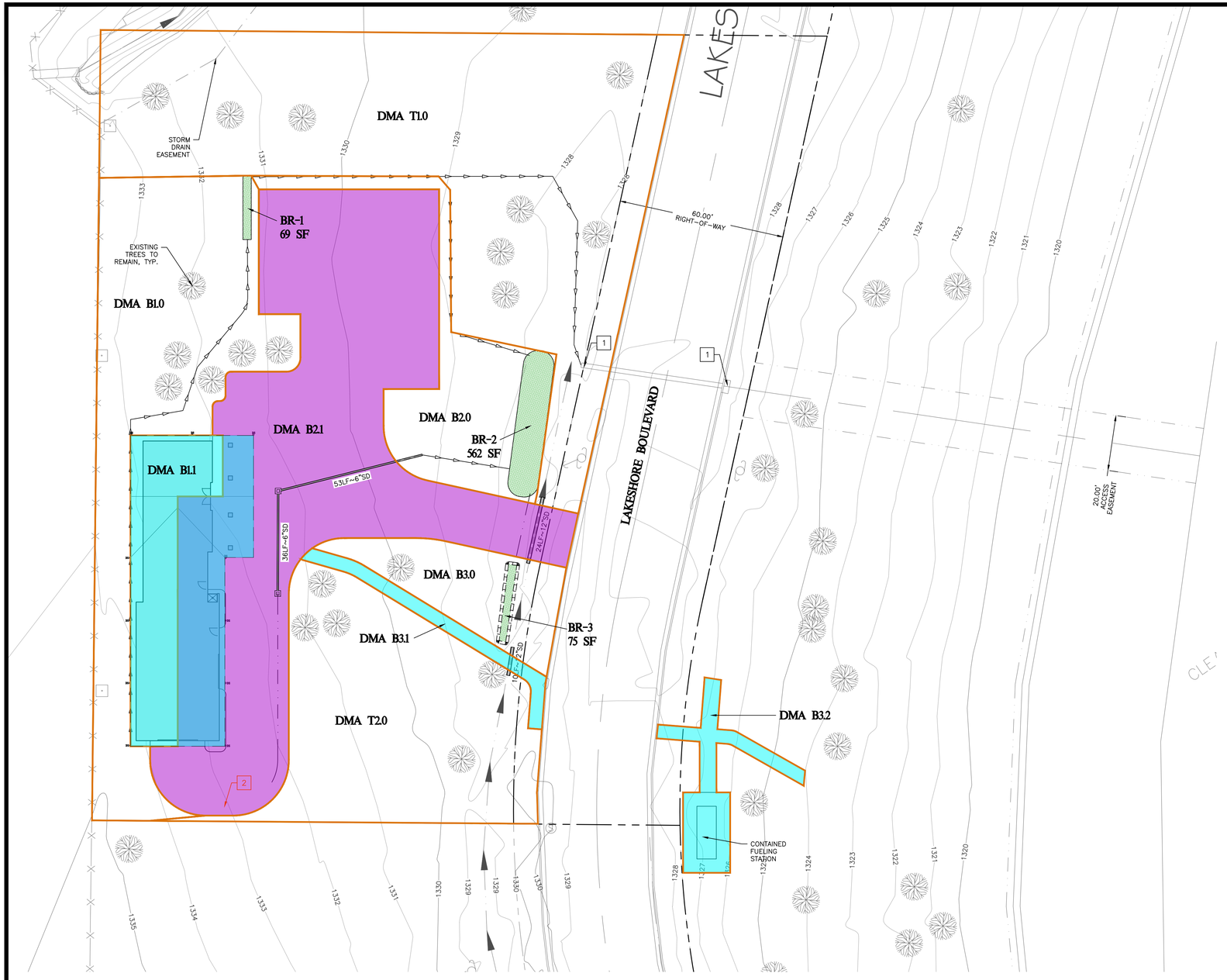
STORM WATER CONTROL PLAN
EXISTING CONDITIONS MAP

2200 LAKESHORE BLVD LAKEPORT, CA
APN 026-031-290-000

DATE: 11/9/2023

JOB #: 2350

SHEET
C1
OF 2 SHEETS



LEGEND

- NEW AGGREGATE BASE ROCK IMPERVIOUS AREA
- NEW CONCRETE/ROOFTOP IMPERVIOUS AREA
- BIORETENTION AREA PER DETAIL B2 ON THIS SHEET
- 90 EXISTING MAJOR CONTOUR
- 89 EXISTING MINOR CONTOUR
- 90 PROPOSED MAJOR CONTOUR
- 89 PROPOSED MINOR CONTOUR
- RECORD BOUNDARY LINE
- VEGETATED SWALE
- DMA TRIBUTARY BOUNDARY
- PROPOSED STORM DRAIN PIPE

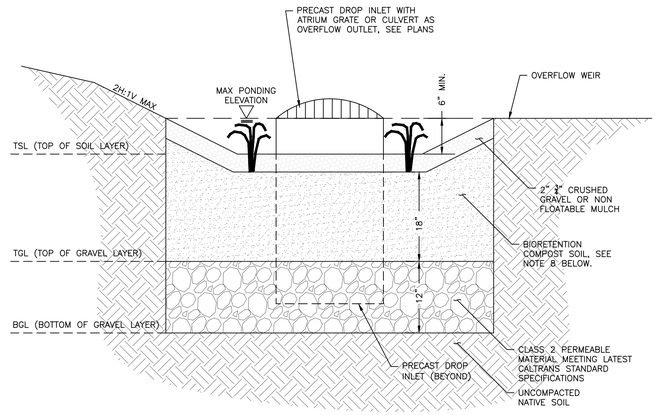
BR-# BIORETENTION NUMBER
DMA DRAINAGE MANAGEMENT AREA

1 STORM DRAIN INLET–MARK INLET WITH THE WORDS "NO DUMPING! FLOWS TO LAKE"

2 REFUSE AREA, POST SIGNS NEAR DUMPSTERS WITH THE WORDS: "DO NOT DUMP HAZARDOUS MATERIALS HERE" OR SIMILAR.

ABBREVIATIONS

BW	BOTTOM OF WALL ELEVATION AT FINISH GRADE (NOT FOOTING ELEV.)
BSL	BUILDING SETBACK LINE
EP	EDGE OF PAVEMENT ELEVATION
FF	FINISH FLOOR OF BUILDING ELEVATION
FG	FINISH GRADE (LANDSCAPE OR DIRT) ELEVATION
FL	FLOWLINE OF SURFACE, GUTTER OR DITCH ELEVATION
FL HP	FLOWLINE HIGH POINT
FS	FINISH SURFACE (HARDSCAPE) ELEVATION
HP	HIGH POINT ELEVATION
INV	PIPE INVERT ELEVATION
PG	PAD GRADE BENEATH THE HOUSE
LFS	LOWER LEVEL FINISH SURFACE
RIM	TOP OF MANHOLE, DRAINAGE INLET, OR UTILITY BOX ELEVATION
TC	TOP OF CURB ELEVATION
TSL	TOP OF BIORETENTION SOIL LAYER ELEVATION
TW	TOP OF WALL ELEVATION
UFS	UPPER LEVEL FINISH SURFACE



CROSS SECTION

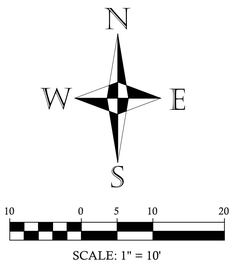
NOTES:
1. DO NOT USE A LINER, FILTER FABRIC, OR LANDSCAPE CLOTH
2. MAINTAIN BGL, TGL AND TSL THROUGHOUT THE BIORETENTION FACILITY AT ELEVATIONS SHOWN ON THE PLANS.
3. CLASS 2 PERMEABLE LAYER MAY EXTEND BELOW AND UNDERNEATH DROP INLET.
4. THE GRAVEL LAYER SHALL BE CLASS 2 PERMEABLE MATERIAL AS SPECIFIED IN CALTRANS STANDARD SPECIFICATIONS.
5. BIORETENTION SOIL SHALL MEET SPECIFICATIONS OF LATEST VERSION OF MENDOCINO COUNTY LOW IMPACT DEVELOPMENT STANDARDS MANUAL.
6. FOR ALLOWABLE PLANTS IN BIORETENTION, REFER TO PLANT LIST IN LATEST VERSION OF MENDOCINO COUNTY LOW IMPACT DEVELOPMENT STANDARDS MANUAL
7. CONTRACTOR SHALL NOTIFY CORNERSTONE CIVIL DESIGN TO INSPECT BOTTOM OF BIORETENTION AREA PRIOR TO FILLING IN WITH GRAVEL AND SOIL LAYERS TO ENSURE THE BIORETENTION HAS REACHED A SOIL LAYER WITH ADEQUATE PERMEABILITY.
8. COMPOST SHALL BE A WELL-DECOMPOSED, STABLE, WEED-FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS NOT INCLUDING MANURE OR BIOSOLIDS, AND SHALL MEET THE STANDARDS DEVELOPED BY THE US COMPOSTING COUNCIL (USCC). THE PRODUCT SHALL BE CERTIFIED THROUGH THE USCC SEAL OF TESTING ASSURANCE (STA) PROGRAM (A COMPOST TESTING AND INFORMATION DISCLOSURE PROGRAM), BEFORE DELIVERY OF THE SOIL, THE SUPPLIER SHALL SUBMIT A COPY OF THE LAB ANALYSIS PERFORMED BY A LABORATORY THAT IS ENROLLED IN THE USCC'S COMPOST ANALYSIS PROFICIENCY (CAP) PROGRAM AND USING APPROVED TEST METHODS FOR THE EVALUATION OF COMPOSTING AND COMPOST (TMECC). THE LAB REPORT SHALL VERIFY THAT THE COMPOST PARAMETERS ARE WITHIN THE LIMITS SPECIFIED BELOW.

B2 BIORETENTION WITHOUT SUBDRAIN DETAIL

NOT TO SCALE

BIORETENTION SIZING CALCULATIONS

BIORETENTION FACILITY NAME	1 DMA NAME	2 DMA (SF)	3A TYPE OF SURFACE	3B RUNOFF FACTOR	4 DMA AREA COL. 2 X COL. 3	5 STANDARD SIZING FACTOR	MINIMUM BMP FACILITY SIZE FOR DMA (SF) COL. 4 X COL. 5	TOTAL MINIMUM BIORETENTION FACILITY SIZE (SF) (SUM OF ALL DMA'S FLOWING TO BIORETENTION FACILITY)
BR-1	B1.0	7510	LANDSCAPED AREA	0.1	751	0.04	30	121
	B1.1	2263	ROOFS AND PAVING	1.0	2263	0.04	91	
BR-2	B2.0	3261	LANDSCAPED AREA	0.1	326.1	0.04	13	553
	B2.1	13499	ROOFS AND PAVING	1.0	13499	0.04	540	
BR-3	B3.0	2034	LANDSCAPED AREA	0.1	203.4	0.04	8	71
	B3.1	570	ROOFS AND PAVING	1.0	570	0.04	23	
	B3.2	996	ROOFS AND PAVING	1.0	996	0.04	40	



SCALE: 1" = 10'

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

CALL 811 BEFORE YOU DIG

UNDERGROUND SERVICE ALERT (USA)
NOTICE TO CALL A MIN. 48 HOURS PRIOR TO CONSTRUCTION.

PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER
TYLER J. PEARSON
No. 93161
CIVIL
STATE OF CALIFORNIA
Tyler J Pearson

REVISIONS

REV.	DATE	DESCRIPTION	BY

CORNERSTONE CIVIL DESIGN
CIVIL ENGINEERING LAND PLANNING PROJECT MANAGEMENT
1491 GAMAY PLACE UKIAH, CA 95482
(707) 972-7947 CORNERSTONECIVILDESIGN@GMAIL.COM

DISNEY'S BOAT RENTALS

STORM WATER CONTROL PLAN
PROPOSED CONDITIONS MAP

2200 LAKESHORE BLVD LAKEPORT, CA
APN 026-031-290-000

DATE: 11/9/2023

JOB #: 2350

SHEET
C2
OF 2 SHEETS

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Lakeport's Disney's Boat Rental Project (proposed Project). The MMRP lists mitigation measures recommended in the IS/MND for the proposed Project and identifies monitoring and reporting requirements as well as conditions recommended by responsible agencies who commented on the Project.

The first column of the Table identifies the mitigation measure. The second column, entitled "Party Responsible for Implementing Mitigation," names the party responsible for carrying out the required action. The third column, "Implementation Timing," identifies the time the mitigation measure should be initiated. The fourth column, "Party Responsible for Monitoring," names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last column will be used by the City to ensure that individual mitigation measures have been monitored.

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
Air Quality				
AIR-1 During construction activities, the following Best Management Practices (BMPs) shall be implemented to control dust: • Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • All roadways, driveways, and sidewalks shall be paved as priority. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and	Project Applicant/ Developer	During Construction	Project Applicant/City of Lakeport	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
determined to be running in proper condition prior to operation. • A publicly visible sign shall be posted with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification.				
Biological Resources				
BIO-1 Protect Clear Lake Hitch 1. To avoid impacts to Clear Lake Hitch, any work within the open water of Clear Lake shall occur only in the window of time from October 15 through December 31. In addition, the applicant shall implement the Revegetation Plan prepared by Graening and Associates (Attachment L) to reduce impacts to the Clear Lake Hitch as the revegetation plan will create habitat for the Clear Lake Hitch. a. To offset the loss of approximately 3 square feet of aquatic (lacustrine wetland) habitat, new wetland vegetation shall be installed onsite at a ratio of 3:1 prior to construction. The revegetation plan shall consist of the planting of native wetland vegetation in an area of at least 9 square feet in the boundary identified by the qualified biologist in consultation with CDFW. Tule rhizomes shall be the primary plants used for	Project Applicant/ Developer	Prior to/During Construction and for life of project	Project Applicant	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
revegetation. The planting density shall be, at the minimum, 1 propagule per square meter. Mesh cages may be constructed if deer browsing is an issue. Non-native vegetation weeding shall be performed by hand or line trimmer to suppress competition. Supplemental watering shall be employed when necessary, including in periods of drought or low-lake levels. When mortality occurs, new plantings shall be placed in those failed planting stations. The success rate shall be 80% at the end of 5 years and the revegetation effort shall be supervised by a qualified biologist or restoration ecologist. b. To offset the loss of approximately 508 square feet of riparian habitat, the revegetation plan prepared by Graening and Associates (Attachment L) shall be implemented. Riparian habitat shall be restored at a 3:1 ratio on-site in the restoration areas. The revegetation plan shall consist of the planting of native riparian species in an area of at least 1,524 square feet in the boundary identified by the qualified biologist in consultation with CDFW. The planting density shall be, at the minimum, 1 propagule per square meter.				

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
Mesh cages may be constructed if deer browsing is an issue. Non-native vegetation weeding shall be performed by hand or line trimmer to suppress competition. Supplemental watering shall be employed when necessary, including in periods of drought or low-lake levels. When mortality occurs, new plantings shall be placed in those failed planting stations. The success rate shall be 80% at the end of 5 years and the revegetation effort shall be supervised by a qualified biologist or restoration ecologist. i. Vegetation Removal Methods. Hand tools (e.g., trimmer, chain saw, etc.) shall be used to trim vegetation to the extent necessary to gain access to the work site(s); larger equipment shall not be used for vegetation removal unless already described in the project description. ii. Vegetation Removal. Vegetation Removal. Riparian vegetation removal, including Tules and willows, shall be conducted under the supervision of a qualified biologist. Cuttings and removed vegetation shall be incorporated into onsite				

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
restoration activities or other restoration projects in the Clear Lake watershed. Tules and willow cuttings shall be made available to tribal and cultural partners within the Clear Lake watershed. c. Annual reports shall be documented and provided to CDFW and to the City of Lakeport for the revegetation plan. 2. Stormwater and sediment controls, including silt containment fence and fiber rolls, shall be installed prior to any ground disturbing work to prevent sedimentation of potential spawning and rearing habitat for Clear Lake hitch. 3. All refueling, maintenance, and staging of equipment and vehicles shall occur at least 150 feet from riparian habitat or bodies of water and in a location where a potential spill would not drain directly toward aquatic habitat (e.g., on a slope that drains away from the water source). Equipment shall be checked daily for leaks prior to the initiation of construction activities. 4. If it is not possible to schedule lakebed construction during work window (October 15 through December 31) a qualified biologist, in coordination				

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
with CDFW's District Fisheries Biologist, shall determine if work outside this window is feasible. The qualified biologist shall provide written documentation to CDFW and to the City of Lakeport providing evidence that no impacts would occur to aquatic, plant, or wildlife species. a. If lakebed construction activities cannot be scheduled within the required window of October 15 through December 31, the applicant shall obtain a California Endangered Species Act (CESA) Incidental Take Permit (ITP) through CDFW prior to initiating any work that may impact State-listed species, such as the Clear Lake hitch. The ITP will outline specific measures to minimize and mitigate potential impacts to these species. b. Before construction activities begin, a qualified biologist shall conduct a training session for all construction personnel working within 50 feet of Clear Lake. At a minimum, the training will include a description of Clear Lake hitch and its habitat, the specific measures that are being implemented to protect this species for the Project, and the boundaries within which the Project may be accomplished.				

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
c. Immediately prior to all construction activities within 50 feet of Clear Lake, a qualified biologist, in coordination with CDFW's District Fisheries Biologist, shall conduct a visual pre-construction survey for Clear Lake hitch 200 feet north and 200 feet south from the lakebed construction on the shoreline. The qualified biologist shall then monitor all construction activities within 50 feet of Clear Lake to ensure impacts to Clear Lake hitch and its habitat are avoided. The qualified biologist shall stop work if Clear Lake hitch behavior is affected by Project activities. In such cases, work may need to be redirected to other areas or postponed until Clear Lake hitch is no longer present in the reach of Clear Lake potentially affected by Project activities. 5. The applicant shall conduct project activities in a manner that prevents the introduction, transfer, and spread of aquatic, riparian, and terrestrial invasive species from one work site and/or water body to another. Prior to entering the project area, the applicant shall inspect equipment for invasive species and, if any signs of invasive species are found, the equipment shall be cleaned to remove those species. All visible soil/mud, plant materials, and animal remnants on equipment will be				

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
removed prior to entering and exiting the work site and/or between each use in different water bodies. The applicant shall notify CDFW immediately if an invasive species not previously known to occur within the work site is discovered during work activities by contacting CDFW's Invasive Species Program by email at Invasives@wildlife.ca.gov.				
BIO-2 Protect Wildlife and Nesting Birds 1. During construction, wildlife exclusion fencing shall be erected between construction areas and aquatic resources (Intermittent stream and lake shoreline) to prevent animals from migrating into work areas. This fencing shall be combined with erosion control measures. 2. Prior to construction, a pre-construction survey for special-status species shall be performed by a qualified biologist to ensure that special-status species are not present. If any species are detected, construction shall be delayed, and appropriate wildlife agencies (CDFW and/or USFWS) shall be consulted and project impacts and mitigation measures shall be reassessed. 3. If construction activities occur during the nesting season (February through August), a pre-construction survey the presence of special-status bird species or any nesting bird species shall be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid	Project Applicant/ Developer	Prior to and During Construction	Project Applicant	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
"take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. With the implementation of this mitigation measure, adverse impacts upon special-status bird species and nesting birds would be reduced to a less-than-significant level. 4. The applicant shall apply for a Lakebed Alteration Agreement through the California Department of Fish and Wildlife before any disturbance to riparian (or lacustrine) habitat occurs. The Lakebed Alteration Agreement will dictate any required avoidance or restoration measures in addition to the implemented mitigation measures of this Environmental Review.				
Cultural				
CUL – 1 If previously unidentified cultural resources are encountered during project implementation, any persons on-site shall avoid altering the materials and their stratigraphic context. A qualified professional archaeologist shall be contacted to evaluate the situation. Project personnel shall not collect cultural resources. [Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human	Project Applicant/ Developer	Prior to and During Construction	Project Applicant	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.]				
CUL-2 If human remains are encountered on-site, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission (NAHC) must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.	Project Applicant/ Developer	Prior to and During Construction	Project Applicant	
CUL-3 A cultural monitor from the Scotts Valley Band of Pomo Indians shall be present on-site for any and all ground disturbance to be completed under the Project. The Project contractor shall consult with the Tribe at least three weeks prior to the start of any ground disturbing activities and shall also provide the Tribe with the anticipated construction schedule and plans.	Project Applicant/ Developer	Prior to and During Construction	Project Applicant	
CUL-4	Project	Prior to and	Project	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
All ground disturbance activities and materials storage shall take place outside the Cultural Resources Prehistoric Site Boundary. If construction activities are proposed to encroach onto the mapped site area, a plan shall be developed prior to construction and shall be submitted and approved by the City of Lakeport, the qualified Archaeologist, and the local affiliated Tribe, to accommodate the preservation of the site during the construction process. As recommended by the Cultural Study, the Plan shall incorporate the requirements outlined in Section 21083.2 [b] of the CEQA Guidelines.	Applicant/ Developer	During Construction	Applicant	
Geology and Soils				
GEO-1 In the event that fossils or fossil-bearing deposits are discovered during Project construction, the contractor shall notify a qualified paleontologist to examine the discovery and excavations within 50 feet of the find and work shall be temporarily halted or diverted. The area of discovery shall be protected to ensure that fossils are not removed, handled, altered, or damaged until the site is properly evaluated, and further action is determined. The paleontologist shall document the discovery as needed, in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 1995), evaluate the potential resource, and assess the significance of the finding	Project Applicant/ Developer	Prior to and During Construction	Project Applicant	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the Project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the Project-based on the qualities that make the resource important. The plan shall be submitted to the City of Lakeport for review and approval prior to implementation.				
Hazards and Hazardous Materials				
HAZ-1 The project will adhere to the Clean Fueling Practices guidelines set forth by the California State Parks Boating and Waterways Division. These guidelines shall be followed throughout the project's lifespan, encompassing protocols for pre-fueling, fueling, and post-fueling procedures.	Project Applicant/ Developer	Prior to/During Construction and for life of project	Project Applicant	
HAZ-2 The applicant shall provide the City of Lakeport and all associated or responsible agencies with a copy of a Tier I self-certification Spill Prevention, Control, and Countermeasure (SPCC) Plan as provided by the United States Environmental Protection Agency.	Project Applicant/ Developer	Prior to/During Construction and for life of project	Project Applicant	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
HAZ-3 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 hazardous waste transporter to an approved site authorized to accept such materials. In addition, 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. In an event of a leak or spillage, the applicant shall immediately contact the City of Lakeport, Environmental Health, Regional Water Quality Control Board, County of Lake Water Resources, and any responsible agencies to notify staff of the spill/leakage.	Project Applicant/ Developer	Prior to/During Construction and for life of project	Project Applicant	
HAZ-4 To prevent fuel spills during refueling operations, the mobile fueling tank must be relocated to the designated secondary concrete pad located west of Lakeshore Boulevard prior to refueling. This will minimize the risk of contamination to sensitive areas and ensure compliance with environmental regulations.	Project Applicant/ Developer	For life of project	Project Applicant	
Noise				
NOI-1 Construction noise shall be limited through operational standards. Construction activities shall be limited to between the hours of 7:00AM and 7:00PM Monday through Friday and between 8:00AM and 7:00PM on Saturdays and Sundays. The City may allow construction between 7:00PM and 7:00AM on any day	Project Applicant/ Developer	During Construction	Project Applicant	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
if it can be demonstrated that noise would not adversely impact the neighborhood, or in the event of necessity as determined by the Building Official. Neighboring landowners shall be notified of the anticipated construction schedule prior to the commencement of construction activities.				
NOI-2 All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists. At all times during project construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences. Unnecessary idling of internal combustion engines shall be prohibited. Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project Site during all project construction activities, to the extent feasible. The construction contractor shall designate a "noise disturbance coordinator" who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the	Project Applicant/ Developer	During Construction	Project Applicant	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
construction site.				

