

COUNTY OF LAKE
LAKEBED ENCROACHMENT PERMIT AND VARIANCE
FOR DISNEY’S BOAT RENTAL FACILITY
CONDITIONS OF APPROVAL

EXPIRES IF NOT USED BY: May 22, 2026

Pursuant to the approval of the Planning Commission on May 22, 2025, there is hereby granted to Disney’s Boat Rentals (Brandon and Connor Disney) a Lakebed Encroachment Permit and Variance request for the Disney’s Boat Rental Facility Project (PL 25-18 for VR 24-01), located at 2200 Lakeshore Blvd., Lakeport (APN 026-031-29), subject to the following terms and conditions.

VARIANCE AND LAKEBED ENCROACHMENT PERMIT CONDITIONS

1. This approval authorizes the issuance of a Lakebed Encroachment Permit for the following development (as further described within the application documents and May 22, 2025, Staff Report):
 - One floating “Customer Dock” that would be 235 ft long x 8 ft wide, with a 35 ft wide popout and 6 ft x 20 ft “dock building” that would be used for the storage of lifejackets, kayaks, inner tubes, and boating related items
 - This dock would not be open to the general public, but would be utilized for customers renting boats and jet skis.
 - One floating “Fuel Dock” that would be 150 ft long x 8 ft wide.
 - Mobile fuel trailer that would remain stationary and parked on a concrete pad while Disney’s Boat Rentals is operational (typically from Spring to Fall).
 - Use of the dock and fuel trailer would be limited to trained employees only. This area would not be accessible to customers or the public.
 - The fuel dock would also feature storage for fuel spill response equipment, nozzle drip control, fire suppression systems, etc.
 - When the fuel trailer requires refueling, it would be attached to a pickup truck and moved to the west side of the property, adjacent to the office building and parking lot to avoid potential spills near the lake.
 - In the winter months, the mobile trailer tank would be stored at the Disney office, away from the lake.
2. This approval authorizes a variance from the following two sections of Lake County Municipal Code, Chapter 23, Clear Lake Shoreline (“Shoreline Ordinance”)
 - 23.6.3(E)(2) - Types and Numbers of Piers, Docks, Boat Ramps, etc.
 - Code allows one dock for boating activities, but the applicant is approved for two docks with boating activities.
 - 23.6.5(A) - Size, Length
 - Code allows docks to be 100 ft in length from Zero Rumsey, but the applicant is approved to 125 ft.
3. All construction resulting in lakebed disturbance shall occur within the ‘Hitch Work Window’ (October 15-Dec 31). If the applicant seeks to perform work outside of the work window, written approvals from Lakebed Management, Community Development, City of Lakeport and CA Dept. of Fish and Wildlife are required.
4. A final Lakebed Encroachment Permit shall be obtained from the Lake County Water Resources Department, Lakebed Management, prior to construction. Supplemental conditions of approval shall be required as a part of the Lakebed Encroachment Permit.
5. A final Development and Maintenance Plan for the marina/dock facilities shall be approved by Lakebed Management prior to construction. All construction and operation shall be in compliance with the Development and Maintenance Plan approved by Lakebed Management.
6. Building Permits shall be obtained by the City of Lakeport prior to construction of the docks and related facilities.
7. Administrative encroachment permits issued by Lakebed Management pursuant to the terms of Chapter 23 of the Lake County Municipal Code shall not require renewal unless work pursuant to the permit does not commence within one year from the date of issuance of the permit

COUNTY GENERAL CONDITIONS

8. This permit does not abridge or supersede the regulatory powers or permit requirements of any

Initials: _____
Date: _____

federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.

9. All necessary permits shall be obtained from applicable State and County agencies having jurisdiction over this project prior to commencement of any construction activities including but not limited to, the County Environmental Health Department, City of Lakeport, California Fish and Wildlife.
10. The permit holder is responsible for insuring that all project workers are informed of, understand, and agree to abide by the approved plans and project conditions.

ENVIRONMENTAL CONDITIONS

11. All mitigation measures identified in the Mitigation, Monitoring and Reporting Program (MMRP) prepared for the Disney Boat Rental Facility Project, Initial Study and Mitigated Negative Declaration (SCH No. 2024091171) shall be adhered to. The MMRP is included as Attachment 6 to the May 22, 2025, Planning Commission Staff Report and Exhibit A to these Conditions of Approval.

TIMING & MITIGATION MONITORING

12. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
13. This permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to the public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapters 21 and 23 of the Lake County Code.
14. This permit shall be null and void if not used by May 22, 2026, or if the use is abandoned for a period of one (1) year, in accordance with Chapter 23 of the Lake County Municipal Code.

Mireya G. Turner, Director
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: MLI

By: Danae LoDolce, Office Assistant III

ACCEPTANCE

I have read and understand the foregoing Development Review and agree to each and every term and condition thereof.

Date:

Applicant or Authorized Agent Signature

Printed Name of Authorized Agent

Initials:

Date: _____

EXHIBIT A

**MITIGATION, MONITORING AND REPORTING PROGRAM FOR DISNEY’S BOAT RENTAL
FACILITY PROJECT**

Initials: _____
Date: _____