Disney's Boat Rentals Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Disney's Boat Rentals
Construction Start Date	1/1/2025
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	1.70
Precipitation (days)	27.2
Location	39.0601676085854, -122.91395191533596
County	Lake
City	Lakeport
Air District	Lake County AQMD
Air Basin	Lake County
TAZ	237
EDFZ	2
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.26

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	24.3	24.2	5.17	7.03	0.01	0.22	66.7	66.9	0.20	6.67	6.85	—	1,329	1,329	0.05	0.01	0.60	1,334
Mit.	24.3	24.2	5.17	7.03	0.01	0.22	66.7	66.9	0.20	6.67	6.85	—	1,329	1,329	0.05	0.01	0.60	1,334
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.35	1.14	10.1	10.5	0.02	0.46	33.9	34.4	0.43	5.43	5.85	—	1,774	1,774	0.07	0.02	0.01	1,781
Mit.	1.35	1.14	10.1	10.5	0.02	0.46	33.9	34.4	0.43	5.43	5.85	—	1,774	1,774	0.07	0.02	0.01	1,781
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.51	0.48	1.42	1.91	< 0.005	0.06	2.49	2.55	0.06	0.26	0.32	—	355	355	0.01	< 0.005	0.01	356
Mit.	0.51	0.48	1.42	1.91	< 0.005	0.06	2.49	2.55	0.06	0.26	0.32	—	355	355	0.01	< 0.005	0.01	356
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.09	0.09	0.26	0.35	< 0.005	0.01	0.45	0.47	0.01	0.05	0.06	—	58.7	58.7	< 0.005	< 0.005	< 0.005	59.0
Mit.	0.09	0.09	0.26	0.35	< 0.005	0.01	0.45	0.47	0.01	0.05	0.06	—	58.7	58.7	< 0.005	< 0.005	< 0.005	59.0
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	24.3	24.2	5.17	7.03	0.01	0.22	66.7	66.9	0.20	6.67	6.85	—	1,329	1,329	0.05	0.01	0.60	1,334
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.35	1.14	10.1	10.5	0.02	0.46	33.9	34.4	0.43	5.43	5.85	—	1,774	1,774	0.07	0.02	0.01	1,781
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.51	0.48	1.42	1.91	< 0.005	0.06	2.49	2.55	0.06	0.26	0.32	—	355	355	0.01	< 0.005	0.01	356
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.09	0.09	0.26	0.35	< 0.005	0.01	0.45	0.47	0.01	0.05	0.06	—	58.7	58.7	< 0.005	< 0.005	< 0.005	59.0

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	24.3	24.2	5.17	7.03	0.01	0.22	66.7	66.9	0.20	6.67	6.85	—	1,329	1,329	0.05	0.01	0.60	1,334
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.35	1.14	10.1	10.5	0.02	0.46	33.9	34.4	0.43	5.43	5.85	—	1,774	1,774	0.07	0.02	0.01	1,781
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.51	0.48	1.42	1.91	< 0.005	0.06	2.49	2.55	0.06	0.26	0.32	—	355	355	0.01	< 0.005	0.01	356
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.09	0.09	0.26	0.35	< 0.005	0.01	0.45	0.47	0.01	0.05	0.06	—	58.7	58.7	< 0.005	< 0.005	< 0.005	59.0

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.41	0.39	0.20	1.53	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	3.11	269	272	0.34	0.02	0.83	286
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.39	0.38	0.20	1.30	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	3.11	265	268	0.34	0.02	0.03	281
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.32	0.30	0.17	1.08	< 0.005	< 0.005	27.9	27.9	< 0.005	2.79	2.80	3.11	215	218	0.34	0.01	0.28	231
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.06	0.06	0.03	0.20	< 0.005	< 0.005	5.10	5.10	< 0.005	0.51	0.51	0.52	35.6	36.1	0.06	< 0.005	0.05	38.2

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.28	0.26	0.18	1.35	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	—	196	196	0.01	0.01	0.82	201
Area	0.13	0.13	< 0.005	0.16	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.66	0.66	< 0.005	< 0.005	—	0.66
Energy	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	71.2	71.2	0.01	< 0.005	—	71.7
Water	—	—	—	—	—	—	—	—	—	—	—	1.26	1.15	2.41	0.13	< 0.005	—	6.57
Waste	—	—	—	—	—	—	—	—	—	—	—	1.85	0.00	1.85	0.19	0.00	—	6.49
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01

Total	0.41	0.39	0.20	1.53	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	3.11	269	272	0.34	0.02	0.83	286
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.29	0.27	0.18	1.28	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	—	193	193	0.01	0.01	0.02	196
Area	0.10	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	71.2	71.2	0.01	< 0.005	—	71.7
Water	—	—	—	—	—	—	—	—	—	—	—	1.26	1.15	2.41	0.13	< 0.005	—	6.57
Waste	—	—	—	—	—	—	—	—	—	—	—	1.85	0.00	1.85	0.19	0.00	—	6.49
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.39	0.38	0.20	1.30	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	3.11	265	268	0.34	0.02	0.03	281
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.20	0.18	0.15	0.98	< 0.005	< 0.005	27.9	27.9	< 0.005	2.79	2.80	—	142	142	0.01	0.01	0.27	146
Area	0.12	0.12	< 0.005	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.33	0.33	< 0.005	< 0.005	—	0.33
Energy	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	71.2	71.2	0.01	< 0.005	—	71.7
Water	—	—	—	—	—	—	—	—	—	—	—	1.26	1.15	2.41	0.13	< 0.005	—	6.57
Waste	—	—	—	—	—	—	—	—	—	—	—	1.85	0.00	1.85	0.19	0.00	—	6.49
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.32	0.30	0.17	1.08	< 0.005	< 0.005	27.9	27.9	< 0.005	2.79	2.80	3.11	215	218	0.34	0.01	0.28	231
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.04	0.03	0.03	0.18	< 0.005	< 0.005	5.10	5.10	< 0.005	0.51	0.51	—	23.6	23.6	< 0.005	< 0.005	0.04	24.1
Area	0.02	0.02	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.05	0.05	< 0.005	< 0.005	—	0.05
Energy	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.8	11.8	< 0.005	< 0.005	—	11.9
Water	—	—	—	—	—	—	—	—	—	—	—	0.21	0.19	0.40	0.02	< 0.005	—	1.09
Waste	—	—	—	—	—	—	—	—	—	—	—	0.31	0.00	0.31	0.03	0.00	—	1.07
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	0.06	0.06	0.03	0.20	< 0.005	< 0.005	5.10	5.10	< 0.005	0.51	0.51	0.52	35.6	36.1	0.06	< 0.005	0.05	38.2

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.28	0.26	0.18	1.35	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	—	196	196	0.01	0.01	0.82	201
Area	0.13	0.13	< 0.005	0.16	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.66	0.66	< 0.005	< 0.005	—	0.66
Energy	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	71.2	71.2	0.01	< 0.005	—	71.7
Water	—	—	—	—	—	—	—	—	—	—	—	1.26	1.15	2.41	0.13	< 0.005	—	6.57
Waste	—	—	—	—	—	—	—	—	—	—	—	1.85	0.00	1.85	0.19	0.00	—	6.49
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.41	0.39	0.20	1.53	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	3.11	269	272	0.34	0.02	0.83	286
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.29	0.27	0.18	1.28	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	—	193	193	0.01	0.01	0.02	196
Area	0.10	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	71.2	71.2	0.01	< 0.005	—	71.7
Water	—	—	—	—	—	—	—	—	—	—	—	1.26	1.15	2.41	0.13	< 0.005	—	6.57
Waste	—	—	—	—	—	—	—	—	—	—	—	1.85	0.00	1.85	0.19	0.00	—	6.49
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.39	0.38	0.20	1.30	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	3.11	265	268	0.34	0.02	0.03	281
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.20	0.18	0.15	0.98	< 0.005	< 0.005	27.9	27.9	< 0.005	2.79	2.80	—	142	142	0.01	0.01	0.27	146
Area	0.12	0.12	< 0.005	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.33	0.33	< 0.005	< 0.005	—	0.33
Energy	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	71.2	71.2	0.01	< 0.005	—	71.7
Water	—	—	—	—	—	—	—	—	—	—	—	1.26	1.15	2.41	0.13	< 0.005	—	6.57
Waste	—	—	—	—	—	—	—	—	—	—	—	1.85	0.00	1.85	0.19	0.00	—	6.49

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.32	0.30	0.17	1.08	< 0.005	< 0.005	27.9	27.9	< 0.005	2.79	2.80	3.11	215	218	0.34	0.01	0.28	231
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.04	0.03	0.03	0.18	< 0.005	< 0.005	5.10	5.10	< 0.005	0.51	0.51	—	23.6	23.6	< 0.005	< 0.005	0.04	24.1
Area	0.02	0.02	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.05	0.05	< 0.005	< 0.005	—	0.05
Energy	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.8	11.8	< 0.005	< 0.005	—	11.9
Water	—	—	—	—	—	—	—	—	—	—	—	0.21	0.19	0.40	0.02	< 0.005	—	1.09
Waste	—	—	—	—	—	—	—	—	—	—	—	0.31	0.00	0.31	0.03	0.00	—	1.07
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	0.06	0.06	0.03	0.20	< 0.005	< 0.005	5.10	5.10	< 0.005	0.51	0.51	0.52	35.6	36.1	0.06	< 0.005	0.05	38.2

3. Construction Emissions Details

3.2. Site Preparation (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	0.47	4.16	5.57	0.01	0.21	—	0.21	0.20	—	0.20	—	859	859	0.03	0.01	—	862
Dust From Material Movement	—	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.02	0.32	0.00	0.00	19.1	19.1	0.00	1.90	1.90	—	40.2	40.2	< 0.005	< 0.005	< 0.005	40.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	0.05	0.05	0.00	< 0.005	< 0.005	—	0.11	0.11	< 0.005	< 0.005	< 0.005	0.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	0.02	0.02	< 0.005	< 0.005	< 0.005	0.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Grading (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.29	1.09	10.1	10.0	0.02	0.46	—	0.46	0.43	—	0.43	—	1,714	1,714	0.07	0.01	—	1,720
Dust From Material Movement	—	—	—	—	—	—	5.31	5.31	—	2.57	2.57	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	0.01	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movement	—	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.04	0.49	0.00	0.00	28.6	28.6	0.00	2.86	2.86	—	60.2	60.2	< 0.005	< 0.005	0.01	61.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	0.14	0.14	0.00	0.01	0.01	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	0.03	0.03	0.00	< 0.005	< 0.005	—	0.05	0.05	< 0.005	< 0.005	< 0.005	0.05
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	0.52	5.14	6.94	0.01	0.22	—	0.22	0.20	—	0.20	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	0.52	5.14	6.94	0.01	0.22	—	0.22	0.20	—	0.20	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	1.27	1.71	< 0.005	0.05	—	0.05	0.05	—	0.05	—	322	322	0.01	< 0.005	—	323
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.23	0.31	< 0.005	0.01	—	0.01	0.01	—	0.01	—	53.3	53.3	< 0.005	< 0.005	—	53.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	4.51	4.51	0.00	0.45	0.45	—	9.76	9.76	< 0.005	< 0.005	0.04	9.93
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	1.68	1.68	< 0.005	0.17	0.17	—	14.6	14.6	< 0.005	< 0.005	0.04	15.2
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	4.51	4.51	0.00	0.45	0.45	—	9.51	9.51	< 0.005	< 0.005	< 0.005	9.64
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	1.68	1.68	< 0.005	0.17	0.17	—	14.6	14.6	< 0.005	< 0.005	< 0.005	15.2
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	1.03	1.03	0.00	0.10	0.10	—	2.27	2.27	< 0.005	< 0.005	< 0.005	2.30
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.38	0.38	< 0.005	0.04	0.04	—	3.60	3.60	< 0.005	< 0.005	< 0.005	3.75
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	0.19	0.19	0.00	0.02	0.02	—	0.38	0.38	< 0.005	< 0.005	< 0.005	0.38
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.07	0.07	< 0.005	0.01	0.01	—	0.60	0.60	< 0.005	< 0.005	< 0.005	0.62
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.61	0.51	4.37	5.31	0.01	0.19	—	0.19	0.18	—	0.18	—	823	823	0.03	0.01	—	826
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.13	0.08	1.24	0.00	0.00	66.7	66.7	0.00	6.67	6.67	—	144	144	0.01	0.01	0.60	147
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	0.85	0.85	0.00	0.08	0.08	—	1.86	1.86	< 0.005	< 0.005	< 0.005	1.89
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	0.15	0.15	0.00	0.02	0.02	—	0.31	0.31	< 0.005	< 0.005	< 0.005	0.31
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134

Architectural Coating	24.1	24.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	0.33	0.33	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.90	0.90	0.00	0.09	0.09	—	1.95	1.95	< 0.005	< 0.005	0.01	1.99
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.28	0.26	0.18	1.35	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	—	196	196	0.01	0.01	0.82	201
Total	0.28	0.26	0.18	1.35	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	—	196	196	0.01	0.01	0.82	201
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	0.29	0.27	0.18	1.28	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	—	193	193	0.01	0.01	0.02	196
Total	0.29	0.27	0.18	1.28	< 0.005	< 0.005	39.9	39.9	< 0.005	3.99	3.99	—	193	193	0.01	0.01	0.02	196
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.04	0.03	0.03	0.18	< 0.005	< 0.005	5.10	5.10	< 0.005	0.51	0.51	—	23.6	23.6	< 0.005	< 0.005	0.04	24.1
Total	0.04	0.03	0.03	0.18	< 0.005	< 0.005	5.10	5.10	< 0.005	0.51	0.51	—	23.6	23.6	< 0.005	< 0.005	0.04	24.1

4.2. Energy

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	43.6	43.6	0.01	< 0.005	—	44.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	43.6	43.6	0.01	< 0.005	—	44.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	43.6	43.6	0.01	< 0.005	—	44.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	43.6	43.6	0.01	< 0.005	—	44.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	7.22	7.22	< 0.005	< 0.005	—	7.29

Total	—	—	—	—	—	—	—	—	—	—	—	—	7.22	7.22	< 0.005	< 0.005	—	7.29

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	27.6	27.6	< 0.005	< 0.005	—	27.7
Total	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	27.6	27.6	< 0.005	< 0.005	—	27.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	27.6	27.6	< 0.005	< 0.005	—	27.7
Total	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	27.6	27.6	< 0.005	< 0.005	—	27.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.58	4.58	< 0.005	< 0.005	—	4.59
Total	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.58	4.58	< 0.005	< 0.005	—	4.59

4.3. Area Emissions by Source

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.08	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	0.03	< 0.005	0.16	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.66	0.66	< 0.005	< 0.005	—	0.66
Total	0.13	0.13	< 0.005	0.16	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.66	0.66	< 0.005	< 0.005	—	0.66
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.08	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.10	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.05	0.05	< 0.005	< 0.005	—	0.05
Total	0.02	0.02	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.05	0.05	< 0.005	< 0.005	—	0.05

4.7. Offroad Emissions By Equipment Type

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.2. Off-Road Equipment

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	10.1	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.35	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	10.1	LDA,LDT1,LDT2
Grading	Vendor	—	7.35	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	1.18	10.1	LDA,LDT1,LDT2
Building Construction	Vendor	0.61	7.35	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	10.1	LDA,LDT1,LDT2
Paving	Vendor	—	7.35	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.24	10.1	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.35	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT

Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	5,550	1,850	3,000

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	0.00	0.00	0.50	0.00	—
Grading	0.00	0.00	1.50	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
General Office Building	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
General Office Building	36.0	8.18	2.59	9,957	209	47.5	15.0	57,849

BOTANICAL SURVEY REPORT
FOR THE
DISNEY'S BOAT RENTALS PROJECT AT
2200 LAKESHORE BOULEVARD, LAKEPORT, CALIFORNIA, CALIFORNIA

August 23, 2024

Prepared by:

Graening and Associates, LLC
343 Carpenter Hill Road, Folsom CA 95630

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1. PROJECT LOCATION AND DESCRIPTION

Property address, APN, acreage, etc.: a 7-acre parcel (APN 026-031-29) at 2200 Lakeshore Boulevard, Lakeport

Brief project description: a boat rental facility by Disney's Boat Rentals ("Project") Disney's Boat Rentals is proposing to relocate their existing business from downtown Lakeport to the Lakeshore Boulevard property and construct a boat rental office, dock, and fuel facility.

2. BOLOGICAL SETTING

Floristic region: Inner North Coast Range geographic subregion; Northwestern California geographic subdivision; California Floristic Province (Baldwin et al. 2012).

Climate: Climate Zone 14 "Northern California's Inland Areas with Some Ocean Influence", with maritime air moderating temperatures that would otherwise be hotter in summer and colder in the winter (Sunset, 2022).

Topography (see topo map in Exhibits): a portion of the valley floor adjacent to a natural lake

Elevation Range: approximately 1,320 feet to 1,340 feet above mean sea level

Land used of the Property and immediate vicinity: The land uses of the Study Area are: undeveloped lakefront land bisected by a transportation corridor and associated easements for sanitary sewer, water, and stormwater. Surrounding land uses are residential and commercial and water recreation.

3. SURVEY METHODOLOGY

Survey methodology followed the following protocols:

- California Department of Fish and Wildlife. 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities.

- U.S. Fish and Wildlife Service. 1996. Guidelines for conducting and reporting botanical inventories for federally listed, proposed and candidate plants. Sacramento Fish and Wildlife Office, Sacramento, California. 2 pp.

- California Native Plant Society. 2001. CNPS botanical survey guidelines.

3.1. PRELIMINARY DATA GATHERING AND RESEARCH

Prior to conducting the field survey, the following information sources were reviewed:

- Aerial photography of the Study Area (current and historical)
- United States Geologic Service 7.5 degree-minute topographic quadrangles
- USFWS National Wetland Inventory
- USDA Natural Resources Conservation Service soil survey maps
- California Natural Diversity Database (CNDDB), electronically updated monthly by subscription
- California Native Plant Society's database *Inventory of Rare and Endangered Plants of California* (online edition).

The following reference sites were visited: Deemed not necessary.

3.2. FIELD SURVEYS

Dates of botanical field surveys (indicating the botanical field surveyor(s) that surveyed each area on each survey date):

- Dr. Geo Graening, June 5, 2023.
- Kristen Ahrens, M.S. August 18, 2024

> Note: The qualifications of the botanical field surveyors and report authors are summarized at the end of this report.

Description of Survey Area: The survey area was the entire 7-acre property.

Variable-intensity pedestrian surveys were performed, and modified to account for differences in terrain, vegetation density, and visibility. All visible taxa observed were recorded in a field notebook. Survey efforts emphasized the search for any special-status species that had documented occurrences in the CNDDB within the vicinity of the Study Area and those species on the CNPS or USFWS species lists.

Taxa were identified to the taxonomic level necessary to determine whether or not they are a special status plant. When a specimen could not be identified in the field, a photograph was taken and/or a specimen was pressed and identified in the laboratory using a dissecting scope where necessary. Dr. Graening holds the following scientific collection permits: CDFW Scientific Collecting Permit No. SC-006802; and CDFW Plant Voucher Specimen Permit 09004. Tim Nosal holds CDFW Plant Voucher Specimen Permit 2081(a)-16-102-V. Taxonomic determinations were facilitated by referencing museum specimens or by various texts, including the following: Powell and Hogue (1979); Pavlik (1991); (1993); Brenzel (2012); Stuart and Sawyer (2001); Lanner (2002); Sibley (2003); Baldwin et al. (2012); Calflora (2022); CDFW (2022b,c); NatureServe 2022; and University of California at Berkeley (2022a,b).

3.3. MAPPING AND OTHER ANALYSES

The locations of any special-status species or vegetation communities sighted were marked on aerial photographs and/or georeferenced with a geographic positioning system (GPS) receiver. Vegetation community types occurring in the Survey Area were mapped on aerial photographs, and information on habitat conditions and the suitability of the habitats to support special-status species was also recorded. Locations of any species' occurrences and sensitive natural community boundaries detected within the Study Area were digitized to produce the final maps. Geographic analyses were performed using geographical information system software (ArcGIS 11, ESRI, Inc.). Vegetation communities (assemblages of plant species growing in an area of similar biological and environmental factors), were classified by Vegetation Series (distinctive associations of plants, described by dominant species and particular environmental setting) using the CNPS Vegetation Classification system (Sawyer and Keeler-Wolf, 1995). Species' habitat requirements and life histories were identified using the following sources: Baldwin et al. (2012); CNPS (2022), Calflora (2022); CDFW (2022a,b,c); and University of California at Berkeley (2022a,b).

3.4. Previous Studies

No previous studies are known.

3.5. List of Sensitive Natural Communities with Potential to Occur in the Region

No critical habitat for any federally-listed plant species occurs within the Study Area or the surrounding Property. According to the results of a spatial query of the CNDDB, there are no reported no special-status habitats within the Study Area or surrounding Property boundary.

Within the surrounding region (County-level), the CNDDB has mapped the following special-status habitats: Serpentine Bunchgrass; Northern Volcanic Ash Vernal Pool; Coastal and Valley Freshwater Marsh; Northern Basalt Flow Vernal Pool; Northern Volcanic Ash Vernal Pool; Northern Interior Cypress Forest; and Northern Vernal Pool.

Within the Lake County region, the following California Sensitive Natural Communities occur (listed in higher-order primary life forms: CDFG 2003; CDFW 2019):

- 32.000.00 Coast Scrub
  - 32.xxx.xx scrub with dominant *Artemisia*, Baccharis, *Eriogonum*, etc.
- 37.000.00 Chaparral
  - 37.1xx.xx Chamise Chaparral [*Adenostoma fasciculatum*]
  - 37.2xx.xx Chaparral with *Ceanothus* as principal indicator
  - 37.3xx.xx Chaparral with Manzanita [*Arctostaphylos* spp.] as principal indicator
  - 37.4xx.xx Chaparral with Oak [*Quercus* spp.] as principal indicator
- 40.000.00 Grass & Herb Dominated Communities
  - 41.xxx.xx Native Grassland
- 42.000.00 Non-native Grassland
  - certain rare associations
- 44.000.00 Vernal pools
  - all associations
- 45.000.00 Meadow and seeps not dominated by grasses
  - 45.11x.xx *Carex* marsh, meadow
  - 45.2xx.xx *Eleocharis* marsh, meadow
- 52.000.00 Marsh
  - all associations
- 64.000.00 Unvegetated Habitat (open water, sandbar, mudflats, etc.)
  - all associations
- 61.00.00 Riparian Forests
- 62.000.00 Riparian Woodlands
- 63.000.00 Riparian scrub
- 64.000.00 Unvegetated Habitat (open water, sandbar, mudflats, etc.)
- 71.000.00 Oak Woodlands and Forests
  - 71.100.15 *Quercus agrifolia – Quercus garryana – Quercus kelloggii*
  - 71.060.xx Coast live oak woodland and forest
  - 71.050.xx Canyon live oak forest and woodland
  - 71.020.xx Blue oak woodland and forest
  - 71.070.xx Engelmann oak woodland and forest
  - 71.040.xx Valley oak woodland and forest
  - 71.080.xx Interior live oak woodland and forest
- 72.000.00 Upland Walnut Woodlands and Forests [*Juglans* spp.]
- 73.000.00 Tanoak Forest and Woodland
- 73.200.00 Pacific Madrone [*Arbutus menziesii*]
- 74.000.00 California bay forest and woodland
- 75.000.00 California Buckeye Woodland [*Aesculus* californica]
- 80.000.00 Coniferous Upland Forest and Woodland
  - various associations of *Calocedrus*, *Pinus*, or *Abies*

Some of these sensitive natural communities could occur specifically in the Study Area, and specifically, the following:

- 71.000.00 Oak Woodlands and Forests
- 52.000.00 Marsh

3.6. List of Special Status Plants with Potential to Occur in the Region

A list of special-status plant species with potential to occur in the region was compiled based upon the following:

- A spatial query of the CNDDB using a 10-mile buffer around the Property boundary.
- A 9-quadrangle query of the California Native Plant Society's database *Inventory of Rare and Endangered Plants of California* (online edition).

The databases were queried and any reported occurrences of special-status species were plotted in relation to the Study Area boundary using GIS software (see exhibits). The CNDDB reported no special-status species occurrences within the Study Area or the surrounding Property. Within a 10-mile buffer of the Property boundary, the CNDDB reported several special-status species occurrences, summarized below.

Special-status Species That Occur in the 9-Quadrangle Region

Common Name Scientific Name	Status*	General Habitat**	Microhabitat**
Big-scale balsamroot *Balsamorhiza macrolepis*	1B.2	Chaparral, valley and foothill grassland, cismontane woodland.	Sometimes on serpentine. 90-1555 m.
Small-flowered calycadenia *Calycadenia micrantha*	1B.2	Chaparral, valley and foothill grassland, meadows and seeps.	Rocky talus or scree; sparsely vegetated areas. Occasionally on roadsides; sometimes on serpentine. 5-1500 m.
Greene's narrow-leaved daisy *Erigeron greenei*	1B.2	Chaparral.	Serpentine and volcanic substrates, generally in shrubby vegetation. 80-1005 m.
Burke's goldfields *Lasthenia burkei*	FE/CE/1B.1	Vernal pools, meadows and seeps.	Most often in vernal pools and swales. 15-600 m.
Colusa layia *Layia septentrionalis*	1B.2	Chaparral, cismontane woodland, valley and foothill grassland.	Scattered colonies in fields and grassy slopes in sandy or serpentine soil. 145-1095m.
Beaked tracyina *Tracyina rostrata*	1B.2	Cismontane woodland, valley and foothill grassland.	Open grassy meadows within oak woodland and grassland habitats. 90-790 m.
Bent-flowered fiddleneck *Amsinckia lunaris*	1B.2	Cismontane woodland, valley and foothill grassland.	50-500m.
Serpentine cryptantha *Cryptantha dissita*	1B.2	Chaparral.	Serpentine outcrops. 330-730m.
Mayacamas popcornflower *Plagiobothrys lithocaryus*	1A	Meadows? Valley and foothill grassland, cismontane woodland, chaparral?	Moist sites. 285-450m.
Watershield *Brasenia schreberi*	2B.3	Freshwater marshes and swamps.	Aquatic from water bodies both natural and artificial in California.
Konocti manzanita *Arctostaphylos manzanita ssp. elegans*	1B.3	Chaparral, cismontane woodland, lower montane coniferous forest.	Volcanic soils. 395-1615 m.
Anthony Peak lupine *Lupinus antoninus*	1B.2	Upper montane coniferous forest, lower montane coniferous forest.	Open areas with surrounding forest; rocky sites. 1220-2285 m.
Napa bluecurls *Trichostema ruygtii*	1B.2	Cismontane woodland, chaparral, valley and foothill grassland, vernal pools, lower montane coniferous forest.	Often in open, sunny areas. Also has been found in vernal pools. 30-590m.
Glandular western flax *Hesperolinon adenophyllum*	1B.2	Chaparral, cismontane woodland, valley and foothill grassland.	Serpentine soils; generally found in serpentine chaparral. 150-1315 m.
Two-carpellate western flax *Hesperolinon bicarpellatum*	1B.2	Serpentine chaparral.	Serpentine barrens at edge of chaparral. 60-1005 m.
Marsh checkerbloom *Sidalcea oregana ssp. hydrophila*	1B.2	Meadows and seeps, riparian forest.	Wet soil of streambanks, meadows. 1100-2300 m.
Brandegee's eriastrum *Eriastrum brandegeeae*	1B.1	Chaparral, cismontane woodland.	On barren volcanic soils; often in open areas. 425-840 m.
Tracy's eriastrum *Eriastrum tracyi*	CR/3.2	Chaparral, cismontane woodland.	Gravelly shale or clay; often in open areas. 315-760 m.
Few-flowered navarretia *Navarretia leucocephala ssp. pauciflora*	FE/CT1B.1	Vernal pools.	Volcanic ash flow, and volcanic substrate vernal pools. 400-855 m.
Rincon Ridge ceanothus *Ceanothus confusus*	1B.1	Closed-cone coniferous forest, chaparral, cismontane woodland.	Known from volcanic or serpentine soils, dry shrubby slopes. 75-1065 m.
Boggs Lake hedge-hyssop *Gratiola heterosepala*	FE/1B.2	Marshes and swamps (freshwater), vernal pools.	Clay soils; usually in vernal pools, sometimes on lake margins. 10-2375 m.
Eel-grass pondweed *Potamogeton zosteriformis*	2B.2	Marshes and swamps.	Ponds, lakes, streams. 0-1860 m.

*Definitions of Status Codes: FE = Federally listed as endangered; FT = Federally listed as threatened; FPE = Federally proposed for listing as endangered; FPT = Federally proposed for listing as threatened; FC = Candidate for Federal listing; MB = Migratory Bird Act; CE = California State listed as endangered; CT = California State listed as threatened; CSSC = California species of special concern; CR = California rare species; CFP = California fully protected species; CNPS (California Native Plant Society) List 1A = Plants presumed extinct in California by CNPS; CNPS List 1B = CNPS designated rare or endangered plants in California and elsewhere; and CNPS List 2 = CNPS designated rare or endangered plants in California, but more common elsewhere.

**Copied verbatim from CNDDB, unless otherwise noted.

4. RESULTS

4.1. LIST OF PLANT TAXA DETECTED DURING FIELD SURVEY(S)

All plant taxa detected during the botanical field surveys are listed in the table below. During the botanical field surveys, no special-status plant taxa were detected within the Study Area.

Deposition locations of voucher specimens: n/a

4.2. LIST OF VEGETATION COMMUNITIES DETECTED DURING FIELD SUVERY(S)

General vegetation communities occurring in the Study Area and surrounding Property boundary were mapped (see Exhibits).

The following terrestrial vegetation communities occur in the Study Area (see Exhibits):

Ruderal/Disturbed / Oak woodland / Non-native grassland. Some of the upland areas of the Property consists of disturbed or converted natural habitat that is now either in a ruderal state, paved, or otherwise urbanized with gravel and fill dirt. Vegetation within this habitat type consists of native valley oaks (*Quercus lobata*) mixed with a variety of non-native ornamental species. The understory is largely non-native European grasses (*Bromus, Festuca, Hordeum*, *Avena*). This habitat type provides limited resources for wildlife and is utilized primarily by species tolerant of human activities; however, the canopy of the valley oak trees is utilized by a variety of birds. The disturbed and altered condition of these lands greatly reduces their habitat value and ability to sustain rare plants or diverse wildlife assemblages.

Riparian Forest.
Riparian vegetation is located along the intermittent drainage and along the shoreline, and consists primarily of stands of Goodding's willows (*Salix gooddingii*) and western buttonwillow (*Cephalanthus occidentalis*), with an understory of poison oak, wild rose, and blackberry brambles. The riparian vegetation can be classified as the Holland Type "Great Valley Mixed Riparian Forest," or as "61.216.00 Goodding's Willow – Red Willow Riparian Woodland" (CDFW 2019). On the lakeshore, The overstory contains primarily willow species and cottonwood.

Open Water.
The shoreline of Clear Lake contains aquatic plants, such as coontail (*Ceratophyllum* sp.), and emergent marsh (tule). The overstory contains willow species and cottonwood.

Freshwater marsh (lacustrine).
Patches of common tule (*Schoenoplectus acutus*) occurs along the shoreline and extends into open water. The freshwater marsh vegetation can be classified as the Holland Type "Coastal and Valley Freshwater Marsh," and "52.122.01 Schoenoplectus acutus" (CDFW 2019).

During the field survey, the following sensitive vegetation communities were detected within the Study Area:

- 71.000.00 Oak Woodlands and Forests
- 52.000.00 Marsh

Plant Taxa Detected During The Botanical Field Survey

Scientific Name	Common Name
Acmispon americanus	American deerweed
Artemisia ludoviciana	white sagebrush
Avena barbata	Slender wild oat
Brassica sp.	wild mustard
Briza minor	Little quaking grass
Bromus spp.	brome grasses
Catalpa sp.	Catalpa
Centaurea solstitialis	yellow star thistle
Cephalanthus occidentalis	common buttonbush
Ceratophyllum sp.	coontail
Crataegus sp.	Hawthorn
Croton setiger	Dove weed
Cynodon dactylon	bermudagrass
Cyperus eragrostis	Tall flatsedge
Cyperus rotundus	nutgrass
Cytisus sp.	Broom
Dichelostemma sp.	Wild hyacinth
Digitaria sanguinalis	crabgrass
Dipsacus sativus	Fuller's teasel
Dysphania ambrosioides	epazote
Echinochloa sp.	barnyardgrass
Epilobium sp.	willowherb
Erigeron bonariensis	fleabane
Euphorbia prostrata	green creeping spurge
Festuca sp.	fescue
Hedera helix	English ivy
Hirschfeldia incana	hoary mustard
Hordeum sp.	barley
Hydrilla verticillata	Hydrilla
Juncus sp.	Rush
Lactuca serriola	Prickly lettuce
Lathyrus sp.	Wild pea
Lotus tenuis	narrowleaf trefoil
Ludwigia grandifloraa	purselane
Lythrum hyssopifolia	loosestrife
Melilotus sp.	sweetclover
Mentha pulegium	pennyroyal
Nasturtium sp.	watercress
Persicaria sp.	smartweed

Scientific Name	Common Name
Phyla nodiflora	frogfruit
Populus fremontii	Fremont's cottonwood
Prunus sp.	plum
Quercus lobata	Valley oak
Rosa gymnocarpa	Wood rose
Rubus armeniacus	Himalaya blackberry
Rubus leucodermis	Whitestem raspberry
Rumex crispus	Curly dock
Rumex pulcher	fiddle dock
Salix laevigata	Red willow
Salix lasiolepis	Arroyo willow
Schoenoplectus acutus	Tule
Scirpus sylvaticus	wood club-rush
Setaria sp.	foxtail
Toxicodendron diversilobum	Poison-oak
Trapogon sp.	Salsify
Typha latifolia	Broad leaf cattail
Vachellia farnesiana	sweet acacia
Veronica serpyllifolia	thyme speedwell
Vicia sp.	Vetch
Xanthium strumarium	Cocklebur

4.3. Adequacy of Botanical Field Survey(s)

Two botanical field surveys were performed on different years in different seasons; the survey dates allowed for the detection of plants blooming early in the season and late in the season. Additional botanical surveys are deemed not necessary.

5. POTENTIAL PROJECT IMPACTS

No regionally-occurring special-status plant species were determined to have a medium or high potential to occur within the Study Area. The upland portions of the Project Area is urbanized and contains imported fill dirt and gravel and is dominated by non-native European grasses and forbs. Soils found within the Study Area are derived from alluvium, and lacustrine deposits. No soils derived from volcanic or serpentine parent materials are mapped in or adjacent to the Study Area. Special-status plants are not expected to thrive in the Study Area because of the preponderance of invasive and non-native plants, the dominance of oaks which suppress other plants with allelopathic tannins, and habitat degradation associated with urbanization. Aggressive colonizers dominate aquatic habitats: tule, blackberry, coontail, and willows. No special-status plant species are likely to occur within the Study Area, and no adverse impacts to special-status plant species are expected.

6. QUALIFICATIONS OF BOTANICAL FIELD SURVEYORS AND REPORT AUTHORS

G.O. GRAENING, Ph.D., M.S.E.
Dr. Graening holds a PhD in Biological Sciences and a Master of Science in Biological and Agricultural Engineering. Dr. Graening is an adjunct Professor at California State University at Sacramento, and is an active researcher in the area of conservation biology; his publication list is available online at http://www.csus.edu/indiv/g/graeningg/pubs.htm. Dr. Graening is also a Certified Arborist (ISA # WE-6725A). Dr. Graening has 24 years of experience in environmental assessment, including previous employment with The Nature Conservancy, Tetra Tech Inc., and CH2M Hill, Inc.

KRISTEN AHRENS, M.S.
Kristen Ahrens holds a B.S. and M.S. in Biological Sciences. Ms. Ahrens has experience performing delineations and sensitive plant and animal surveys and is currently a part-time instructor at California State University at Sacramento in the Department of Biological Sciences a full-time researcher in the CDFW Genetics Lab. Ms. Ahrens has over 18 years of experience in environmental assessment, research, and biology teaching with employers that include Brusca Associates, Inc., California Department of Fish and Wildlife, and U.S. Fish and Wildlife.

7. REFERENCES

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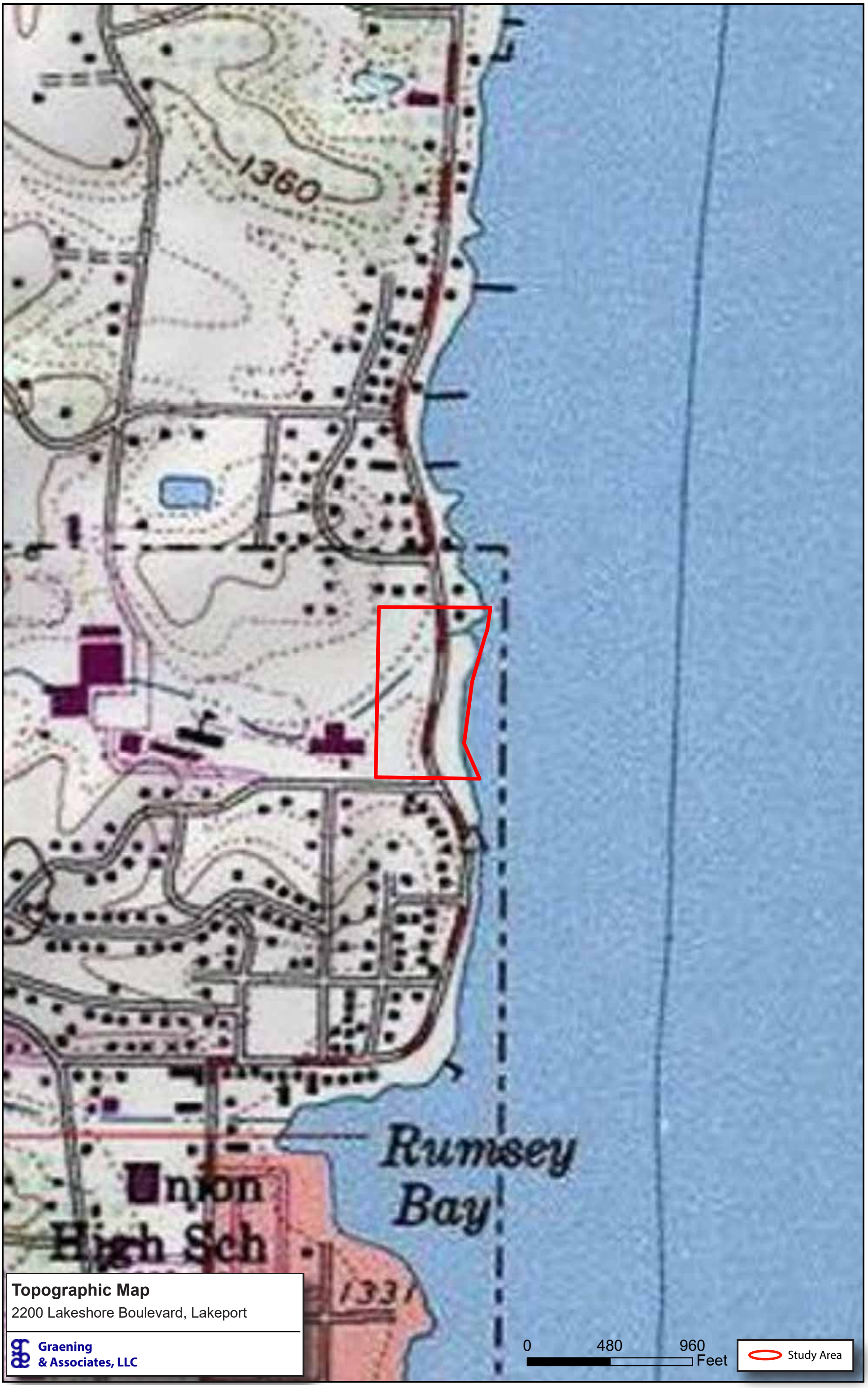
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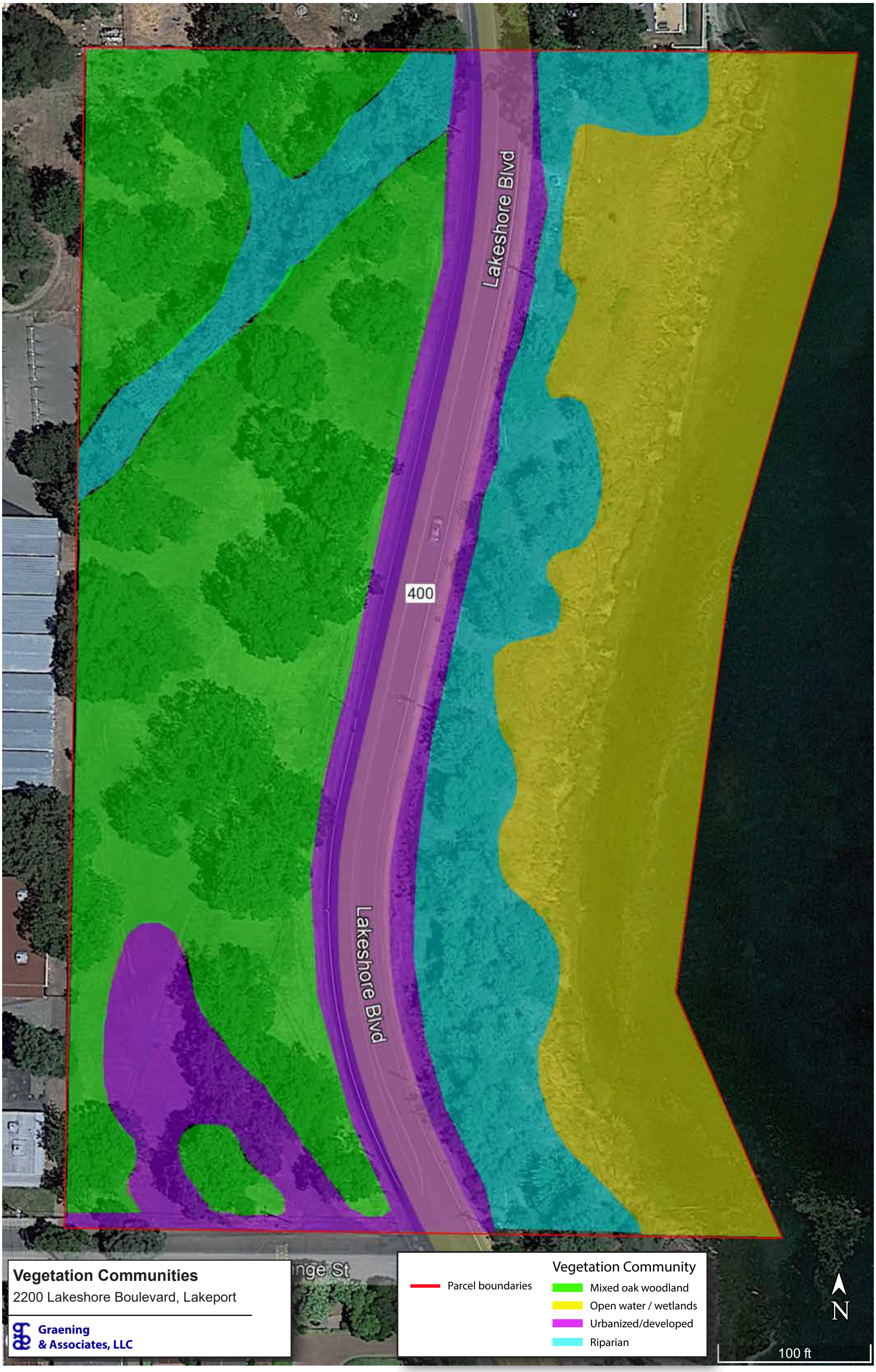
EXHIBITS

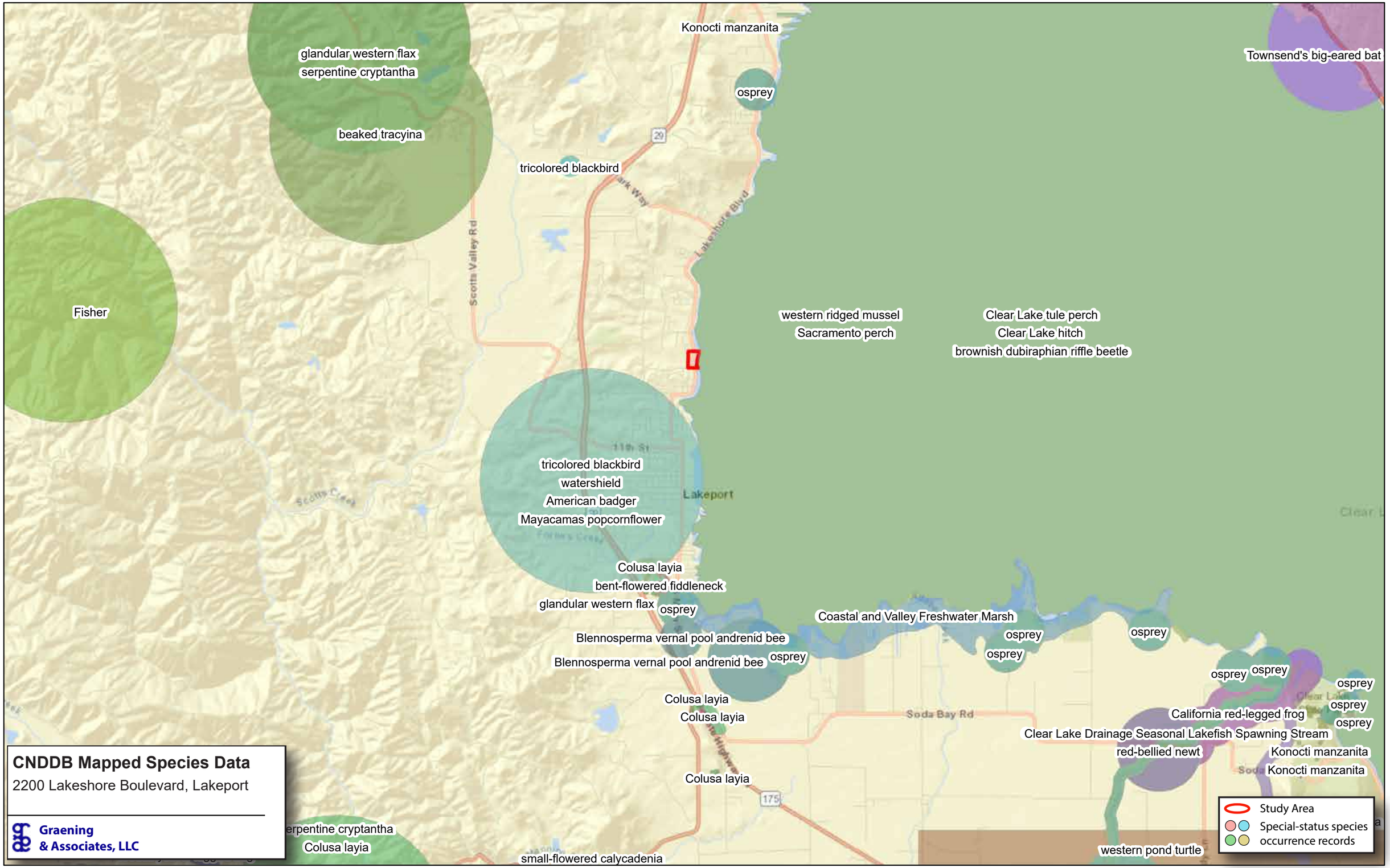


Topographic Map

2200 Lakeshore Boulevard, Lakeport

Graening
& Associates, LLC


Lakeshore Blvd
400
Lakeshore Blvd
Vegetation Communities
2200 Lakeshore Boulevard, Lakeport
Graening
& Associates, LLC
Parcel boundaries
Vegetation Community
Mixed oak woodland
Open water / wetlands
Urbanized/developed
Riparian
N
100 ft



CNDDB Mapped Species Data

2200 Lakeshore Boulevard, Lakeport

Graening & Associates, LLC



Aquatic Resources Classification			Aquatic Resource Size		
Aquatic Resource Name	Cowardin	Location (Lat/Long)	(sq. ft.)	(acre)	(linear feet)
Channels					
Intermittent	R4UB4	39.0610, -122.9138	2880	0.066	480
		Total Channels	2880	0.0660	480
Wetlands					
Shoreline marsh	L2EM	39.0607, -122.9131	46890	1.076	
open water	L1AB	39.0598, -122.9127	75330	1.729	
		Total Wetlands	122220	2.805	


Lakeshore Blvd
400
Lakeshore Blvd
Lange St
Lange St
Potential Area for Vegetation Restoration
2200 Lakeshore Boulevard, Lakeport
Graening
& Associates, LLC
Parcel boundaries
Potential re-vegetation area
N
200 ft

SITE PHOTOS

































Attachment G

From: Huffer, Benjamin@Wildlife
To: Victor Fernandez; Ewing, Ben@Wildlife
Cc: Joey Hejnowicz
Subject: RE: Request for Review / Disney"s Boat Rentals
Date: Thursday, December 7, 2023 7:57:21 AM
Attachments: image001.png

Good morning Victor,

Thank you for reaching out regarding the Disney's Boat Rental Project in Lakeport. I am the CDFW contact who reviews the environmental documents in Lake County. I did receive the associated documents from R2CEQA. I am currently drafting comments for the project to have ready before the 12th and will address your mitigation question in my response. You can continue to submit similar documents through R2CEQA and feel free to reach out to me directly about specific aspects of a project. I am always happy to assist and discuss. Thank you and have a great day!

Best regards,
Ben

From: Victor Fernandez <vfernandez@cityoflakeport.com>
Sent: Wednesday, December 6, 2023 12:58 PM
To: Huffer, Benjamin@Wildlife <Benjamin.Huffer@Wildlife.ca.gov>; Ewing, Ben@Wildlife <Ben.Ewing@wildlife.ca.gov>
Cc: Joey Hejnowicz <jhejnowicz@cityoflakeport.com>
Subject: FW: Request for Review / Disney's Boat Rentals

Some people who received this message don't often get email from vfernandez@cityoflakeport.com. Learn why this is important

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Good Afternoon,

I am the planner for the City of Lakeport, and we have recently received a project located at 2200 Lakeshore Blvd in Lakeport, CA. I initially sent the request for review to R2CEQA@wildlife.ca.gov however, I would like to reach out to you as well. Our agency is looking for your feedback and/or comments on the project. One of the elements of the project is that it proposes a 4,000 gallon fueling tank on the eastern side of Lakeshore Blvd. With the proximity to the Lake, has your agency encountered similar projects to this one? If so, what mitigations has your agency recommended or required in the past?

Please refer to the attached documents for further information. Additionally, my apologies if I have the incorrect contact and if I should be awaiting a response from R2CEQA@wildlife.ca.gov.

Thank you in advance and please let me know if you have any questions.

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

From: Victor Fernandez
Sent: Tuesday, November 28, 2023 9:09 AM
To: P Curren <paul@curren.ws>; Joey Hejnowicz <jhejnowicz@cityoflakeport.com>; Jim Kennedy <jkennedy@cityoflakeport.com>; Ron Ladd <rladd@cityoflakeport.com>; Bethany Moss <bmoss@cityoflakeport.com>; preitz@lakeportfire.com; Brad Rasmussen <brasmussen@lakeportpolice.org>; Katie.Carpenter@lakecountyca.gov; Marina Deligiannis <marina.deligiannis@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; 'R2CEQA@wildlife.ca.gov' <R2CEQA@wildlife.ca.gov>; 'SPKRegulatoryMailbox@usace.army.mil' <SPKRegulatoryMailbox@usace.army.mil>; Tami Carley <tcarley@lakeportusd.org>; Katherine Schaefers <Katherine.Schaefers@lakecountyca.gov>; Laura Hall <Laura.Hall@lakecountyca.gov>; Scott Webb <Scott.Webb@lakecountyca.gov>
Cc: Joey Hejnowicz <jhejnowicz@cityoflakeport.com>; Linda Sobieraj <lsobieraj@cityoflakeport.com>
Subject: Request for Review / Disney's Boat Rentals

Good Morning Fellow Agencies,

The City of Lakeport – Community Development Department has received an application for a Tentative Parcel Map, Use Permit, Architectural and Design Review, Shoreline Development Permit, and Environmental Review located at 2200 Lakeshore Blvd. Your agencies may recall that an initial notice for this project was sent out on April 6th, 2023. However, the applicant has amended their plans, therefore, a new notice has been prepared. Disney's Boat Rentals proposes to relocate their business to 2200 Lakeshore Blvd. The project consists of subdividing the existing parcel into four separate lots as well as constructing a boat rental office, a parking lot, and relocating their dock to this new location. Please refer to the attached RFR and plans for further information on the project. Please submit your comments by December 12, 2023.

Thank you!

Victor Fernandez

From: Paul Curren
To: Linda Sobieraj; Victor Fernandez; Jim Kennedy
Subject: Re: Request for Review - Parkside TPM
Date: Wednesday, December 6, 2023 2:39:14 PM

As discussed today, my comments for the Disney proposed development are as follows:
1. Sidewalks should be constructed on the west side of parcel 2 for the entire length of the parcel.
2. On the east side, the development needs to include a pull-out sized to comfortably fit whatever fuel truck will be used to deliver fuel to the fueling station. The pull-out should be located south of the proposed fueling station such that the delivery truck will able to see oncoming traffic northbound to safely pull out into traffic. The pull-out should include a 3 foot valley gutter with the flowline located at the existing gutter flowline. We highly suggest that the pull-out be concrete due to the potential for fuel spillage. It should be sloped toward the valley gutter at 1.5% to 2%. Sidewalk should be constructed from the southern end of the pull-out to 20 feet past the new ADA ramp on the north end.
3. Installation of the RRFB including all signage and pavement markings shall be installed prior to occupancy of the project. The RRFB shall be solar powered.
3. Sidewalk on the

On Wed, Jan 18, 2023 at 11:08 AM Linda Sobieraj <lsobieraj@cityoflakeport.com> wrote:

> Paul,
>
> Victor is out at training today but I will have him call you tomorrow.
>
> Victor can you please contact Paul Curren regarding this RFR
>
> Thanks.
>
> Linda Sobieraj
>
> Administrative Analyst
>
> Phone: 707-263-3056 Ext. 204
>
> Fax: 707-263-8584
>
> City Hall Hours 8:00 a.m. - 5:30 p.m.
>
> CLOSED FRIDAYS

From: Paul Curren <paul@curren.ws>
Sent: Wednesday, January 18, 2023 11:06 AM
To: Linda Sobieraj <lsobieraj@cityoflakeport.com>
Subject: Re: Request for Review - Parkside TPM

Please have Victor call be about this. I need to know what the planning commission conditions were.

On Wed, Jan 18, 2023 at 9:46 AM Linda Sobieraj <lsobieraj@cityoflakeport.com> wrote:

> Please find attached a new request for review.
>
> Linda Sobieraj
>
> Administrative Analyst
>
> Phone: 707-263-3056 Ext. 204
>
> Fax: 707-263-8584
>
> City Hall Hours 8:00 a.m. - 5:30 p.m.
>
> CLOSED FRIDAYS

From:	Ryan Lewelling
To:	Victor Fernandez
Subject:	Tentative PM 2023-09 review - APN 026-031-290-000
Date:	Thursday, March 23, 2023 8:39:48 AM
Attachments:	image001.png image002.png image003.png image005.png

---

Victor,

This Assessor's Office review of proposed Tentative Parcel Map 2023-09, LAKEPORT BOAT RENTALS INC, APN 026-031-290-000, has the following comments:

- No Tax Rate Area conflicts identified
- Property taxes are current as of 3/21/2023
- Ownership confirmed per doc no. 2021020743
    - Please have the property owner submit an *Agent Authorization* designating who may access assessment information
- Tentative Parcel Map reviewed and located
    - Easements: no reference for Lakeshore Blvd, Bus stop, utility – power poles and power lines
    - Easements proposed: 40' Storm Drain, multiple 20' Drainages

Please proceed accordingly.

Ryan Lewelling
Cadastral Mapping Specialist
Assessor-Recorder Department
255 N. Forbes St., Room 223
Lakeport, CA 95453
Phone: (707) 263-2302 x32112
Fax: (707) 263-3703
Email: Ryan.Lewelling@lakecountyca.gov
STAY CONNECTED:

From:	Lake County Community Development - Resource Planning
To:	Victor Fernandez
Subject:	FW: Request for Review / Disney"s Boat Rentals
Date:	Wednesday, December 6, 2023 12:37:57 PM
Attachments:	image001.png image002.png 8-25-21 - email - Disney Seawall initial response to WR.pdf 2200sitemap.pdf RE Disney dock structure.msg

---

From: Lake County Community Development - Resource Planning
Sent: Tuesday, November 28, 2023 9:39 AM
To: Victor Fernandez <vfernandez@cityoflakeport.com>
Cc: Lake County Community Development - Resource Planning <ResourcePlanning@lakecountyca.gov>
Subject: RE: Request for Review / Disney's Boat Rentals

Good morning Victor,

I am not familiar with this one, however, I have appended here some background information on potentially processing a Disney boat rental project from 2021 and 2022. The conversation includes the County (CDD and Water Resources) and the Lakeport Building Division.

I do not have any additional records indicating that a CE or Mitigated Neg Dec was processed for a Lakebed permit for this party.

Thank you,

Katherine Schaefers, MA
Resource Planner
Community Development Department
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843
Email: ResourcePlanning@lakecountyca.gov

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From: Victor Fernandez <vfernandez@cityoflakeport.com>
Sent: Tuesday, November 28, 2023 9:09 AM
To: P Curren <paul@curren.ws>; Joey Hejnowicz <jhejnowicz@cityoflakeport.com>; Jim Kennedy <jkennedy@cityoflakeport.com>; Ron Ladd <rladd@cityoflakeport.com>; Bethany Moss <bmoss@cityoflakeport.com>; preitz@lakeportfire.com; Brad Rasmussen <brasmussen@lakeportpolice.org>; Katie Carpenter <Katie.Carpenter@lakecountyca.gov>; Marina Deligiannis <marina.deligiannis@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; SPKRegulatoryMailbox@usace.army.mil; Tami Carley <tcarley@lakeportusd.org>; Katherine Schaefers <Katherine.Schaefers@lakecountyca.gov>; Laura Hall <laura.hall@lakecountyca.gov>; Scott Webb <Scott.Webb@lakecountyca.gov>
Cc: Joey Hejnowicz <jhejnowicz@cityoflakeport.com>; Linda Sobieraj <lsobieraj@cityoflakeport.com>
Subject: [EXTERNAL] Request for Review / Disney's Boat Rentals

Good Morning Fellow Agencies,

The City of Lakeport – Community Development Department has received an application for a Tentative Parcel Map, Use Permit, Architectural and Design Review, Shoreline Development Permit, and Environmental Review located at 2200 Lakeshore Blvd. Your agencies may recall that an initial notice for this project was sent out on April 6th, 2023. However, the applicant has amended their plans, therefore, a new notice has been prepared. Disney's Boat Rentals proposes to relocate their business to 2200 Lakeshore Blvd. The project consists of subdividing the existing parcel into four separate lots as well as constructing a boat rental office, a parking lot, and relocating their dock to this new location. Please refer to the attached RFR and plans for further information on the project. Please submit your comments by December 12, 2023.

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

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 CNDDB (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.

Sincerely,

A Scott Webb

Scott Webb
Water Resources Technician

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

Susan Parker
Interim Health Services Director

Craig Wetherbee
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: December 11, 2023

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 comments below from Lake County Environmental Health regarding the project referenced above:

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.

It is noted on the submitted plans and information that there is a 4000 gallon "engineered fueling system" installed on the portion of the property east of Lakeshore Blvd.. There is insufficient detail to evaluate the proposed fueling system for hazards at this time, and we expect more details and will make further comments during CEQA review. However, the placement of the fuel tank on the eastern side of the property is a point of concern both for the proximity to the lake and that it is within the flood zone (zone AE) as well.

From: Huffer, Benjamin@Wildlife
To: Victor Fernandez
Subject: Disney"s Boat Rentals
Date: Tuesday, December 12, 2023 2:22:35 PM
Attachments: image001.png

Good afternoon Victor,

Thank you for the opportunity to provide comments on the proposed Disney's Boat Rentals Project. Based on available information and the described project activities, CDFW recommends the project applicant submit a Notification for a Lakebed Alteration Agreement for CDFW review. While there will be no piles driven in the water, the cement pads that the dock structure will be secured to may be subject to Notification. Additionally, the fueling station east of Lakeshore Boulevard may impact riparian habitat that would also require notification. Further information on CDFW's Lakebed Alteration Program and our online permitting portal can be found at https://wildlife.ca.gov/Conservation/Environmental-Review/LSA.

In terms of minimization measures, the primary measure to protect to the Clear Lake Hitch (CLH) (*Lavinia exilicauda chi)*, a species listed as *threatened* under CESA, is the work window from October 15 through December 31. If no activities occur in the waters of Clear Lake it is likely work can occur outside this window, but the project may still be subject to a 1600 Lakebed Alteration Agreement (LAA). I also did not see what preconstruction surveys were recommended, but a nesting bird survey and potentially a rare plant survey would be included to identify and avoid any sensitive resources. Additionally, general BMPs, erosion control measures and potentially a catch basin or similar structure around the fueling station, are some minimization measures we would recommend. For mitigation around the 4,000 gallon fuel tank, we would likely ask for revegetation for riparian habitat loss and would prefer Tules or willow cutting used in the revegetation at an appropriate ratio to restore ecosystem function. I hope this information helps. Please let me know if you have any questions or concerns. Thank you.

Best regards,
Ben

Ben Huffer
Environmental Scientist
(916) 216-6253
1701 Nimbus Rd.
Rancho Cordova, CA 95670

CALIFORNIA DEPARTMENT OF FISH and WILDLIFE

Scotts Valley Band of Pomo Indians

November 28, 2023

Victor Fernandez
City of Lakeport
225 Park Street
Lakeport, CA 95453

Re: Request for Review / AB 52 - Disney's Boat Rentals at 2200 Lakeshore Blvd.
Lakeport CA. 95453

Mr. Victor Fernandez,

We are in receipt of the information sent to our tribe on November 28, 2023, regarding 2200 Lakeshore Blvd., and we would like to comment as this land falls within our ancestral area. It is well known that tribes around the lake used lakeshores for fishing, ceremonial, collecting cultural resources, recreational and other reasons.

There has been so much clearing of natural resources around the lake that it has affected the health of the water negatively. Although we understand the desire for economic development, we know it is very important to consider the health of cultural resources of the tribes around the lake and the plants and animals around the lake. The state endangered hitch fish dwells in the tule and we see more and more that these fish are declining in number and health.

This is why the 4000-gallon fueling system that is in the plan to be installed is of great concern as it is near the lake and leakage, or spills, can impact the health of the lake and its cultural resources negatively.

Furthermore, with the high possibility of cultural remains and cultural artifacts the tribe believes any turning of dirt, even under water needs to have a cultural monitor present from Scotts Valley Band of Pomo Indians.

Finally, we ask that you keep the Scotts Valley Band of Pomo Indians apprised of any plans to move forward.

Thank you,

Patricia Franklin
Environmental Director
Scotts Valley Band of Pomo Indians

From:	Scott Webb
To:	Victor Fernandez
Cc:	Angela DePalma-Dow; Mitchell Breedlove; Marina Deligiannis
Subject:	RE: Disney project comments
Date:	Monday, December 18, 2023 10:39:45 AM
Attachments:	image001.png

Environmental Health Dept. does the permitting for fueling stations within the County jurisdiction; I'm not sure about the City of Lakeport or Clearlake. EHD could give you more of the specifics. Konocti Harbor does have a fueling station on one of their floating docks (docks are secured with pilings). Pine Dell Resort (APN 036-311-03) pulled a permit in 2003 to install a fuel dock (fixed pier). I think Richmond Park also pulled a permit in 2003 for a fuel dock (APN changed). I'm sure there are other fueling stations around the lake, but I could not indicate where.

Chapter 23 does not have specific regulations regarding fueling stations. One of our concerns was the containment plan and spill response plan. Having the fueling station located under power lines seems less than optimal. The Use Permit indicates that Lakeport Fire will be involved in the approval of that component of the project; WRD will let Lakeport Fire formally address the potential fire concern that might be caused by the powerlines. Having the fuel station located out of the flood zone would be good; but a good design can address and minimize flood risk concerns.

Let me know if you have any more questions.

Scott

From: Victor Fernandez <vfernandez@cityoflakeport.com>
Sent: Monday, December 18, 2023 9:57 AM
To: Scott Webb <Scott.Webb@lakecountyca.gov>
Subject: [EXTERNAL] RE: Disney project comments

Hello Scott,

I had a follow-up question. I believe there are a couple of lakefront (or on the lake) fueling stations around the lake. Do you know what requirements or processes were provided for these locations? I'm not 100% sure but I believe Konocti Harbor might have a location. I just want to ensure I capture all the requirements and mitigations as well.

Thank you in advance!

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

From: Scott Webb <Scott.Webb@lakecountyca.gov>
Sent: Thursday, December 14, 2023 2:18 PM
To: Victor Fernandez <vfernandez@cityoflakeport.com>
Cc: Marina Deligiannis <marina.deligiannis@lakecountyca.gov>; Mitchell Breedlove <Mitchell.Breedlove@lakecountyca.gov>; Angela DePalma-Dow <Angela.DePalma-Dow@lakecountyca.gov>
Subject: Disney project comments

Attached are the comments from Water Resources Dept regarding the Disney project. If need be, I can be reached in the office at (707) 263-2344, work cell (707) 272-2222, or e-mail.

Thanks,

Scott Webb
Water Resources Technician
County of Lake, CA

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 CNDDB (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.

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

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>
Sent: Monday, June 3, 2024 12:10 PM
To: Sarah Ryan <sryan@big-valley.net>; Ron Montez <rmontez@big-valley.net>; Patricia Franklin <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

Online Permit Portal
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

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*

From: Victor Fernandez <vfernandez@cityoflakeport.com>
Sent: Monday, June 3, 2024 11:18 AM
To: P Curren <paul@curren.ws>; Joey Hejnowicz <jhejnowicz@cityoflakeport.com>; Jim Kennedy <jkennedy@cityoflakeport.com>; Ron Ladd <rladd@cityoflakeport.com>; Bethany Moss <bmoss@cityoflakeport.com>; preitz@lakeportfire.com; Brad Rasmussen <brasmussen@lakeportpolice.org>; Dale Stoebe <dstoebe@lakeportpolice.org>; Katie Carpenter <Katie.Carpenter@lakecountyca.gov>; Christina Gearhart <Christina.Gearhart@lakecountyca.gov>; Scott Webb <Scott.Webb@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; SPKRegulatoryMailbox@usace.army.mil; Tami Carley <tcarley@lakeportusd.org>; Katherine Schaefers <Katherine.Schaefers@lakecountyca.gov>; Laura Hall <Laura.Hall@lakecountyca.gov>
Cc: Linda Sobieraj <lsobieraj@cityoflakeport.com>; Lyara Perkins <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 19th, 2024.

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- 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 19th, 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

Online Permit Portal
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

Victor,

I am checking emails from the bottom up and for some reason there are five seperate 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 Schaefers 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 appropiate agencies. According to the response to comments on the biological report tthere 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 tules, then the biological report should be updated to reflect this change). The proposed project would includes 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 distrubance will occur to the lakebed, tribal consultation will be important.

Thank you,

Laura

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

Logo

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

To
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
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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; Brad Rasmussen; Katie.Carpenter@lakecountyca.gov; Christina Gearhart; Scott Webb; Ryan Lewelling; R2CEQA@wildlife.ca.gov; SPKRegulatoryMailbox@usace.army.mil; Tami Carley; Katherine Schaefers; Laura Hall
Cc:	Linda Sobieraj; Lyara Perkins
Subject:	RE: Request for Review
Date:	Friday, June 7, 2024 9:13:31 AM
Attachments:	image003.png

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>
Sent: Monday, June 3, 2024 11:44 AM
To: P Curren <paul@curren.ws>; Joey Hejnowicz <jhejnowicz@cityoflakeport.com>; Jim Kennedy <jkennedy@cityoflakeport.com>; Ron Ladd <rladd@cityoflakeport.com>; Bethany Moss <bmoss@cityoflakeport.com>; preitz@lakeportfire.com; Brad Rasmussen <brasmussen@lakeportpolice.org>; Dale Stoebe <dstoebe@lakeportpolice.org>; Katie.Carpenter@lakecountyca.gov; Christina Gearhart <Christina.Gearhart@lakecountyca.gov>; Scott Webb <Scott.Webb@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; SPKRegulatoryMailbox@usace.army.mil; Tami Carley <tcarley@lakeportusd.org>; Katherine Schaefers <Katherine.Schaefers@lakecountyca.gov>; Laura Hall <Laura.Hall@lakecountyca.gov>
Cc: Linda Sobieraj <lsobieraj@cityoflakeport.com>; Lyara Perkins <lperkins@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 a sent a few minutes ago below.

Thank you,

Victor Fernandez
Associate Planner

City of Lakeport
225 Park Street
Lakeport, CA 95453

Phone: (707) 263-5615 x203
Fax: (707) 263-8584
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Cc: Linda Sobieraj <lsobieraj@cityoflakeport.com>; Lyara Perkins <lperkins@cityoflakeport.com>
Subject: Request for Review

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Please submit your comments by June 19th, 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

Online Permit Portal
lakeportca.portal.opengov.com

Attachment I

Use Permit Application

Lakeport Boat Rentals, Inc. DBA
Disney's Boat Rentals

Disney's Boat Rentals
401 S. Main St
Lakeport, CA

Info@DisneysBoatRentals.com
Office: 707-263-0969
Cell: 707-349-6460

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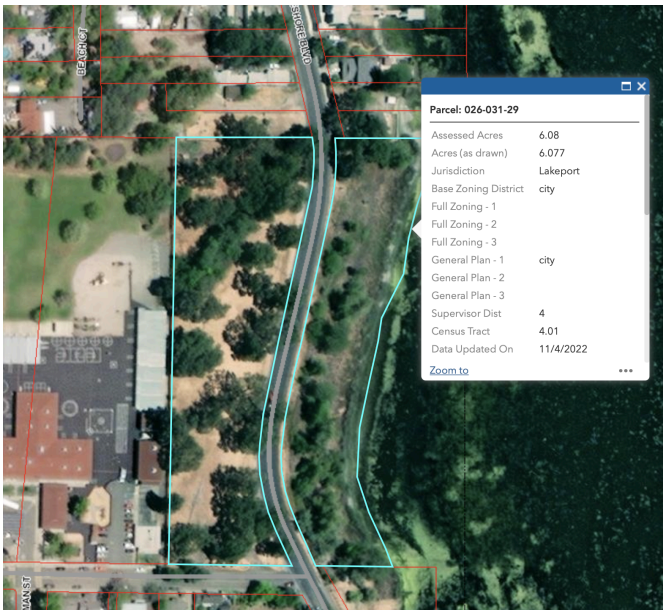
Cultural Study Appendix A - PDF
Environmental Study Appendix B - PDF
Stormwater Control Plan Appendix C - PDF
Parcel Map Appendix D - PDF

Project Justification

Since purchasing 2200 Lakeshore, our plan has always been to move the business from Main Street to this new property. We have been in business now for over 40 years, serving residents and tourists of Lakeport. Our current business model has been working well but there are some inefficiencies to our operation. Main Street has great business visibility; however, launching a boat for each and every customer is quite inefficient. Our goal with 2200 Lakeshore is to have an all-in-one destination for our customers. The rental check-in location will be the same location our customers will board their boat, a luxury we don't have at the moment. In addition, we will have enough property to potentially expand in the future when the need arises. To have our business located out of the town center may sound like a detriment to the City at first; however, now downtown Lakeport is a destination where people will want to take their rented boat. At the moment, customers ask where to eat on the water or simply use the restroom and we tell them "right here in Lakeport we have the best options". Customers want to take the boat somewhere besides the location they started for food and activities. Even though our new property is only minutes from our current location, now Library Park, Xabatin Community Park, and downtown Lakeport feel like a destination they can head to for lunch - thus keeping the tourist dollars here in Lakeport.

It has always been a goal of ours to make our operation more "marina-like" for our guests. The development put before you gives us that opportunity.

Location Map



Project site is the property located directly east of Lakeport Elementary. It includes both sides of Lakeshore Blvd.

Project Description

Disney's Boat Rentals will be moving their existing business to 2200 Lakeshore Blvd., Lakeport. The 6 acre property is located on both the east and west side of Lakeshore Blvd. with approximately 750' of lake frontage. The proposed project's site is further described as Assessor Parcel Number: 026-031-29 and currently has split zoning of R-5 (Resort/High-Density Residential) and OS (Open Space). Per the Lakeport municipal code for R-5 zoning in 17.07.050 section D, "Rental of lake-oriented recreational equipment is permitted" subject to a use permit. Additionally, for OS zoning in 17.14.040 section J "boat docks, piers, floats, ramps, and related uses" are permitted subject to a use permit. The project would consist of splitting the 6 acres into 4 parcels. The initial development will be limited to Parcel 2 (see Appendix D). The remaining parcels will remain in their park-like setting giving a natural buffer to the north and south of our project. Our goal is to minimize our development footprint to keep the wide-open spaces and beautiful lake views for the community to enjoy. Currently the section of property zoned OS is overgrown with native vegetation, the project will include trimming up the vegetation to achieve a more optimal viewing of Clear Lake.

The proposed project will consist of constructing a boat rental office in a central location on the west side of Lakeshore Blvd. with the first story footprint of approximately 2700 square-feet, 1500 square-feet of which will be an attached boat storage facility to include boat repair activity within the building (allowed per 17.07.050 section G). Additionally, the project includes 1000 square-feet on the second floor for "back office" activities. The total square footage of the building will be approximately 3700 square feet between the two floors. The project will develop a total of 12 parking spaces, one ADA compliant space and one EV parking space. Also, the parking flow will be set-up in a manner to allow access to "overflow" parking to the north and south of the proposed parking lot.

Customers will arrive and park at the office building on the west side of Lakeshore Blvd before crossing the street to access their boat. At a meeting with City staff at the project site on 7/20/22 with Paul Curren, Jenni Byers, Victor Fernandez, and Jim Kennedy in attendance, Paul agreed and approved a mid-block crossing for the property where the line-of-sight to the north and the south would be the greatest. He advised that a traffic study would not be required on the condition that Rapid Flashing Beacons (RFBs) be added. Additional signage and street marking may be added to increase pedestrian safety.

Once customer's cross the street, they will see two docks, a "Customer Dock" and a "Fuel Dock", a detailed plan for this area can be found in the "Shoreline Development/Lakebed Encroachment" section of this document. Customers will only have access to our "Customer

Dock", our second dock, "fuel dock" will only be used by employees with proper training. Both docks will be set-up with a permanent gangway and a suspended pier, this ensures that we can extend from the shoreline past native tules. The suspended pier and permanent gangway will extend approximately 60' from our concrete pad(s). Another 20' gangway will join the fixed structure and the floating docks.

Also located on our Customer Dock is a 16' x 20' "dock building" that is used for the storage of lifejackets, kayaks, inner tubes, and boating related items. The floating dock and dock building is in-use at our current location, it has been approved and permitted from the City of Lakeport, and approved with permit pending through the County of Lake's Water Resources Department.

At the proposed fuel dock we will have the ability to refuel our rental boats, fueling will not be accessible to public boats, only our rental fleet. We have proposed a 1,200 gallon mobile fuel trailer to be used in the refueling of our boats, this gives the security and flexibility to be moved from the east side of Lakeshore when needed (Figure 7). To refuel our mobile trailer, it will be moved to the west side of the property, where the parking lot and office building are located, and refueled via a fuel delivery company. Utilizing a mobile trailer also gives us the ability to move it from the lakeside during periods of high-water, we cease business operations during the winter months when the potential for flooding is the greatest. More details about how we plan to fuel our boats can be found in the "Fueling Plan" section of this document.

The property currently has curb and gutter installed. Sidewalk will be installed on the west side of Lakeshore Boulevard and will span the entire distance of Parcel 2. Additional sidewalks will be installed between the two pads on the east side of Lakeshore Boulevard, "Pad A" and "Pad B". In discussions with City staff, asphalt may be used for sidewalk instead of concrete, at least on the east side of Lakeshore. We will work with City staff to find the best option for all parties.

The described development put before you is something that we're really excited about. This streamlines many of the most time consuming aspects of our business. The property itself gives us plenty of space for future expansion and development as well. Lastly, this development will give our customers a better overall experience by keeping everything in one location.

Shoreline Development/Lakebed Encroachment

Two pads ("A" and "B") will be installed on the east side of Lakeshore Boulevard (Figure 1). Pad A will be located immediately after crossing the road and will allow access to the Customer Dock. Pad B wll be about 115' North at our refueling area. We will have two floating docks in the water during the boating season, our "Customer Dock" and our "Fuel Dock" connected to

Pad A and Pad B respectively. They will both be stored on dry land in the winter months. Both floating docks will be accessed via a 40' gangway attaching to a 25' suspended pier, then a 20' gangway to attach the floating dock to the pier. This combination of gangway to pier, to gangway, to floating dock will lengthen our dock and keep boats further from the shoreline. Our proposed plan gets the start of our floating dock(s) 85' past the high water mark. The goal behind this great distance from shore is to protect native tules and potential habitat close to shore. Our goal is to keep all tules intact and on the property, we would prefer to keep the shoreline natural. However, if it is deemed necessary, we have included a "Revegetation Plan" in this document. The Revegetation Plan is only to be used if needed. Again, the tules are vital for the ecology of the lake and we'd prefer not to remove them. A Spill Prevention Control and Countermeasure plan (SPCC) as well as a fueling description can be found in the FUELING PLAN section of this document.

Pad A and Customer Dock:

(Figure 4, 8)

Located at the crosswalk, this pad will extend towards the lake about 20'. Additionally, it will extend North and South by 10' on each side, making the total frontage to Lakeshore Blvd 30'. After crossing the street, Pad A will be accessed from an ADA curb cut, where they can proceed to the Customer-Dock. In extreme drought years, customers will have access to an ADA ramp on the North and South side of Pad A, these ramps will lead down to ground level, where a system of mobile platforms can join together and make a walkway to access the Customer Dock. These walkways will keep the habitat underneath free from foot traffic and minimize habitat disturbance. In non-drought years, the dock will be accessed via a permanent 40' gangway that attaches to a 25' suspended pier that will be fixed to the lakebed via four 8" pylons. After the pier, another gangway (20') will connect the pier to our floating dock. The floating dock will be stationary with the use of stainless steel cables fastened to a series of 13 anchors. These anchors weigh about 300 lbs each to insure the stability of our floating dock. As the lake level decreases, winches hidden underneath the decking planks are used to tighten the stainless steel cables that are attached to the anchors. This prevents excessive swaying in the dock during high winds.

Pad B and Fuel Dock:

(Figure 5, 6, 9)

Approximately 115' North of Pad A, is where our Pad B, our Mobile Fuel Trailer, and Fuel Dock will be located. There will be no customer, or public, use of this area. Only trained employees will have access to Pad B. Our Mobile Fuel Trailer will be parked and

stationary on Pad B a majority of the time during our operating season. When the trailer itself needs to be refueled, it will be hooked up to a pickup truck and brought to the west side of the property, with the office building and parking lot. After refueling the Mobile Fuel Trailer, it will be brought back to Pad B and parked at the southernmost corner. This corner of Pad B will have the appropriate impact barrier(s) (ballards) as well as fencing around the Mobile Fuel Trailer to secure it at night and non-operation hours. Pad B is set up in a manner to allow safe maneuvering off-street. When parking at Pad B, our pickup truck will pull off of lakeshore using the 30' wide driveway encroachment, pull all the way to the north and line up to back into the Mobile Fuel Trailer parking spot. Once parked, the pickup truck will be able to pull straight out of Pad B thus preventing the need to reverse into traffic. This layout gives us ample room to safely maneuver the trailer while allowing enough setbacks from Lakeshore Blvd (CA fire code section 5707.4.1).

Just as with the Customer Dock, the Fuel Dock will be accessed via an identical gangway, suspended pier, gangway, floating dock set-up. The floating dock portion will use the same anchoring system. As it is a smaller dock, it will require just 4 anchors to keep it in place. The fuel dock will also include storage for fuel spill response equipment, nozzle drip control, fire suppression, and more. This dock will only be used by staff who have been trained using our Spill Prevention, Control, Countermeasure plan (SPCC). There will be no access for the general public or our customers, from land or by water. Employees will drive a boat by water to the fuel dock, fuel the boat, and return to the Customer Dock for the next rental.

Mooring:
(Figure 10)

Some rental-boat mooring spaces will also take place with this development. These will be located to the north of the fueling dock and to the south of the Customer Dock. The anchors will weigh at least 90 lbs, and be attached with 3/16" coil or galvanized chain as required. Employees will be tendered out to a moored boat to retrieve the vessel and drive it to the Customer Dock where the customer will board. Our plan includes 10 mooring buoys to be used for rental boats only.

Navigational buoys:
(Figure 10)

A single 5 mph buoy will be placed on the property permanently. It will conform with county regulations.

Revegetation Plan:

Our goal is not to disturb or remove any vegetation on the property. Great care has been taken on the placement of the structure on the west side of property as well as the east side. The two story building, driveway encroachment, and parking lot, have all been placed in a manner specifically to not require any tree or vegetation removal. The gangways to our suspended pier will not rest on top of any tules. It will allow enough space for tules to continue to grow. We may need to trim the tules in this area seasonally, as permitted in County Section 23-15 which will not result in the death of the plant. However, we are prepared, if it is deemed necessary by the County of Lake, Department of Fish and Wildlife, or another agency, to remove tules and replant them in a separate location.

There is an abundance of tules at the project site, nearly all of the roughly 700' of shoreline, contain tules. Given the filtering nature for the water of Clear Lake, and the wildlife habitat located in and around tules, we'd like to replant any removed tules back on the current property. However, we'd work closely with the County of Lake if the replanted tules would fit better elsewhere. There is a location on the north end of this property that was identified in our Biological Report as a potential relocation site for tules.

If removal is deemed necessary, we would want to remove the absolute minimum amount of tules, possibly around the pylons that are in the suspended pier(s). There will be no tule removal for an extended beach or a large sea wall, our goal is to enhance the habitat and wildlife located at this property, not remove it.

Fueling Plan

Our rental-only refueling station will be operated on a seasonal basis just like our business. We will have our fuel available for our boats from our opening date in the Spring until we close for the boating season in the Fall. In the winter months our double-wall self-operated mobile trailer tank will be stored away from the lake. This ensures the tank is away from any potential flood years from Clear Lake's high water winters. Our tank (TransCube Mobile Refuler)(Figure 7) will include a 1,200 gallon DOT approved trailer. Marine fueling experts have found this option to be the most reliable, environmentally secure solution for our rental marina. Additionally, we will have a Tier 1 EPA SPCC plan filled out and will update frequently.

Tank Size and Specs:

This TransCube trailer is the most reliable, environmentally secure solution for refueling our rental boats. Our TransCube trailer system is certified and trusted by the US Department of Transportation (DOT), UL 142 listed for fuel storage, and certified and accredited by the National Fire Protection Association (NFPA).

Our mobile refueling trailer also features a double wall steel tank that provides a built-in, weather proof secondary containment. An additional feature that this system includes is a secondary manway access that enables easy access to the inner tank for routine maintenance and inspection.

Refueling The TransCube Trailer:

We will be getting our fuel trailer re-filled during our operational months. Our trailer will be parked on the East side of Lakeshore Blvd for a majority of the operational months. We will have the need to get the tank refueled during the boating season. When the tank gets low we will schedule a fuel delivery from a bulk fuel delivery service. We will have our designated (hazardous material certified) driver hook up to the trailer and park it on the west side of Lakeshore Blvd in a refueling location. After the trailer is filled up and ready to be placed back on the East side of Lakeshore we will have the same driver place it back in the East side fueling location. (Figure 6) shows how the trailer will be positioned on the East Side of Lakeshore Blvd. Figure 7 is the trailer itself) We will also have staff members help guide the trailer back into position. Each staff member will wear high visibility vests and be equipped with radios to ensure the refueling process goes safely.

When the trailer is getting refueled by the delivery agency, they will provide all necessary precautions for filling our 1200 gallon trailer. We will work together to ensure this process goes as planned.

Spill Response Team:

Our goal is to get our boats filled up with fuel without letting a drop of fuel touch the water surface. In the event that a spill were to happen we will take necessary action to provide quick clean up and adequate reporting. Our spill response team includes one owner of Disney's Boat Rentals to always be on site when fueling is taking place. Brandon Disney, Connor Disney, and Kory Disney are the responsible ones for making sure that fuel spill response happens in a timely manner. The three owners of Disney's will be responsible for staying up to date with spill response procedures. We will train on

this weekly and make sure that there are no questions on what to do if a spill were to occur.

Spill Response Equipment:

We will ensure that our spill response team has all necessary equipment for fast response to a spill. Our fuel hose will be equipped with a break-away style attachment to allow our tank to be shut off if the hose were to be compromised saving us a bigger clean up than necessary. Our dock will be equipped with a marina specific clean up container that contains a Spill Boa absorbent boom allowing us to keep a potential spill to a confined area. We will also carry absorbent pads, absorbent socks and additional items like caution tape and gloves to ensure the safety of our employees. We will be constantly ensuring that our equipment is up to date and replaced as needed.

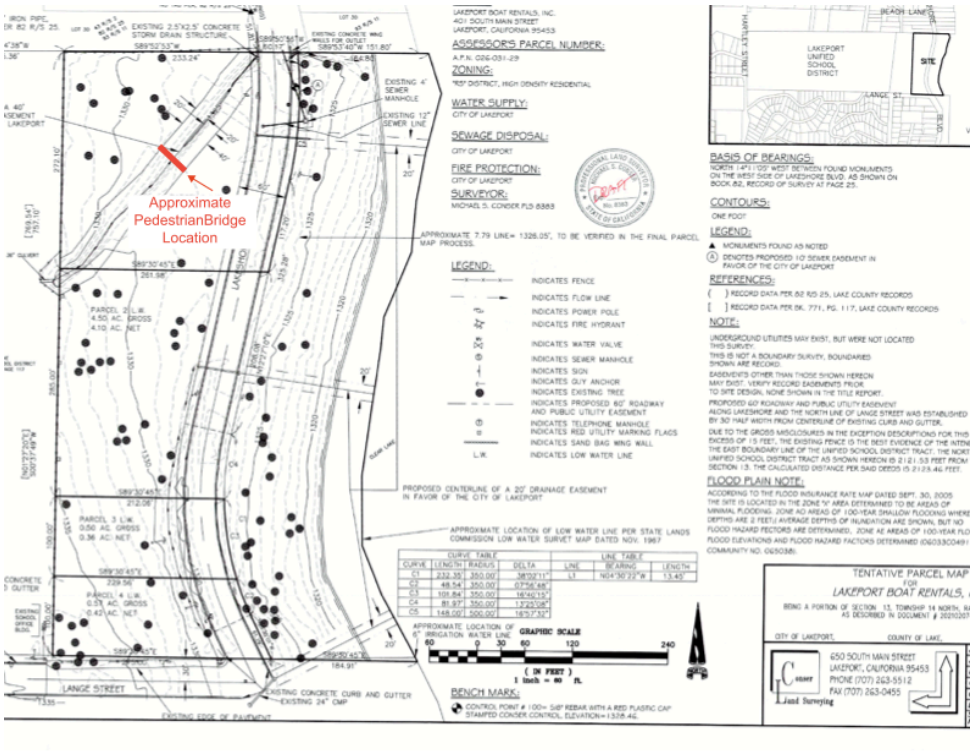
Landscaping Plan

Landscaping for the property would focus on the current natural aspects of the property. Shade would be provided by the large natural oak trees on the west side of Lakeshore. Current plans have zero removal of the oak trees, all vegetation would remain intact aside from seasonal trimming. Additionally, picnic area(s) and activity zones would be included on the west side of the property as well as a lawn area for guests to enjoy. Future plans may include: permanent corn hole boards, sand volleyball court, and covered picnic area(s).

Project Phases

If budget constraints should arise, the proposed project may need to be split into two phases. Phase one would include all of the on-site improvements for appropriate use of the property: driveway and parking lot, crosswalk and pedestrian safety, east-side improvements for boating use, and the two story check-in office. The boat storage and maintenance building could, if needed, be in a later phase budget depending. At this time there is no plan for splitting the building into two phases, however this option may prove to be useful. A pedestrian bridge to cross the creek at the north portion of the property is also being considered. This (budget

depending) could be completed in the first phase or a later phase addition. Other future phase additions are also being considered. These likely will include amenities for nightly stays such as camping sites or cabin rentals.



Pre-Construction Studies

In compliance with recommendations from Lakeport's Community Development Department and the California Environmental Quality Act (CEQA), three pre-construction studies have been completed (Appendix A, B, and C). Appendix A contains the completed cultural study from Dr. John Parker and includes his recommendations. Appendix B contains the completed environmental study from Dr. Geo Graening and includes his recommendations. Appendix C contains the Stormwater Control Plan from Tyler Pearson at Cornerstone Civil Design

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Stormwater Control Plan

The stormwater control plan was completed by Tyler Pearson from CornerStone Civil Design. The plan calls for the stormwater to drain to three separate “Bioretention Areas”. The full stormwater control plan is attached in Appendix C.

Parcel Map

Currently, 2200 Lakeshore is one six-acre parcel. The proposed plan includes a split into four separate parcels. Development at this time would only occur in one of the four new parcels (Appendix D).

Conclusion

The development put before you will be, without a doubt, a massive improvement to the way we currently operate. Not only will it streamline many of our daily operations, but it will be an improved experience for our customers. This project has put environmental and cultural potential impacts at the forefront when it comes to design and implication. There will be zero tree removal on the entire property and our fuel system and dock layout also puts potential impact at the top of the list.

This project also gives us the possibility for future expansion. Whether it is adding more boats to our fleet, adding bike rentals, or cabin rentals, this property gives us the opportunity that our current location does not.

We are very excited to develop what has been a barren, overgrown, and unused piece of land in the City of Lakeport for many years.

Site Plan / Building Plan / Figure(s)

Figure 1

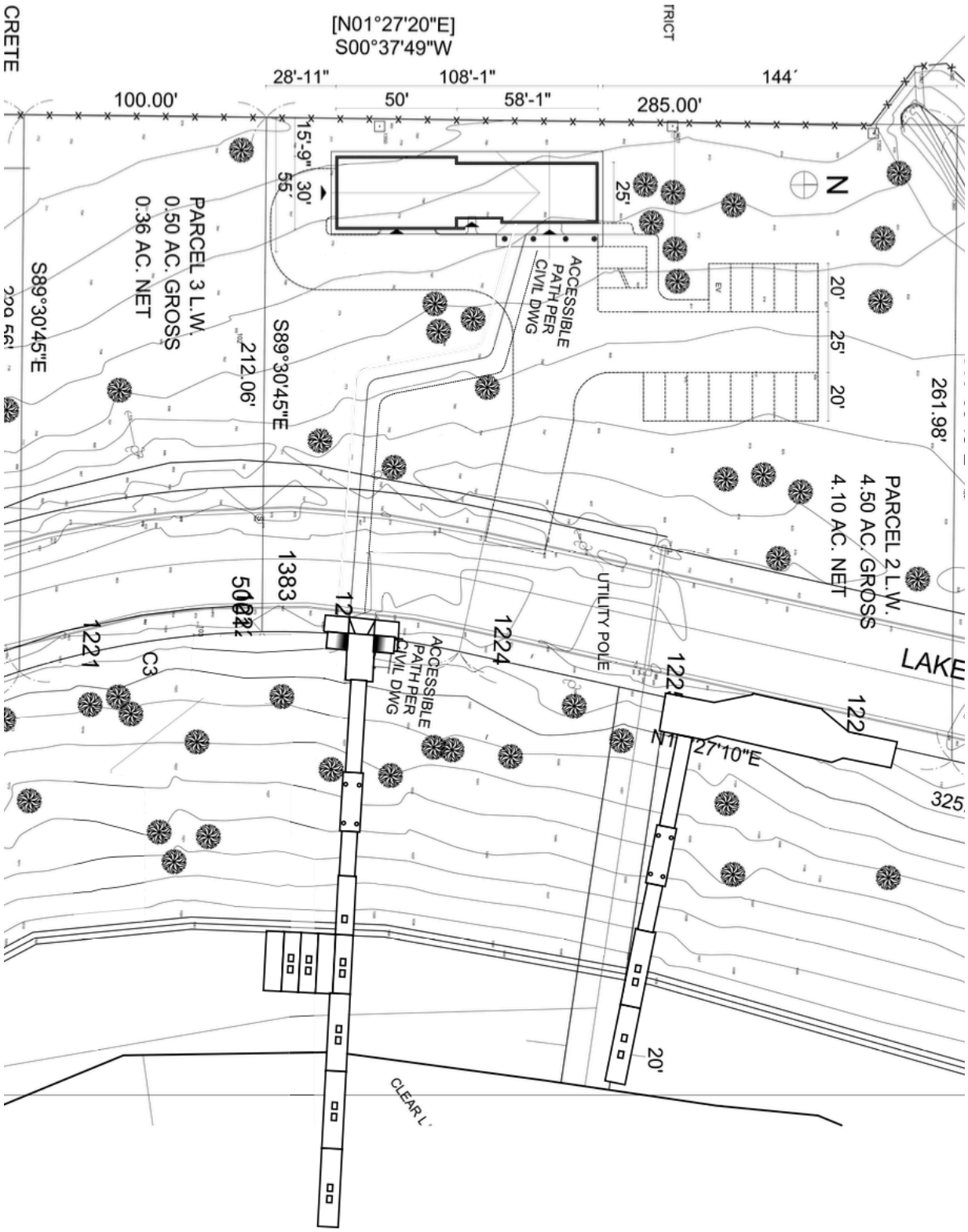
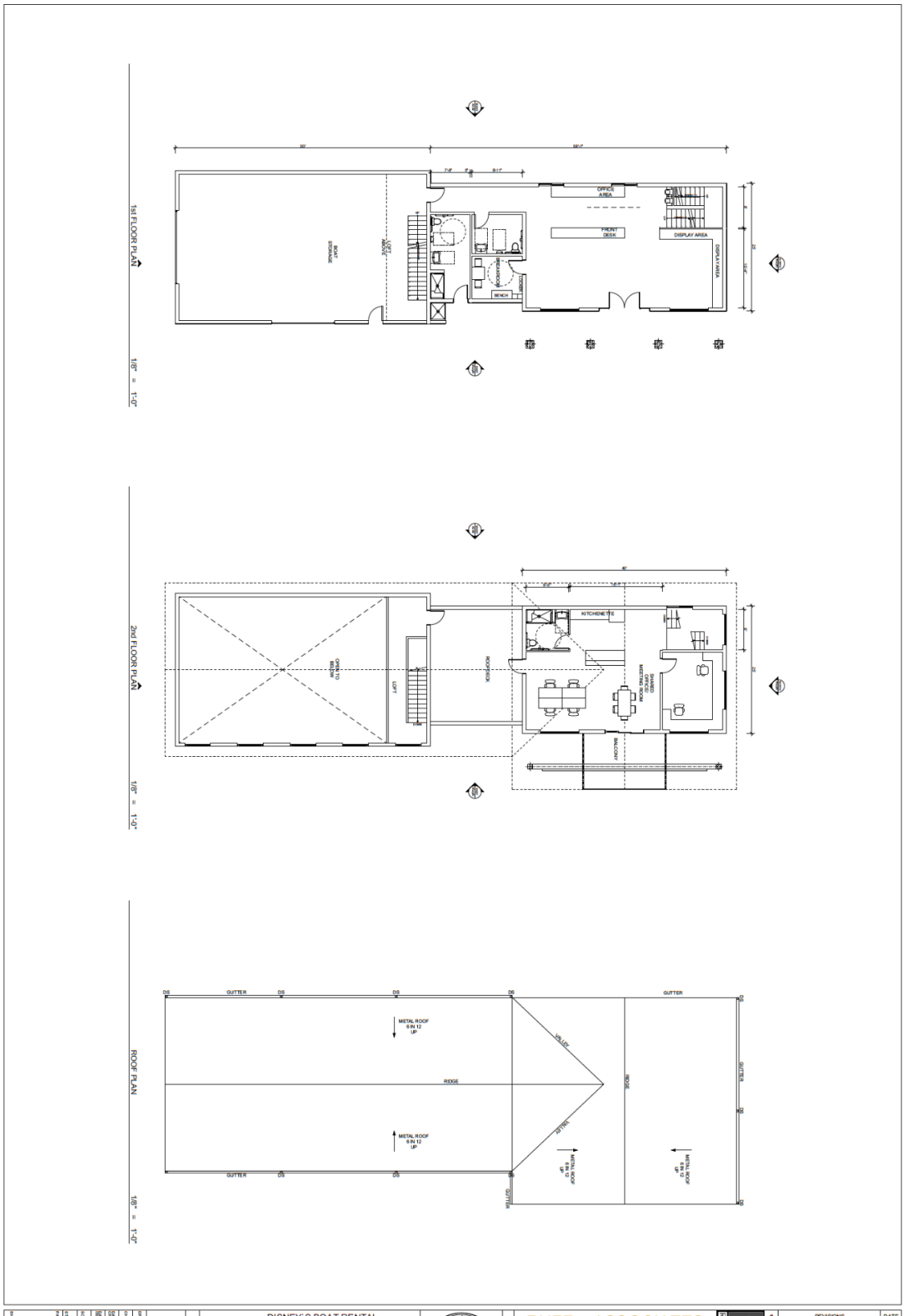


Figure 2



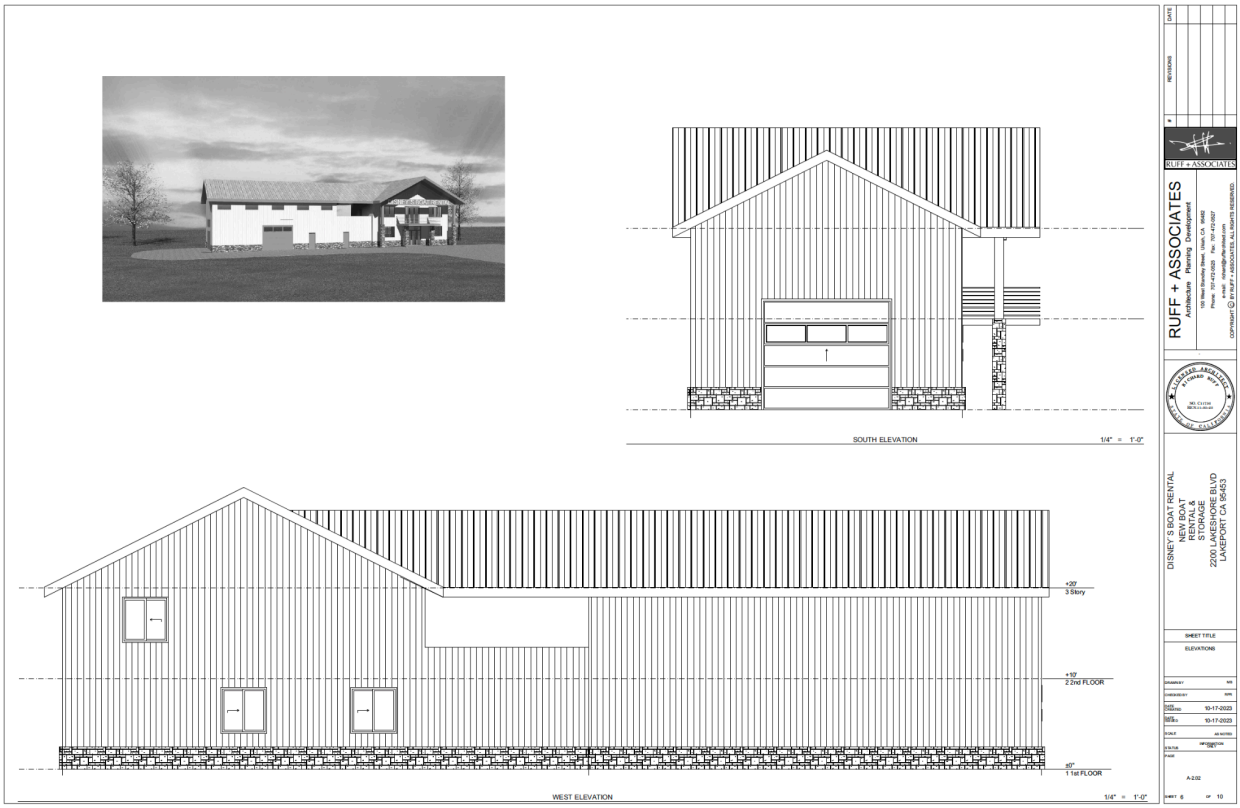
DISNEY`S BOAT RENTAL
NEW BOAT
RENTAL &
STORAGE
2200 LAKESHORE BLVD
LAKEPORT CA 95453

RUFF + ASSOCIATES
Architecture Planning Development
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e-mail: richard@ruffarchitect.com
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#	REVISIONS	DATE

SHEET TITLE: 1st FLOOR PLAN
DRAWN BY: MS
CHECKED BY: WS
DATE: 10-17-2023
SCALE: 1/8" = 1'-0"
PROJECT: ARCHITECTS
STATUS: PERMIT SET
SHEET 4 OF 10
A-1.02

Figure 3


SOUTH ELEVATION
1/4" = 1'-0"
+20'
3 Story
+10'
2 2nd FLOOR
±0'
1 1st FLOOR
WEST ELEVATION
1/4" = 1'-0"
RUFF + ASSOCIATES
Architecture Planning Development
DISNEY'S BOAT RENTAL
NEW BOAT
RENTAL &
STORAGE
2200 LAKESHORE BLVD
LAKEPORT CA 95453
SHEET TITLE
ELEVATIONS
10-17-2023
10-17-2023
A-2.02
6
10


NORTH ELEVATION
1/4" = 1'-0"
DISNEY'S BOAT RENTAL
+20'
3 Story
+10'
2 2nd FLOOR
±0'
1 1st FLOOR
EAST ELEVATION
1/4" = 1'-0"
RUFF + ASSOCIATES
Architecture Planning Development
DISNEY'S BOAT RENTAL
NEW BOAT
RENTAL &
STORAGE
2200 LAKESHORE BLVD
LAKEPORT CA 95453
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Figure 4

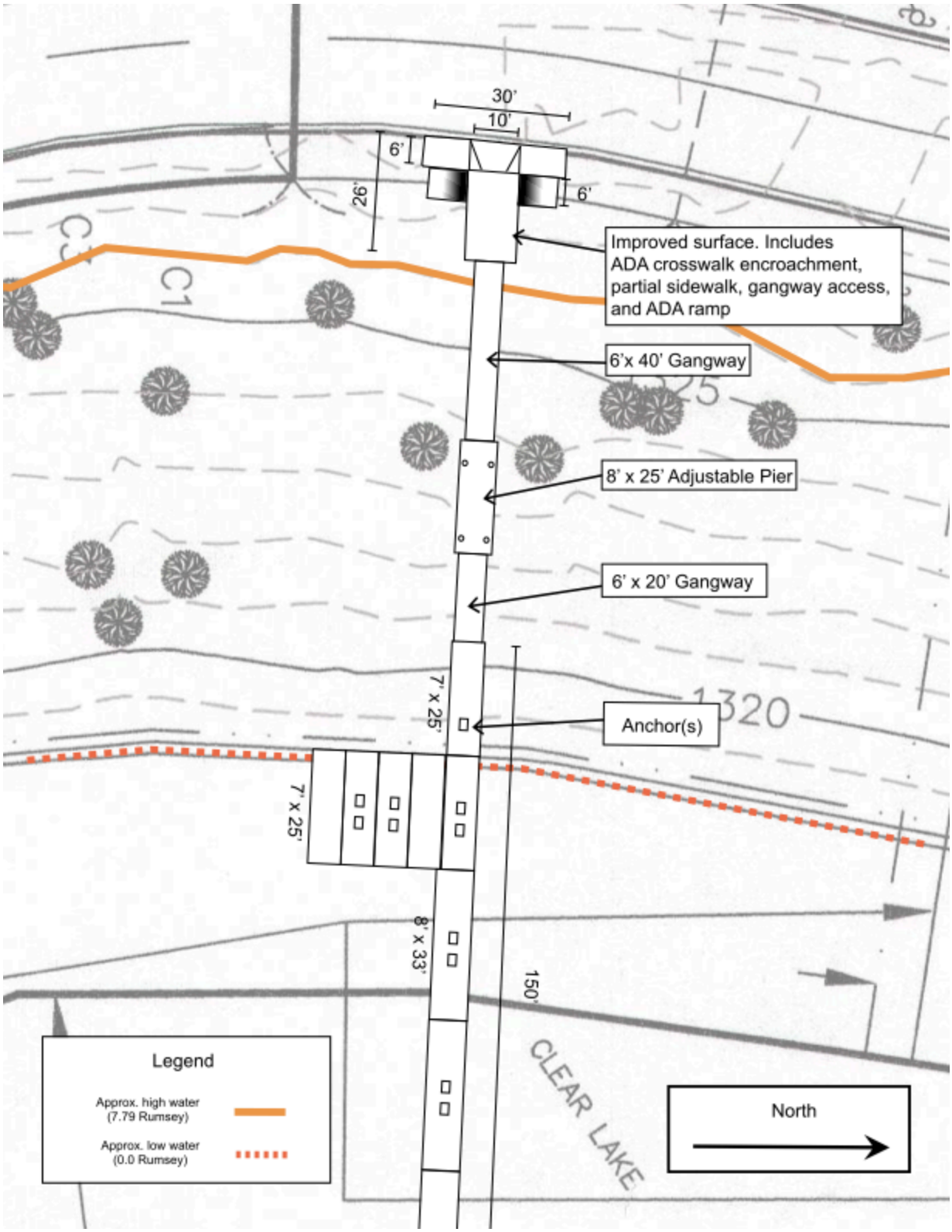

30'
10'
6'
6'
26'
Improved surface. Includes ADA crosswalk encroachment, partial sidewalk, gangway access, and ADA ramp
6'x 40' Gangway
8' x 25' Adjustable Pier
6' x 20' Gangway
7' x 25'
Anchor(s)
7' x 25'
8' x 33'
150'
CLEAR LAKE
Legend
Approx. high water (7.79 Rumsey)
Approx. low water (0.0 Rumsey)
North

Figure 5

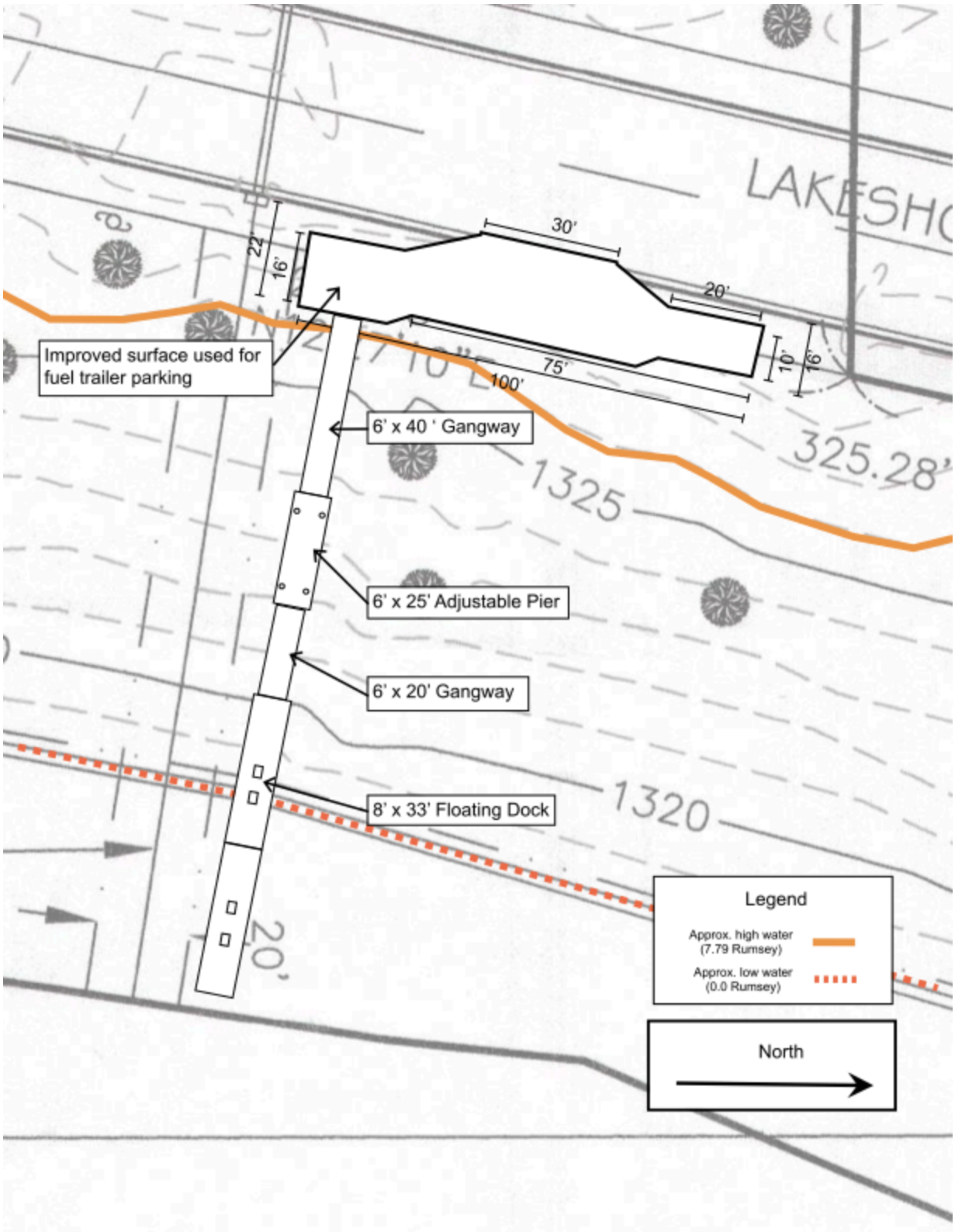

LAKESHO
30'
22'
16'
20'
10'
16'
75'
100'
Improved surface used for fuel trailer parking
6' x 40 ' Gangway
6' x 25' Adjustable Pier
6' x 20' Gangway
8' x 33' Floating Dock
325.28'
1325
1320
20'
Legend
Approx. high water (7.79 Rumsey)
Approx. low water (0.0 Rumsey)
North

Figure 6

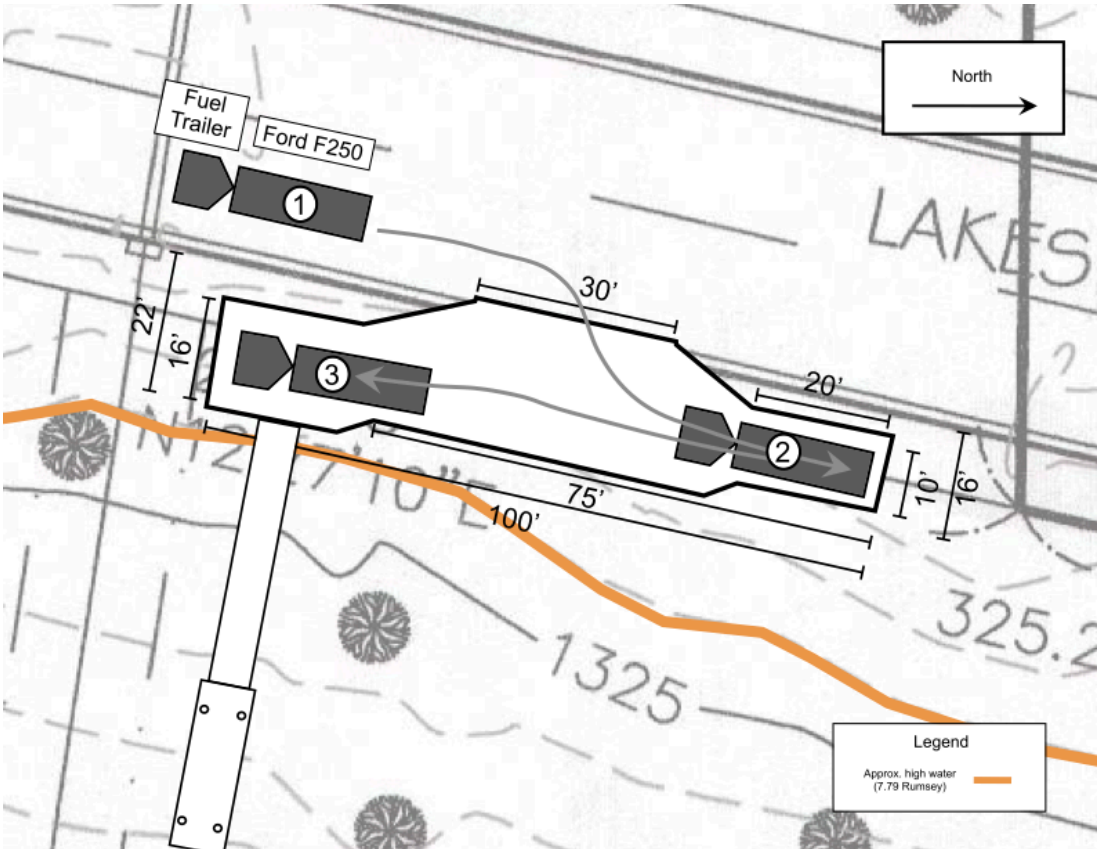


Figure 7



H5OTCG-EB

Figure 8

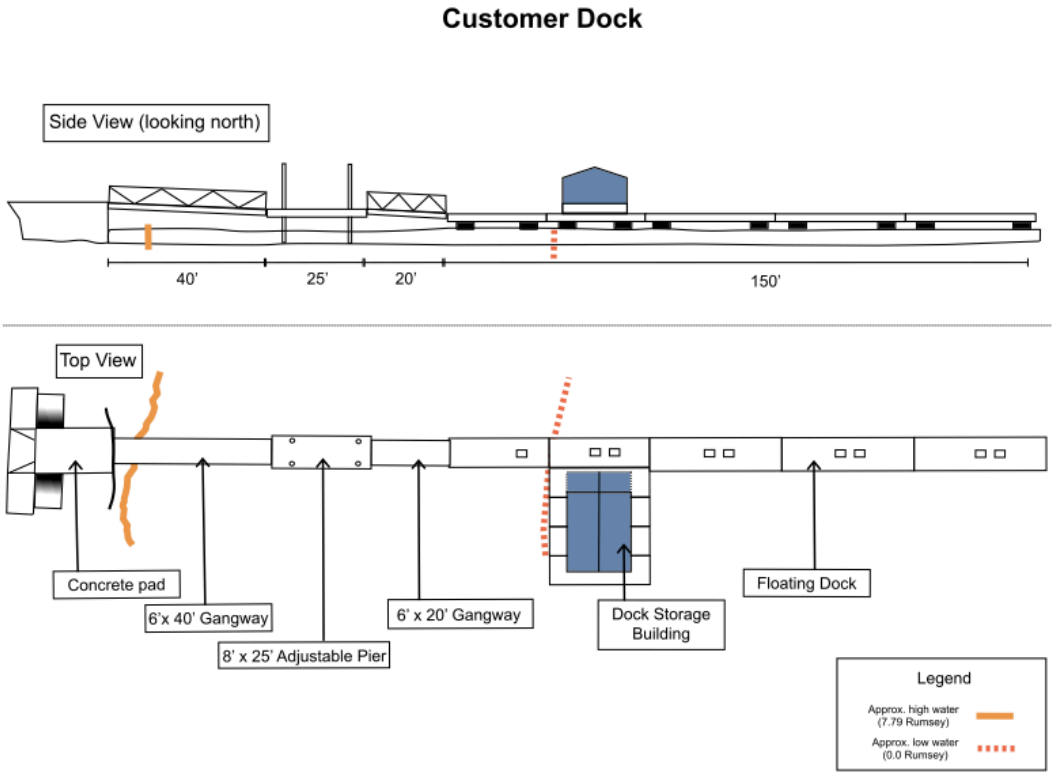


Figure 9

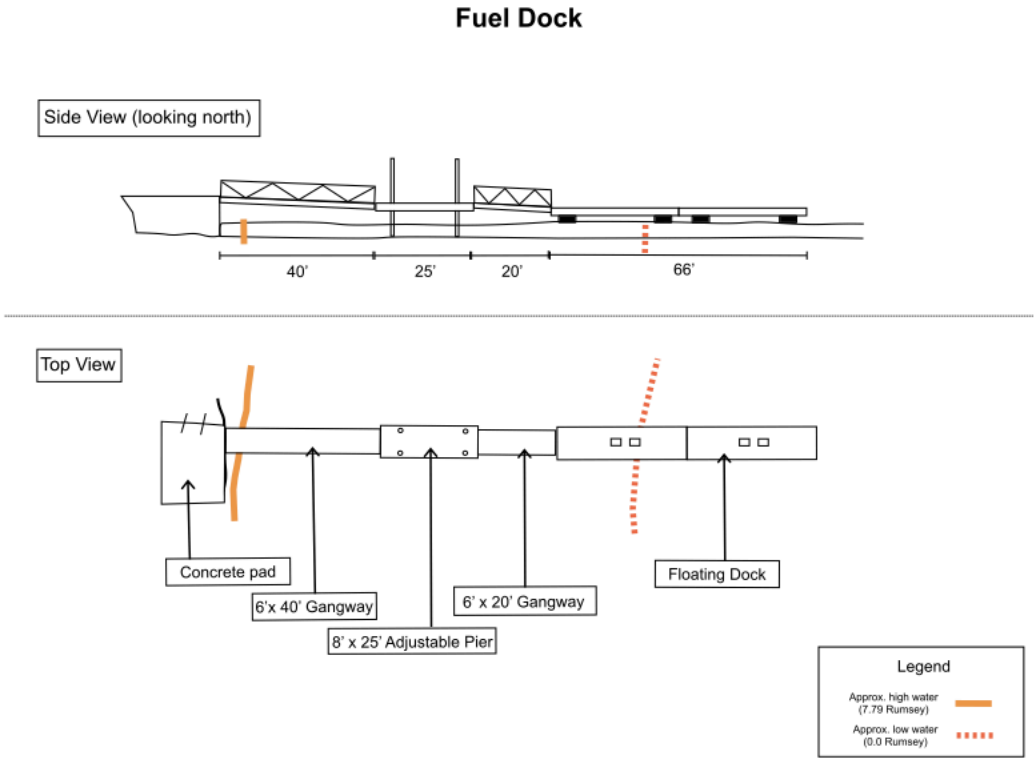
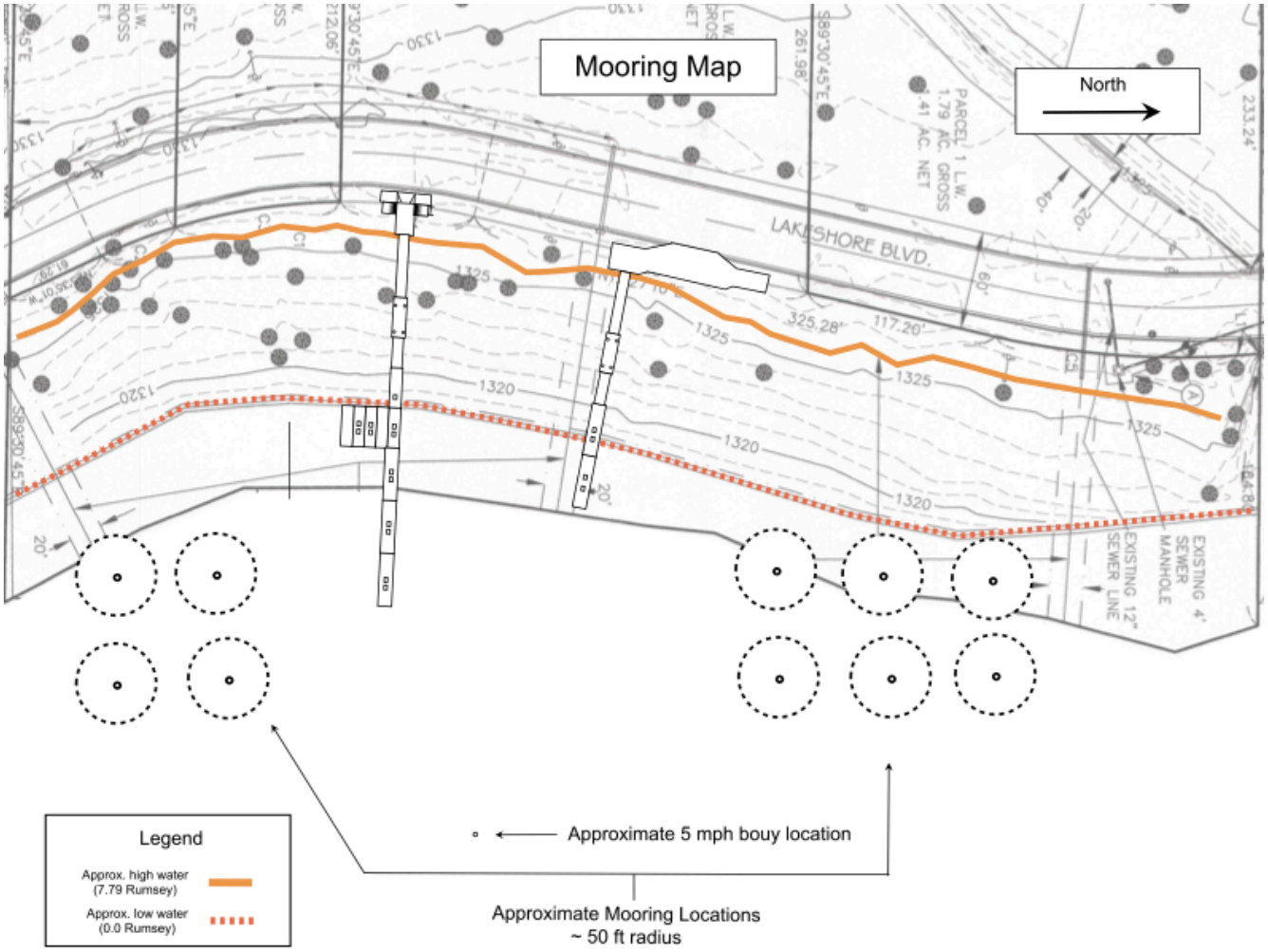


Figure 10


Mooring Map
North
LAKESHORE BLVD.
1325
1320
325.28'
117.20'
EXISTING 12" SEWER LINE
EXISTING 4' SEWER MANHOLE
Legend
Approx. high water (7.79 Rumsey)
Approx. low water (0.0 Rumsey)
Approximate 5 mph bouy location
Approximate Mooring Locations
~ 50 ft radius

Habitat Evaluation

Project Number: 2024-04 Lakeport Boat Rentals

Project Description: Structure 1 -- Customer Dock: Construct 6x30 ft concrete landing, 10x20 ft pier, 4x40 ft gangway, 8x25 ft suspended pier, 6x20 ft gangway, 2-7x25 ft floating docks, 4-7x25 ft adjacent floating docks with enclosed shed, and 3-8x33 ft floating docks. Structure 1 includes driving 4 pilings and placing 13-300 lbs anchors. Structure 2-- Fuel Dock: Construct concrete parking pad, 6x40 ft gangway, 8x25 ft suspended pier, 6x20 ft gangway, and 2-8x33 ft floating fueling docks. Structure 2 includes driving 4 pilings and placing 4-300 lbs anchors.

Construction Timeframe: Construction will occur within the October 15 to December 31 work window.

Survey Information:

Date of Survey:	05/21/2024
Start/End Time:	09:00 to 11:00
Surveyor(s):	SW, TW
Date of Vertical Profile:	05/21/2024
Lake Level:	7.2 R

Vertical Profile Measurements

Station	*X Dist**	*Depth (Field)*	*Depth (R)*	*Notes*
0+00	0	0.6	7.8	
0+20	20	-0.3	6.9	
0+40	40	-1.8	5.4	
0+60	60	-3.2	4.0	
0+80	80	-5.2	2.0	
1+00	100	-7.1	0.1	
1+20	120	-7.3	-0.1	
1+40	140	-8.5	-1.3	
1+60	160	-8.8	-1.6	
1+80	180	-9.6	-2.4	
2+00	200	-9.9	-2.7	
2+32	232	--	-3.5	Projected depth at lakeward extent of proposed structure.

** Measurements are from Reference Point shown on map.*

Narrative

Project area is an undeveloped property adjacent to Lakeshore Blvd, Lakeport. Depth of lakebed at base of proposed seawall is approx 8.0 ft Rumsey, and at 200 ft lakeward, lakebed depth is approx -2.7 ft Rumsey. Lakebed has a slight lakeward slope. Tules and willow trees are present within and adjacent to the project area.

Stream Proximity

Stream Name	*Dist. to Stream*
Adobe Creek	2.9
Burns Valley	15.6
Cache Creek	16.9
Cole Creek	6.0
Forbes Creek	1.3
Kelsey Creek	5.9
Lyons Creek	3.3
McGaugh Slough	3.5

Stream Name	*Dist. to Stream*
Molesworth Creek	17.1
Morrison Creek	6.4
Rodman Slough	4.1
Rumsey Slough	2.8
Schindler Creek	13.7

Supplemental Environmental Report

Permit Number 2024-04

Project Components

a. Please check which of the following best describes the proposed project. All aspects of the proposed project should be indicate

Project Component	Check for YES		
Seawall or Bank Stabilization	☑		
Pier, Dock, or Floating Structure	☑	Native Aquatic Vegetation Mgmt	☐
Mooring Buoy	☑		
Cable or pipeline	☐		
Boat Ramp	☐		
Dredging	☐		

General Information

a. Will construction activities be conducted between October 15 and December 31? If no, please provide an approximate timeframe for the construction.

YES, NO, N/A YES

Environment/Land Characteristics

a. Please check all of the following that describe the project area and the surrounding area.

Terrestrial Features

Description	Present	Enter all notes here. Specify feature.
Seawall or Rip-Rap	NO	
Cliffs	NO	
Maintained Lawn	NO	
Grassland or Pasture	NO	
Bushes or Shrubs	YES	
Large Trees (DBH <12”)	YES	

Aquatic Features

Description	Present	Enter all WR Comments here. Specify feature.
Marsh or Wetland	YES	
Beach Sand	YES	
Mud Flat	YES	
Gravel or Rock Bottom	YES	
Tules, Reeds, or Rushes	YES	
Submerged or Floating Veg.	YES	
Large Rocks	NO	

Potential for impacts within the project area evaluated for the following:

Vegetation

a. Will terrestrial vegetation be removed within the project area? If yes, describe the type of vegetation (i.e., species if possible) and the approximate amount of vegetation to be removed. Do not include blackberries, ornamental plants, or maintained lawns.

YES, NO NO

WR Comments

Willow trees will be trimmed but not removed.

b. Is habitat present? If yes, describe the habitat and measures to protect resource. Habitat may include aquatic vegetation such as tules or terrestrial vegetation such as trees used for nesting.

YES, NO YES

WR Comments

Wildlife

a. Are raptors or nesting birds present or typically present within or adjacent to the project area?

YES, NO NO

No nesting birds have been observed.

WR Comments

b. Will the project result in a barrier to the migration or movement of animals? If yes, describe the nature of the barrier.

YES, NO NO

WR Comments

Land

a. Will the project require dredging, grading, removal of material, or filling of land in or adjacent to Clear Lake? If yes, explain. Include the approximate quantity of material to be removed and a description of where spoils will be placed.

YES, NO YES

Grading and filling will occur adjacent to proposed structures but will be landward of 7.8 ft R.

WR Comments

b. Will the project result in unstable soil conditions during or after completion of the project?

YES, NO NO

WR Comments

c. If project components include seawall or bank stabilization, will the project change the topography or ground surface that is inconsistent with the natural surrounding conditions?

YES, NO, N/A NO

Retaning wall will be constructed at 8.0 R and will follow the general contour of the shoreline.

WR Comments

d. If project components include pier, dock, or floating structure, will the project connect to the shore? If yes, describe the connection (for example, seawall, concrete landing, natural ground)?

YES, NO, N/A YES

Both dock structures will connect to proposed concrete landings.

WR Comments

Water Quality

a. Will the project result in alteration of water quality, including but not limited to temperature or turbidity? If yes, describe the alteration to the water quality.

YES, NO NO

WR Comments

b. Will the project result in discharge into surface waters? If yes, describe the type of discharge and quantity of discharge

YES, NO, N/A NO

WR Comments

c. Does the project include facilities for the storage and/or dispensing of gasoline, oil, paint/stain/varnish, or other such materials? If yes, describe the facility and the type of material(s).

YES, NO YES

WR Comments

A fueling trailer will be parked on proposed concrete pad. Trailer will be removed during winter months. A SPCC plan will be implemented.

d. If project components include seawall or bank stabilization, will the project result in substantial alteration to storm water drainage? If yes, describe alteration to the storm water drainage.

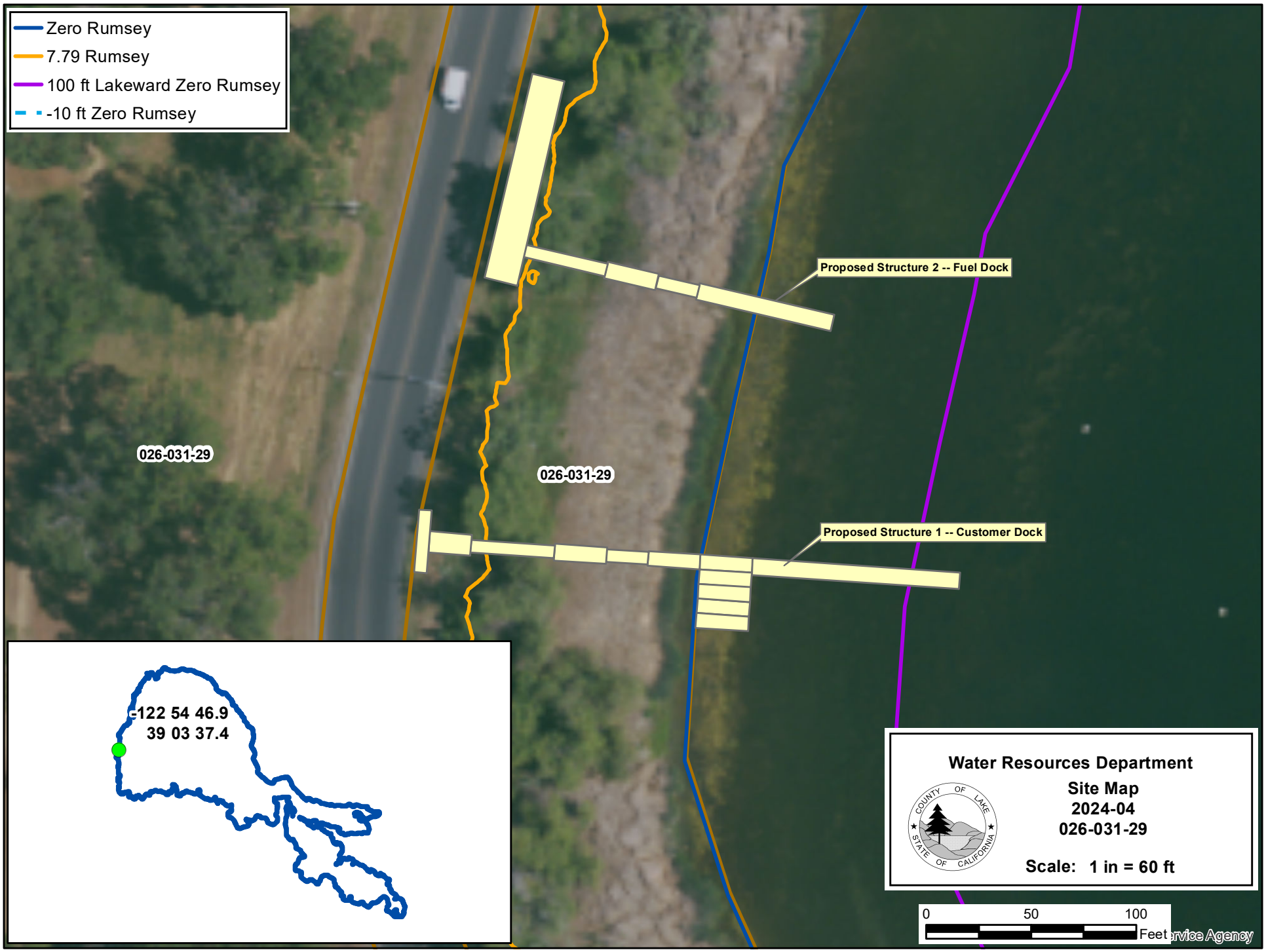
YES, NO, N/A NO

WR Comments

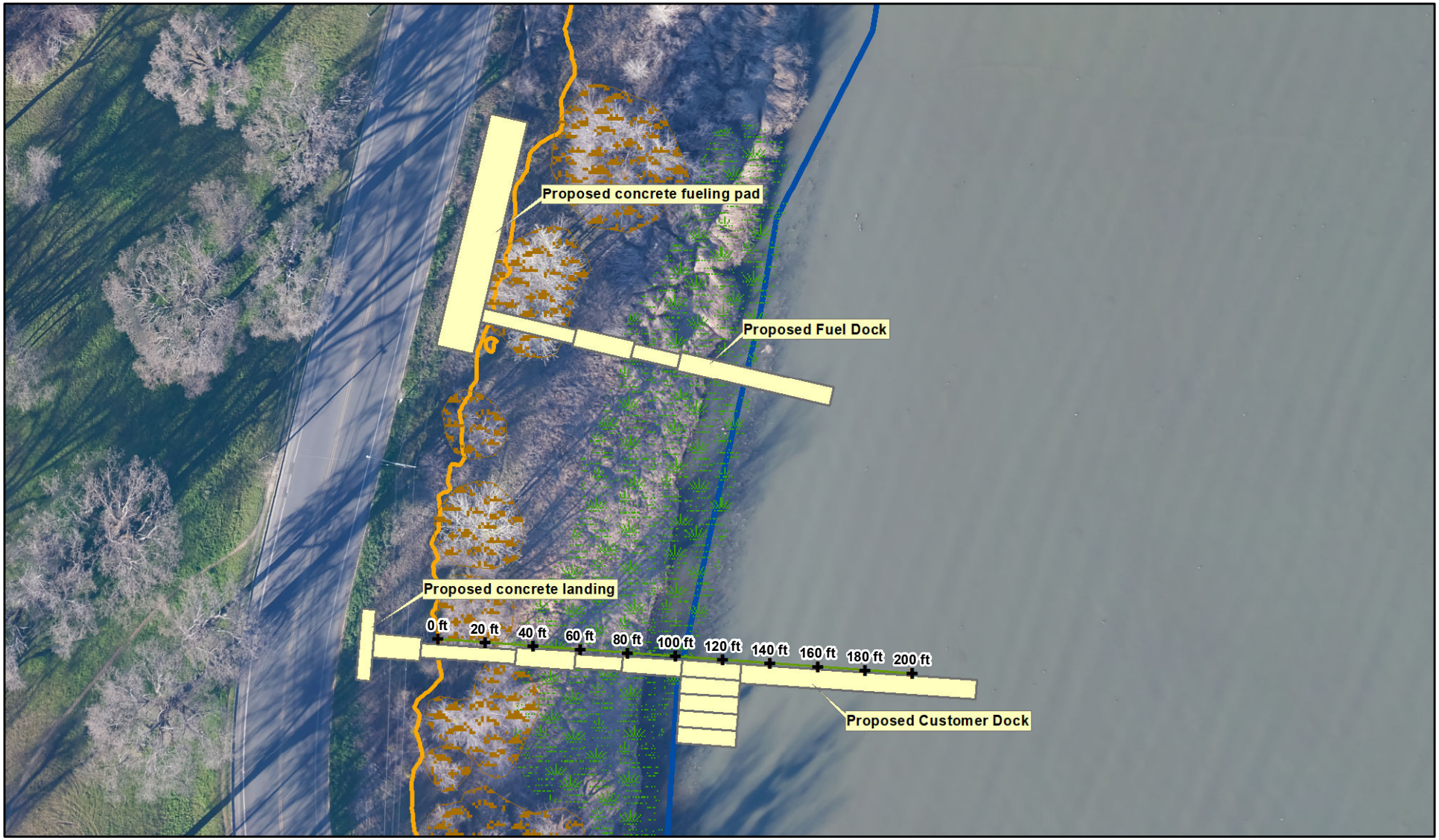
e. If project components include a pier, dock, or floating structure, will the foundation of the project be 90 percent open to the free circulation of water?

YES, NO, N/A YES

WR Comments



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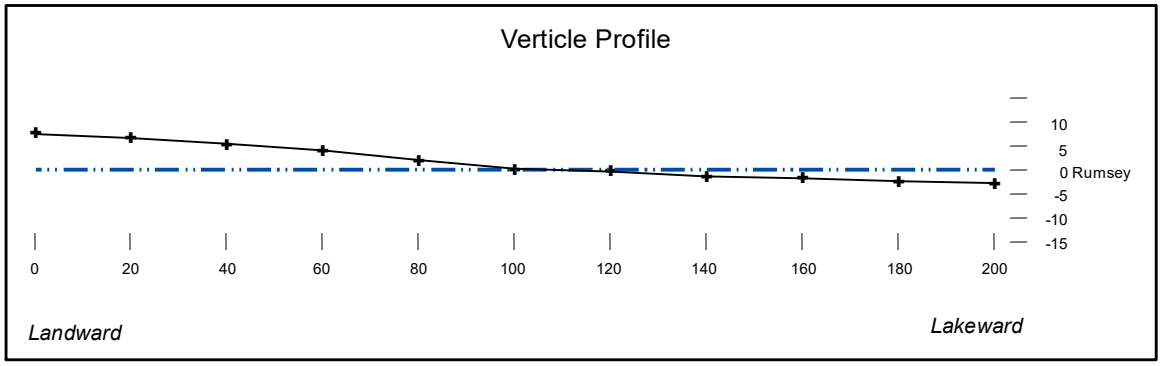


Date of Survey: 05/21/2024
Start/End Time: 09:00 to 11:00
Surveyor(s): SW, TW
Date of Profile: 05/21/2024
Lake Level: 7.2 R

Natural Features

Trees

Tules



Habitat Evaluation Map
2024-04
028-031-26

Scale: 1 " = 60 ft

Water Resources Department













MEMORANDUM

DATE: November 26, 2024

TO: California Office of Planning and Research

FROM: Victor Fernandez, Associate Planner

RE: Amendments to Mitigated Negative Declaration (SCH#: 2024091171)

This memorandum outlines the amendments made to the Mitigated Negative Declaration (MND) for the Disney Boat Rentals Project (SCH# 2024091171).

On October 24, 2024, the California Department of Fish and Wildlife (CDFW) submitted formal comments during the initial 30-day review period for the Mitigated Negative Declaration (MND) and provided further input on October 24, 2024, regarding the project. CDFW's recommendations for the MND included modifications/additions to the revegetation plan, compliance with the California Endangered Species Act, methods for vegetation removal, amendments to Mitigation Measure BIO-1, and mitigation for managing invasive species. CDFW's comments are included as Attachment M. City staff engaged in discussions with CDFW representatives to ensure a clear understanding of the proposed amendments. In addition, the applicant's biologist has submitted an updated report that addresses CDFW's feedback, and city staff has incorporated the suggested amendments into the mitigation measures.

The following changes have been made to address comments received from the California Department of Fish and Wildlife (CDFW) and to ensure compliance with environmental regulations:

- Added Attachment K (Memorandum of Amendment), Attachment L (Revegetation Plan), and Attachment M (CDFW's Comments).
- Updated Attachment B (Biological Resources Report) and Attachment D (Mitigation Monitoring and Reporting Program).
- Page 7 of the MND: Updated Tule information to include the square footage and number of plants to be impacted/removed.
- Page 24 and 25 of the MND: Updated the image listing the species that were identified during the field survey.
- Page 27 of the MND: Added clarification between the impacted riparian and aquatic (lacustrine and tule) habitats. The work window for lakebed work, the revegetation sites/replanting efforts have also been clarified.
- Page 28 of the MND: Updated the Areas for Riparian Habitat Restoration Map that was provided by the biologist.
- Page 29 of the MND: Provided a summary of CDFW's comments and amendments.
- Page 31 and 32 of the MND: Amended the Mitigation Measure BIO-1 to incorporate both CDFW's comments and the updates provided by the updated Biological Resources Report provided by the Dr. Graening. The amendment also

added mitigation measures recommended by CDFW pertaining to the invasive species and Incidental Take Permit.

Community Development Department staff is available to assist you should you need additional information or clarification.

Sincerely,



Victor Fernandez
Associate Planner

HABITAT RESTORATION PLAN FOR DISNEY'S BOAT RENTALS PROJECT AT 2200 LAKESHORE BOULEVARD, LAKEPORT, CALIFORNIA

November 8, 2024

Prepared by:

Graening and Associates, LLC
343 Carpenter Hill Road, Folsom CA 95630

1. INTRODUCTION

1.1. Project Location and Description

The property is a 7-acre parcel (APN 026-031-29) at 2200 Lakeshore Boulevard, Lakeport, in Lake County, California (the Property). The proposed project is a boat rental facility by Disney's Boat Rentals ("Project") Disney's Boat Rentals is proposing to relocate their existing business from downtown Lakeport to the Lakeshore Boulevard property. The Property is 6 acres in size and is bisected by Lakeshore Boulevard, with 750 feet of Clear Lake frontage.

The project first consists of a Tentative Parcel Map to create four parcels. Then, on the center parcel (Parcel #2, 4.5 acres), a Use Permit for the boat rental business will be obtained, along with Architectural and Design Review, for a boat rental office, dock, and fuel facility. A preliminary concept plan is show in the Exhibits. Proposed is construction of an office building (30 feet by 30 feet in area) and a maintenance/dry storage structure (30 feet by 50 feet in area). The facilities will have a parking lot (ADA compliant), internal road, and crosswalk across Lakeshore Boulevard.

Two floating dock systems will be installed on the Property's shoreline—a customer dock and a fueling dock—subject to the issuance of a City shoreline development permit. There will be 4 pilings, 8 inches in diameter, for each dock, plus concrete anchor pads. The fueling dock will be supplied by a mobile fueling system (a trailer-mounted tank, 1,200 gallons) will be installed.

2. RESTORATION GOALS AND OBJECTIVES

Project implementation will require the following impacts:

- Removal of 3 square feet of wetland habitat, including the removal of approximately 56 tule (*Schoenoplectus acutus*) stems.
- Removal of approximately 508 square feet of riparian habitat

Mitigation measures are as follows

- Transplant impacted tule plants to the restoration area
- Restore 9 square feet wetland habitat (3:1 ratio) in the restoration area
- Restore 1,528 square feet of riparian habitat (3:1 ratio) in the restoration area

Restoration objectives are as follows

- Remove invasive vegetation (e.g., Himalayan blackberry and European grasses and forbs) and increase biodiversity (i.e., species richness)
- planting of native riparian species from the restoration plan's plant palette. CDFW has specified that the planting density shall be, at the minimum, 1 propagule per square meter.
- Provide habitat management and monitoring for 5 years
- The success rate shall be 80% at the end of 5 years and the revegetation effort shall be supervised by a qualified biologist or restoration ecologist.

2.1. Target Community Types

Historical aerial photography was reviewed from Google Earth. Reference communities were established from the site and from surrounding parcels that were in relatively pristine condition. The target community types are listed below using CDFW's 2003 and 2019 Vegetation Classification and Mapping Program / CNDDB classifications:

- 52.000.000 Marsh
  - 52.100.03 Montane Freshwater Marsh
  - 52.101.06 California Bulrush / Tule [*Scirpus californicus/S. acutus*]

- 61.000.00 Riparian Forest and Woodland
  - 61.200.00 Willow riparian forests and woodlands
  - 61.900.00 Mixed riparian forest and woodland

2.2. Restoration Areas

2.2.1. Unnamed Intermittent Channel

The unnamed intermittent channel is located in the northwest corner of the property; it is protected by a 40-foot setback for a stormwater easement. The dominant understory vegetation is Himalayan blackberry. The primary restoration goal is to remove these and other invasive species and to replant with native vegetation. Revegetation efforts should use species from the Plant Palette.

2.2.2. Shoreline and Lacustrine Corridor

Riparian and lacustrine habitats are located along the shoreline of the property, and consist primarily of stands of Goodding's willows and western buttonwillow, with an understory of poison oak, wild rose, and blackberry brambles. The shoreline of Clear Lake contains aquatic plants, such as coontail (Ceratophyllum sp.), and emergent marsh. The overstory contains willow species and cottonwood. Large patches of common tule (Schoenoplectus acutus) occur along the shoreline and extend into open water. The primary restoration goal is to remove invasive grass species and create riparian habitat where it has been degraded. Revegetation efforts should use species from the Plant Palette.

3. HABITAT RESTORATION PROCEDURE

The following provides descriptions of specific management procedures that will be used to meet the objectives of this Revegetation Plan. Implementation of this plan will be guided and monitored by a biologist that has sufficient experience with habitat restoration (Qualified Biologist).

3.1. Construction Phase

The following vegetation removal methods specified by CDFW will be implemented:

1. Vegetation Removal Methods. Hand tools (e.g., trimmer, chain saw, etc.) shall be used to trim vegetation to the extent necessary to gain access to the work site(s); larger equipment shall not be used for vegetation removal unless already described in the project description.
2. Vegetation Removal. Riparian vegetation removal, including tules and willows, shall be conducted under the supervision of a qualified biologist. Cuttings and removed vegetation shall be incorporated into onsite restoration activities or other restoration projects in the Clear Lake watershed. Tules and willow cuttings shall be made available to tribal and cultural partners within the Clear Lake watershed.

3.2. NATIVE PLANT ACQUISITION

The landowner or his representatives shall be responsible for procuring and/or growing all container stock (or local transplants) and ensuring that all plant material acquired meets plan guidelines. In order to preserve the genetic integrity of the local flora, all seeds, divisions, and cuttings for growing plants selected for use in this restoration project will be collected from areas as close as possible to the project site. Genetic material for this project will be limited to stock from native plant nurseries or from native seeds, propagules, and transplants collected from the site or region. Permission to collect on private or public property will need to be obtained from the respective property owners first. No seeds, divisions or cuttings will be purchased from commercial suppliers unless documentation is provided that indicates the materials were collected or derived from native plants within the region. All container stock shall be healthy, pest-free, and disease-free. Note also that native plants could be transplanted from other areas of the Property.

The number of plants required for the revegetation effort is not specifically dictated in this Revegetation Plan. Spacing of plantings shall be decided by the landscape contractor or the Qualified Biologist. Spacing of plantings should consider the following factors: effects of shade, root masses, and leaf litter accumulation within the existing tree canopy; existing native plant distribution; and ultimate sizes of mature plants. Plantings should be minimized within 6 feet of the stems of existing trees and shrubs, and should be maximized in areas lacking vegetation. The planting plan is approximately one plant every 3 feet (about 9 square feet or 1 square meter of coverage) for smaller mature plants and one plant every 6 feet (about 36 square feet of coverage) for larger mature plants. The exception is for tule, where the planting plan must be at least one plant per square meter (as per CDFW guidance).

The Planting Palette (i.e., a list of appropriate plant species) is provided in the following table. The plant palettes were derived from the biological field assessments performed for this project (Graening and Associates, LLC) and from research on Calflora.

Selected Plant Species for Revegetation of the Stream Channel (Plant Palette)

Common Name	Scientific Name
boxelder	*Acer negundo*
bigleaf maple	*Acer macrophyllum*
native alders	*Alnus spp.*
sedges (native species)	*Carex spp.*
common buttonbush	*Cephalanthus occidentalis*
native dogwoods	*Cornus spp.*
tall nutsedge	*Cyperus eragrostis*
native nutsedges	*Cyperus* spp.
native spikerushes	*Eleocharis* spp.
native horsetail	*Equisetum spp.*
native rushes	*Juncus* spp.
native lupines	*Lupinus spp.*
native mints	*Mentha spp.*
Fremont cottonwood	*Populus fremontii*
native sword ferns	*Polystichum spp.*
native licorice fern	*Polypodium spp.*
native currants	*Ribes spp.*
California wild rose	*Rosa californica*
California blackberry	*Rubus ursinus*
white bark raspberry	*Rubus leucodermis*
native docks	*Rumex spp.*
arroyo willow	*Salix lasiolepis*
red willow	*Salix laevigata*
native willows	*Salix spp.*
tule	*Schoenoplectus acutus*
native bulrushes	*Scirpus spp.*
native clovers	*Trifolium spp.*
western chain fern	*Woodwardia fimbriata*

3.3. Site Preparation

Site preparation will consist of implementation of erosion control/soil stabilization measures, invasive plant removal, soil preparation, and if needed, installation of an irrigation system, and landscape protection devices.

3.3.3. Erosion Control / Site Stabilization

Mulch and linear erosion controls, such as straw wattles and silt fence, should be installed as needed to control erosion.

3.3.4. Non-native plant eradication

Various non-native species exist on the property, primarily Himalayan blackberry and European annual grasses and associated forbs. Eradicating or suppressing invasive non-native plants and maintaining the restoration areas in a condition free of non-native plants are primary objectives of this Revegetation Plan. These species are aggressive colonizers and competitors and can displace native species and new plantings. Failure to control these species and the other weeds may make efforts to restore the native plant communities difficult, costly, and unlikely to succeed in the long run.

Invasive species may only be removed by hand, by hand tools, or by line trimmers. No herbicides can be used. Tarping could also be used to kill these invasives. The harvested invasive plant material should be composted on site to make new, clean soil, or hauled off site for proper disposal. Over the long term, it would be ideal if non-native plants are removed each year before they flower and produce seeds.

3.3.5. Soil Preparation

Soil that is compacted can be decompacted by hand digging or raking, tilling, or drilling holes with an auger. These activities should be avoided in erosion-prone areas. Where native soil has poor structure or lacks organic material, soil supplements can be added.

3.3.6. Irrigation

Irrigation will occur only if needed. If hand watering is impractical, a temporary irrigation system may be needed to help the new plantings establish. The irrigation system should employ low pressure drip emitters and minimize broadcast spraying of water. The irrigation system should be constructed above ground so that it can be removed without significantly disturbing native plantings and so that it can be inspected regularly. The irrigation system should be removed when native plants have established. A mobile tanker truck may also serve as the water source.

3.4. PLANTING PLAN

3.4.7. Planting guidelines

The planting plan is approximately one plant every 3 feet (about 9 square feet or 1 square meter of coverage) for smaller mature plants and one plant every 6 feet (about 36 square feet of coverage) for larger mature plants. The exception is for tule, where the planting plan must be at

least one plant per square meter (as per CDFW guidance). Grass and wildflower species, whose seed may be broadcast, and some sedges and rushes, may be planted much denser than every 3 feet. The location of each planting station is not specified in this plan, but instead is left to the discretion of the Qualified Biologist based upon the location of existing shrubs and trees, specific site conditions, and the results of erosion control and weed eradication efforts. Existing trees, and resultant shading and leaf litter, may reduce cover of understory vegetation.

The plant installation should mimic the native plant community in the reference sites. Species composition and spatial distribution should not be guided by a particular aesthetic goal, such as for landscape decoration or residential beautification, but instead by the ecological goal of mimicking undisturbed reference sites. This will typically result in a planting plan that is random and mixed pattern, or a mosaic pattern, where plants may be grouped, and small areas are left bare. Following planting, the plants will be allowed to increase or decrease in coverage, depending on the suitability of the site for each species. During the first few years after initial planting, some refining of the planting plan may be necessary in order to achieve the stated objectives of this Revegetation Plan.

Planting methods will consist of broadcasting some seeds by hand and the planting container plants by hand and spade. Container plants should be placed into planting holes with the top of the root ball level with the surrounding soil and then gently watered in. Plant spacing will vary by species and proximity to other plantings. Placement of the plants for planting will be done under the direction of the Qualified Biologist and the restoration contractor. Any adjustments to species composition and quantities will be approved by the Qualified Biologist, depending on availability of plants and site conditions.

Although planting can be done at any time of the year, it is ideal to plant in autumn following rainfall that is sufficient to wet the soil. When planting occurs at other times of the year, supplemental watering will be necessary to ensure successful plant establishment.

3.5. PLANT/RESTORED HABITAT PROTECTION

New plantings are fragile and easily damaged by people, pets, and vehicles. Walking in the Restoration Areas should be strictly limited and discouraged by the property owner during the plant establishment period. Once the native habitats are established, walking in the Restoration Areas should be limited to narrow footpaths that avoid plantings and are focused on unvegetated areas. Any vehicles driving into the Restoration Areas would cause significant damage to the restored habitats. The installation of physical barriers is encouraged. This may consist of the installation of boulders or bollards, or the creation of swales and mounds that block vehicles. Should foot traffic or vehicle use become a problem, temporary signs identifying the site as a restoration area should be installed along the perimeter along with temporary fencing, such as orange plastic mesh, silt fence, or post and wire.

Herbivory, such as deer browsing or snails or insects eating plant tissues, should be monitored. If the Qualified Biologist determines that herbivory is threatening the success of the restoration project, avoidance measures should be implemented. An example is a browse cage to exclude deer.

3.6. PLANT MAINTENANCE

Maintenance activities consist of:

- watering of plants until they are fully established
- periodic removal of non-native plants
- replanting of areas where mortality or damage has occurred, or where vegetation cover deficiencies are identified
- prevention of herbivory
- repair or replacement of any plant or restoration area protection structures

Plantings shall be watered by hand or by on-site irrigation system if drought conditions threaten plant survival. Removal of invasive plants is encouraged for successful native habitat establishment. If not controlled, invasive species can jeopardize the success of this restoration project.

Although a well-established native plant community should be self-sustaining, maintenance activities of the Restoration Areas will need to be performed for at least 5 years to meet the objectives and performance standards defined in this plan. During the first two years after plant installation, 3 to 10 hours of maintenance work per month are estimated to be required to ensure the success of this restoration project. As the natural community becomes established, the amount of time required for maintenance will decrease. After the second year, maintenance activities may be irregular and intermittent.

4. IMPLEMENTATION AND MONITORING SCHEDULE

Implementation of this restoration project should start as soon as possible after the proposed project construction is complete. Implementation of this Revegetation Plan will be accomplished according to the schedule shown in the following table.

IMPLEMENTATION SCHEDULE

Task	Responsible Party	Date / Timing
Site Preparation		
Establish photo-monitoring sites and collect baseline data	Qualified Biologist	Immediately
Purchase or grow native plants in nursery	Landscape contractor or Qualified Biologist	Immediately and seasonally
Collection of seeds, divisions, and cuttings	Landscape contractor or Qualified Biologist	Immediately and seasonally
Install erosion and sediment control devices	Landscape contractor or Qualified Biologist	Immediately and seasonally
Remove invasive species	Landscape contractor or Qualified Biologist	Before installation period
Install plantings and broadcast seed	Landscape contractor or Qualified Biologist	During installation period
Year 1		
Begin 5-year monitoring program	Qualified Biologist	Upon completion of plant installation
regular monitoring	Qualified Biologist	Quarterly or as needed
Monitoring Report	Qualified Biologist	Annually, due by Jan. 31st
Plant maintenance	Landscape contractor or Qualified Biologist	Site visits as needed throughout the year
Years 2, 3 and 4		
monitoring	Qualified Biologist	quarterly or as needed
Monitoring Report	Qualified Biologist	Annually, due by June 30th
Plant maintenance	Landscape contractor or Qualified Biologist	Site visits as needed throughout the year
Completion of Revegetation Plan		
Notification of agencies that success criteria have been met; Final Report	Qualified Biologist	When 5-year period ends

5. MONITORING AND PERFORMANCE STANDARDS

5.1. MONITORING AND EVALUATION

Regular monitoring by the Qualified Biologist is required during implementation of the Revegetation Plan. The Qualified Biologist will properly notify the Landowner prior to visiting the Property and initiating the monitoring of the Restoration Areas. Monitoring of the Restoration Areas should ideally be performed quarterly in Year 1 and every six months thereafter. The Qualified Biologist should prepare a brief technical memo and submit it to the Landowner whenever a monitoring event occurs, and especially when the monitoring event identifies deficiencies in the maintenance of the Restoration Areas that might jeopardize the achievement of the performance standards for that monitoring year. When the final performance criteria have been met, the Qualified Biologist will report this to the County, CDFW, and to the Landowner. Monitoring ensures that the restoration effort is being implemented according to the specifications and standards of this Revegetation Plan, and that the native plant community continues to thrive in perpetuity.

Monitoring standards provide a means for assessing the relative success of the restoration project and identifying maintenance needs over time. For this project, monitoring will consist of quantitative and qualitative evaluations. Quantitative measurements, such as plant coverage, will be done by visual estimation. However, if the Qualified Biologist is unable to make coverage estimations accurately, then square meter quadrats shall be placed across representative areas and total percent coverage determined. Coverage estimations shall be performed in the spring when vegetative growth is maximized. Survival/mortality tallies should be performed during the fall to document any summer drought stress. Qualitative evaluations should assess health and vigor of the vegetation. Photographs of the Restoration Areas should accompany the monitoring reports to provide additional documentation of site conditions.

5.2. PERFORMANCE STANDARDS

5.2.8. Performance Criteria for Installed Plants/Habitat

The installed plants/habitat will meet the following minimum performance standards:

- Density. For perennial species, sufficient plantings should be present such that there is 3-foot or 6-foot spacing, depending upon each species' mature plant size. This equates to a minimum coverage of one planting for every 9 square feet for small species and one planting every 36 square feet for larger plantings.
- Vigor. Plantings are in good health and normal in size, and do not exhibit signs of disease.
- Non-native species. Non-native plants do not exceed 40% of coverage in the Restoration Areas.
- Irrigation System and Erosion Control. An irrigation system is installed, or a commitment to hand watering is made. No erosion is evident, and where needed, any sediment and erosion controls are in place and functioning well.
- Restoration Area protection. Any needed protective structures are in place and functioning to exclude vehicles and browsing animals.

If any of these performance standards are not met, corrective actions should be implemented immediately. The project will not enter into the Year 1 phase until these installation performance standards are met and are approved by the Qualified Biologist.

5.2.9. Performance Criteria for Years 1 through 5

The installed plants/habitat will meet the following performance standards for Years 1 through 5:

Criterion	Year 1	Year 2	Year 3	Year 4	Year 5
Survival of plantings	100%	90%	80%	80%	80%
Percent cover of non-native species	< 40%	< 40%	< 40%	< 40%	< 40%

5.2.10. Final Performance Criteria

This restoration effort will be considered a success if the following criteria are met:

- Coverage. Native species are thriving at a coverage density of 1 plant per square meter in Restoration Areas.
- Vigor. Plantings are in good health and normal in size, and do not exhibit signs of disease.
- Non-native species. Non-native plants do not exceed 40% of coverage in the Restoration Areas.
- Irrigation System and Erosion Control. No artificial irrigation is needed, and no erosion control is needed.
- Restoration Area protection. Any needed protective structures are in place and functioning.

5.2.11. Contingency Measures

Contingency measures include the following:

- purchase and installation of replacement plantings to meet the minimum coverage density criteria
- supplemental watering
- invasive species control measures
- additional monitoring and reporting.

5.3. Reporting

The Qualified Biologist will summarize all the monitoring and restoration activities in a Monitoring Report by January 31st of each year during the 5-year monitoring period. The Monitoring Report will also contain the qualitative and quantitative evaluations and determine if the performance criteria for that year have been met. Any deficiencies in the maintenance of the Restoration Areas will be noted, and recommendations for addressing deficiencies will be provided. Any major deficiencies that are identified in the annual report should be addressed as soon as possible. Photographs of the Restoration Areas will be taken each year from the same reference locations and will be attached to the annual report. The Monitoring Reports will be submitted to the Landowner, CDFW, and the County.

Failure to meet the performance standards defined in this plan could extend the monitoring period for additional years, as determined by the agencies.

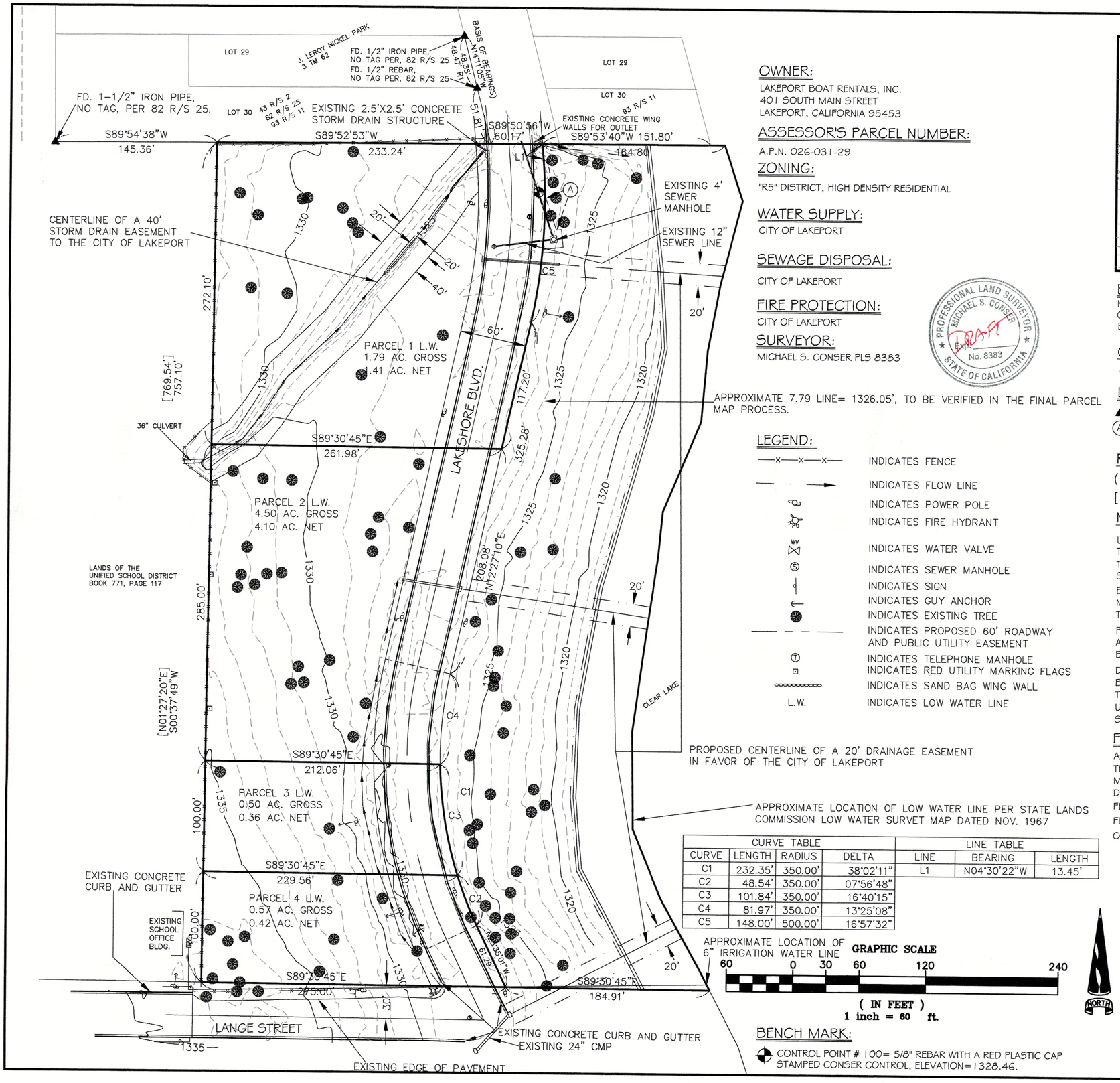
5.4. Completion of Mitigation

Mitigation shall be considered complete once the Final Report has been submitted and all success criteria have been met. If the site does not meet final success criteria at the end of the 5-year monitoring period, contingency measures shall be implemented, or success criteria modified with agency approval. Success criteria shall be modified in the event of high plant mortality due to prolonged drought, novel disease, or other extreme adverse circumstances beyond the Landowner's control.

Monitoring and maintenance of the restored habitat for the purpose of ensuing compliance with any conditions or requirements of the project permit(s) will be the responsibility of the Landowner. If the property should change ownership, future owners of the property will have the same obligation for preserving and maintaining the native habitats on the property as specified in this Revegetation Plan.

If the Monitoring Report indicates that the restoration is not in conformance with or has failed to meet the performance standards specified in the Revegetation Plan, the Landowner, or his successors in interest, shall submit a revised or supplemental Revegetation Plan for the review and approval of the agencies. The revised Revegetation Plan must be prepared by a qualified biologist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan. These measures shall be carried out until the performance standards are met.

6. EXHIBITS



OWNER:

LAKEPORT BOAT RENTALS, INC.
401 SOUTH MAIN STREET
LAKEPORT, CALIFORNIA 95453

ASSESSOR'S PARCEL NUMBER:

A.P.N. 026-031-29

ZONING:

"R5" DISTRICT, HIGH DENSITY RESIDENTIAL

WATER SUPPLY:

CITY OF LAKEPORT

SEWAGE DISPOSAL:

CITY OF LAKEPORT

FIRE PROTECTION:

CITY OF LAKEPORT

SURVEYOR:

MICHAEL S. CONSER PLS 8383

PROFESSIONAL LAND SURVEYOR
MICHAEL S. CONSER
No. 8383
STATE OF CALIFORNIA
EXP. 12-31-22

LEGEND:

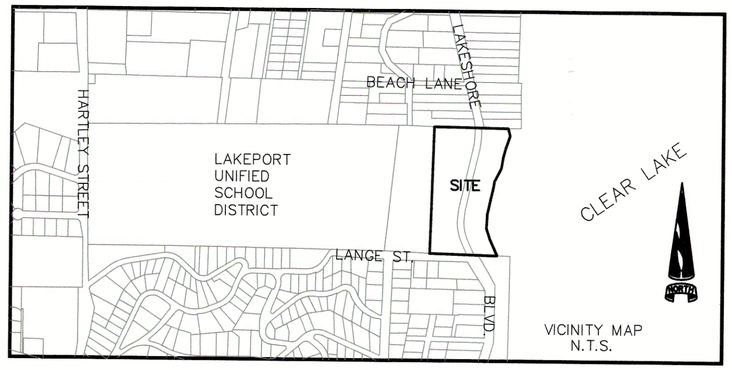
—x—x—x— INDICATES FENCE
INDICATES FLOW LINE
INDICATES POWER POLE
INDICATES FIRE HYDRANT
WV INDICATES WATER VALVE
S INDICATES SEWER MANHOLE
INDICATES SIGN
INDICATES GUY ANCHOR
INDICATES EXISTING TREE
INDICATES PROPOSED 60' ROADWAY AND PUBLIC UTILITY EASEMENT
T INDICATES TELEPHONE MANHOLE
INDICATES RED UTILITY MARKING FLAGS
INDICATES SAND BAG WING WALL
L.W. INDICATES LOW WATER LINE

CURVE TABLE				LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	LINE	BEARING	LENGTH
C1	232.35'	350.00'	38°02'11"	L1	N04°30'22"W	13.45'
C2	48.54'	350.00'	07°56'48"			
C3	101.84'	350.00'	16°40'15"			
C4	81.97'	350.00'	13°25'08"			
C5	148.00'	500.00'	16°57'32"			

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

BENCH MARK:

CONTROL POINT # 100= 5/8" REBAR WITH A RED PLASTIC CAP STAMPED CONSER CONTROL, ELEVATION=1328.46.



BASIS OF BEARINGS:

NORTH 14°11'05" WEST BETWEEN FOUND MONUMENTS ON THE WEST SIDE OF LAKESHORE BLVD. AS SHOWN ON BOOK 82, RECORD OF SURVEY AT PAGE 25.

CONTOURS:

ONE FOOT

LEGEND:

▲ MONUMENTS FOUND AS NOTED
(A) DENOTES PROPOSED 10' SEWER EASEMENT IN FAVOR OF THE CITY OF LAKEPORT

REFERENCES:

( ) RECORD DATA PER 82 R/S 25, LAKE COUNTY RECORDS
[ ] RECORD DATA PER BK. 771, PG. 117, LAKE COUNTY RECORDS

NOTE:

UNDERGROUND UTILITIES MAY EXIST, BUT WERE NOT LOCATED THIS SURVEY.

THIS IS NOT A BOUNDARY SURVEY, BOUNDARIES SHOWN ARE RECORD.

EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST. VERIFY RECORD EASEMENTS PRIOR TO SITE DESIGN, NONE SHOWN IN THE TITLE REPORT.

PROPOSED 60' ROADWAY AND PUBLIC UTILITY EASEMENT ALONG LAKESHORE AND THE NORTH LINE OF LANGE STREET WAS ESTABLISHED BY 30' HALF WIDTH FROM CENTERLINE OF EXISTING CURB AND GUTTER.

DUE TO THE GROSS MISCLOSURES IN THE EXCEPTION DESCRIPTIONS FOR THIS TRACT BEING IN EXCESS OF 15 FEET, THE EXISTING FENCE IS THE BEST EVIDENCE OF THE INTENDED LOCATION OF THE EAST BOUNDARY LINE OF THE UNIFIED SCHOOL DISTRICT TRACT. THE NORTHEAST CORNER OF THE UNIFIED SCHOOL DISTRICT TRACT AS SHOWN HEREON IS 2121.53 FEET FROM THE CENTER OF SECTION 13. THE CALCULATED DISTANCE PER SAID DEEDS IS 2123.46 FEET.

FLOOD PLAIN NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP DATED SEPT. 30, 2005 THE SITE IS LOCATED IN THE ZONE "X" AREA DETERMINED TO BE AREAS OF MINIMAL FLOODING. ZONE AO AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE 2 FEET;(AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FECTORS ARE DETERMINED, ZONE AE AREAS OF 100-YEAR FLOOD; FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED (06033C0491 "D", COUNTY OF LAKE COMMUNITY NO. 065038).

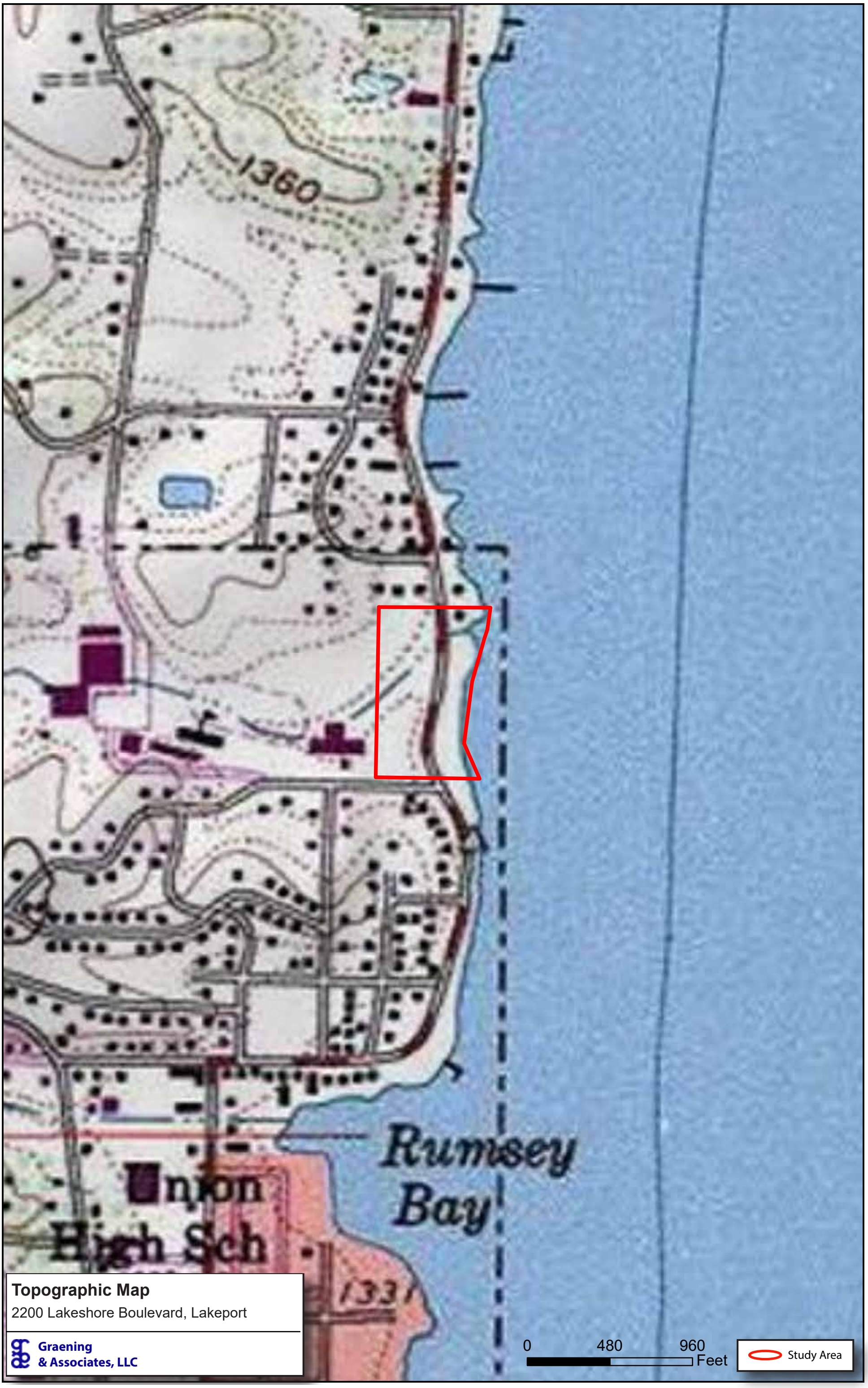
TENTATIVE PARCEL MAP
FOR
LAKEPORT BOAT RENTALS, INC.

BEING A PORTION OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 10 WEST, M.D.M. AS DESCRIBED IN DOCUMENT # 2021020743.

CITY OF LAKEPORT, COUNTY OF LAKE, CALIFORNIA

Conser Land Surveying
650 SOUTH MAIN STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455

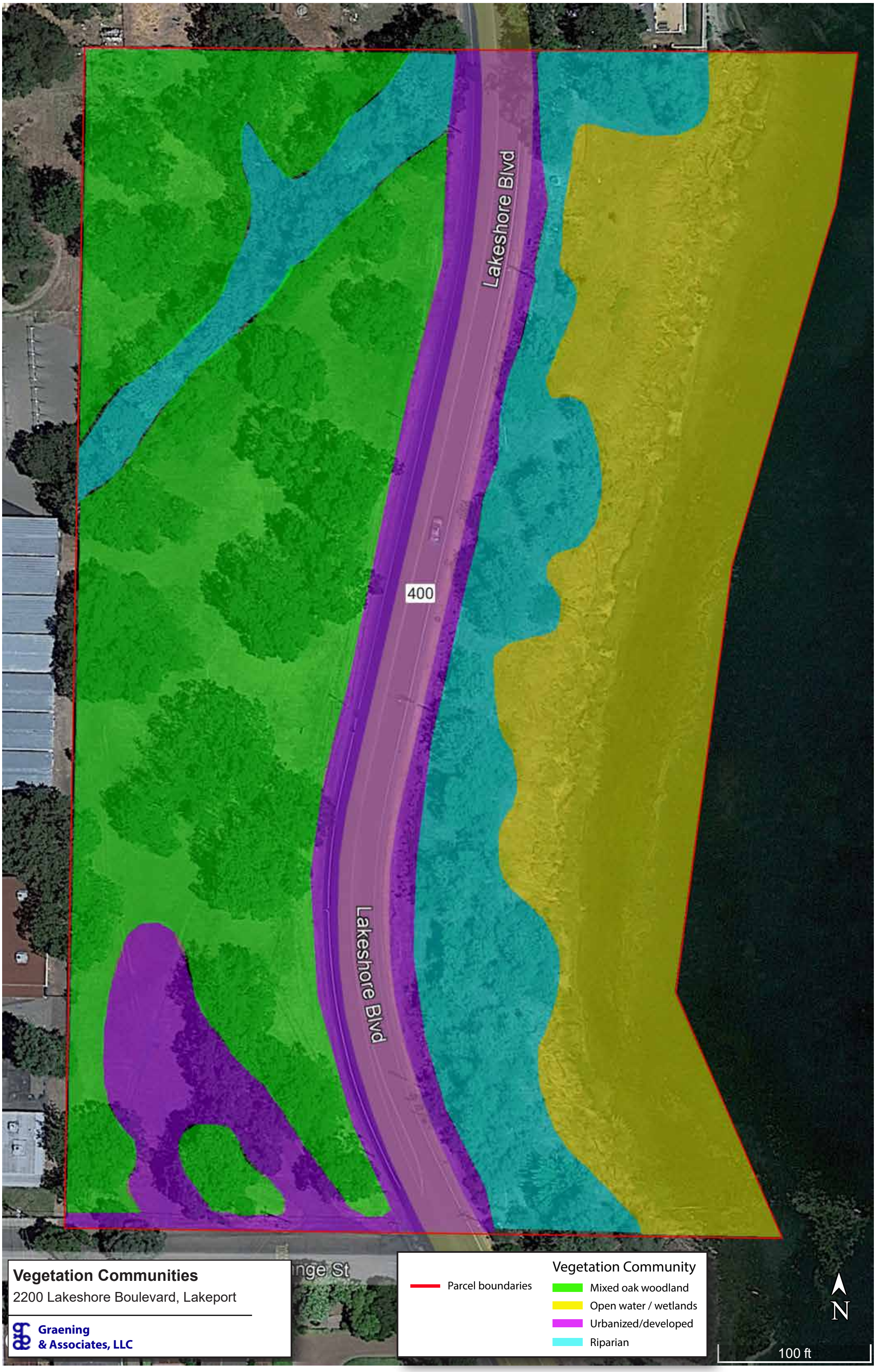
JOB NO.	22-44
ACAD FILE	22-44-TENT
DESIGNED	C3
CAD BY	C3
CHECKED	C1
DATE	6-3-22
SHEET NO.	1 OF 1 SHEETS



Topographic Map

2200 Lakeshore Boulevard, Lakeport

Graening
& Associates, LLC


Lakeshore Blvd
400
Lakeshore Blvd
Vegetation Communities
2200 Lakeshore Boulevard, Lakeport
Graening
& Associates, LLC
Parcel boundaries
Vegetation Community
Mixed oak woodland
Open water / wetlands
Urbanized/developed
Riparian
N
100 ft


Areas for Riparian Habitat Restoration
2200 Lakeshore Boulevard, Lakeport
Graening
& Associates, LLC
Parcel boundaries
Potential restoration area
N
200 ft

From:	Shun, Michael@Wildlife
To:	Victor Fernandez
Cc:	Wood, Dylan@Wildlife; Sheya, Tanya@Wildlife; Kilgour, Morgan@Wildlife; Donaldson, Hailey@Wildlife
Subject:	Disney"s Boat Rentals Project (SCH# 2024091171)
Date:	Thursday, October 24, 2024 9:40:52 AM

Dear Victor Fernandez:

The California Department of Fish and Wildlife (CDFW) received and reviewed the Notice of Intent to Adopt an MND from City of Lakeport for the Disney's Boat Rentals Project (Project) pursuant the California Environmental Quality Act (CEQA) statute and guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, native plants, and their habitat. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Fish & G. Code, § 1802.) Similarly for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project site is located at 2200 Lakeshore Blvd., Lakeport, CA 95453; Assessor Parcel Number [APN] 026-031-290-000.

The Project consists of the subdivision of the current 6.07-acre lot into four separate parcels, the construction of a two-story, 4,778-square-foot rental office and boat storage building, a 12-space parking lot, and two floating docks. Both docks will be accessed via a 40-foot gangway attaching to a 25-foot suspended pier, and a 20-foot gangway to attach the floating docks to the pier.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist City of Lakeport in adequately identifying and, where appropriate, mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, CDFW concludes that a Mitigated Negative Declaration is appropriate for the Project.
CDFW is primarily concerned with the project impacts to Clear Lake and Clear Lake hitch.

COMMENT 1: California Endangered Species Act

CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to CESA. CDFW recommends that a CESA Incidental Take Permit (ITP) be obtained if the Project has the potential to result in "take" (Fish & G. Code § 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the Project.

State-listed species with the potential to occur in the area include, but are not limited to: Clear Lake hitch (*Lavinia exilicauda chi*).

The MND should disclose the potential of the Project to take State-listed species and how the impacts will be avoided, minimized, and mitigated. Please note that mitigation measures that are adequate to reduce impacts to a less-than significant level to meet CEQA requirements may not be enough for the issuance of an ITP. To facilitate the issuance of an ITP, if applicable, CDFW recommends the MND include measures to minimize and fully mitigate the impacts to any State-listed species the Project has potential to take. CDFW encourages early consultation with staff to determine appropriate measures to facilitate future permitting processes and to engage with the U.S. Fish and Wildlife Service and/or National Marine Fisheries Service to coordinate specific measures if both State and federally listed species may be present within the Project vicinity.

COMMENT 2: Riparian Vegetation Removal, Revegetation Plan, pg. 8/91

Issue: The Revegetation Plan mentions approximately 700 feet of shoreline contains tule habitat and approximately 508 square feet of impacts will occur to riparian habitat. However, the MND does not specify the number of plants or plant species being removed during vegetation removal activities. Without understanding the approximate number or types of plants being removed, the current Revegetation Plan does not adequately assess impacts for the loss of riparian habitat.

Recommendation or Recommended Mitigation Measure: CDFW recommends that the Project provide the plant species and the approximate number of plants that will need to be removed during construction activities. In addition, CDFW recommends implementing the following measure during all vegetation removal activities:

1. Vegetation Removal Methods. Hand tools (e.g., trimmer, chain saw, etc.) shall be used to trim vegetation to the extent necessary to gain access to the work site(s); larger equipment shall not be used for vegetation removal unless already described

in the project description.

2. Vegetation Removal. Riparian vegetation removal, including tules and willows, shall be conducted under the supervision of a qualified biologist. Cuttings and removed vegetation shall be incorporated into onsite restoration activities or other restoration projects in the Clear Lake watershed. Tules and willow cuttings shall be made available to tribal and cultural partners within the Clear Lake watershed.

COMMENT 3: Revegetation Plan, Mitigation Measure BIO-1: Protect Clear Lake hitch, pg. 32/91

Issue: Mitigation Measure BIO-1: Protect Clear Lake hitch describes methods to reduce potential impacts to Clear Lake hitch, however, the Revegetation Plan does not provide adequate proposed mitigation to reduce impacts to a less than significant level.

Recommendation or Recommended Mitigation Measure: CDFW recommends adding an additional measure that specifies that the Revegetation Plan should include at a minimum: (a) the location of restoration sites and assessment of appropriate reference sites; (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

In addition, CDFW recommends that Mitigation Measure BIO-1 for Clear Lake hitch be revised to the following **(added text is included in bold while removed text is provided in strikethrough)**:

1. To avoid impacts to Clear Lake Hitch, any work within the open water of Clear Lake shall occur only in the window of time from October 15 through December 31. In addition, the applicant shall implement the revegetation plan as prescribed below to reduce impacts to the Clear Lake Hitch as the revegetation plan will create habitat for the Clear Lake Hitch:

    a. To offset the loss of approximately 508 square feet of riparian habitat, new riparian vegetation shall be installed onsite ~~at a ratio of 2:1~~ prior to construction activities or as deemed appropriate by a qualified biologist. The revegetation plan shall consist of the planting of native riparian vegetation in an area of at least **1524** ~~1,016~~ square feet in the boundary identified by the qualified biologist **in consultation with CDFW**. Tule Rhizomes and/or native willow cuttings shall be the primary plants used for revegetation. The planting density shall be 1 propagule per square meter. Mesh cashed may be constructed if deer browsing is an issue. **Non-native vegetation weeding** shall be performed by hand or

line trimmer to suppress competition. Supplemental watering shall be employed **when** necessary, **including** in periods of drought or low-lake levels. When mortality occurs, new plantings shall be placed in those failed planting stations. The success rate shall be 80% at the end of **5** ~~3~~ years and the revegetation effort shall be supervised by a qualified biologist or restoration ecologist.

b. Annual reports shall be documented and provided to **CDFW and to** the City of Lakeport for the revegetation plan.

2. Stormwater and sediment controls, including silt containment fence and fiber rolls, shall be installed prior to any ground disturbing work to prevent sedimentation of potential spawning and rearing habitat for Clear Lake hitch.

3. All refueling, maintenance, and staging of equipment and vehicles shall occur at least **150** ~~100~~ feet from riparian habitat or bodies of water and in a location where a potential spill would not drain directly toward aquatic habitat (e.g., on a slope that drains away from the water source). Equipment shall be checked daily for leaks prior to the initiation of construction activities.

4. If it is not possible to schedule construction during work window (October 15 through December 31) a qualified biologist**, in coordination with CDFW's District Fisheries Biologist,** shall determine if work outside this window is feasible. The qualified biologist shall provide written documentation to **CDFW and to** the City of Lakeport providing evidence that no impacts would occur to aquatic, plant, or wildlife species**.** ~~and the following mitigations shall be incorporated:~~

5. Before construction activities begin, a qualified biologist shall conduct a training session for all construction personnel working within 50 feet of Clear Lake. At a minimum, the training will include a description of Clear Lake hitch and its habitat, the specific measures that are being implemented to protect this species for the Project, and the boundaries within which the Project may be accomplished.

6. Immediately prior to all construction activities within 50 feet of Clear Lake, a qualified biologist, **in coordination with CDFW's District Fisheries Biologist,** shall conduct a visual pre-construction survey for Clear Lake hitch 200 feet north and 200 feet south from the lakebed construction on the shoreline. The qualified biologist shall then monitor all construction activities within 50 feet of Clear Lake to ensure impacts to Clear Lake hitch and its habitat are avoided. The qualified biologist shall stop work if Clear Lake hitch behavior is affected by Project activities. In such cases, work may need to be redirected to other areas or postponed until Clear Lake hitch is no longer present in the reach of Clear Lake potentially affected by Project activities.

COMMENT 4: Invasive Species Mitigation Measure

Issue: Construction activities within Clear Lake have the potential to introduce invasive species without proper precautionary measures in place. The introduction of an invasive

aquatic species has the potential to significantly impact Clear Lake hitch and their associated habitat.

Recommendation or Recommended Mitigation Measure: CDFW recommends incorporating the following measure into the MND:

Invasive Species. Permittee shall conduct project activities in a manner that prevents the introduction, transfer, and spread of aquatic, riparian, and terrestrial invasive species from one work site and/or water body to another. Prior to entering the project area, Permittee shall inspect equipment for invasive species and, if any signs of invasive species are found, the equipment shall be cleaned to remove those species. All visible soil/mud, plant materials, and animal remnants on equipment will be removed prior to entering and exiting the work site and/or between each use in different water bodies. Permittee shall notify CDFW immediately if an invasive species not previously known to occur within the work site is discovered during work activities by contacting CDFW's Invasive Species Program by email at Invasives@wildlife.ca.gov.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Submitting-Data. The completed form can be submitted online or mailed electronically to CNDDB at the following email address: CNDDB@wildlife.ca.gov.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

Pursuant to Public Resources Code § 21092 and § 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the proposed project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to R2CEQA@wildlife.ca.gov.

CDFW appreciates the opportunity to comment on the MND for the Disney's Boat Rentals Project to assist City of Lakeport in identifying and mitigating Project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize and/or mitigate impacts. Questions regarding this letter or further

coordination should be directed to Michael Shun, Senior Environmental Scientist (Specialist) at (916) 767-8444 or michael.shun@wildlife.ca.gov.

Thank you,

Michael Shun
California Department of Fish and Wildlife
Senior Environmental Scientist (Specialist)
Cell: (916) 767-8444

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[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.