

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

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.

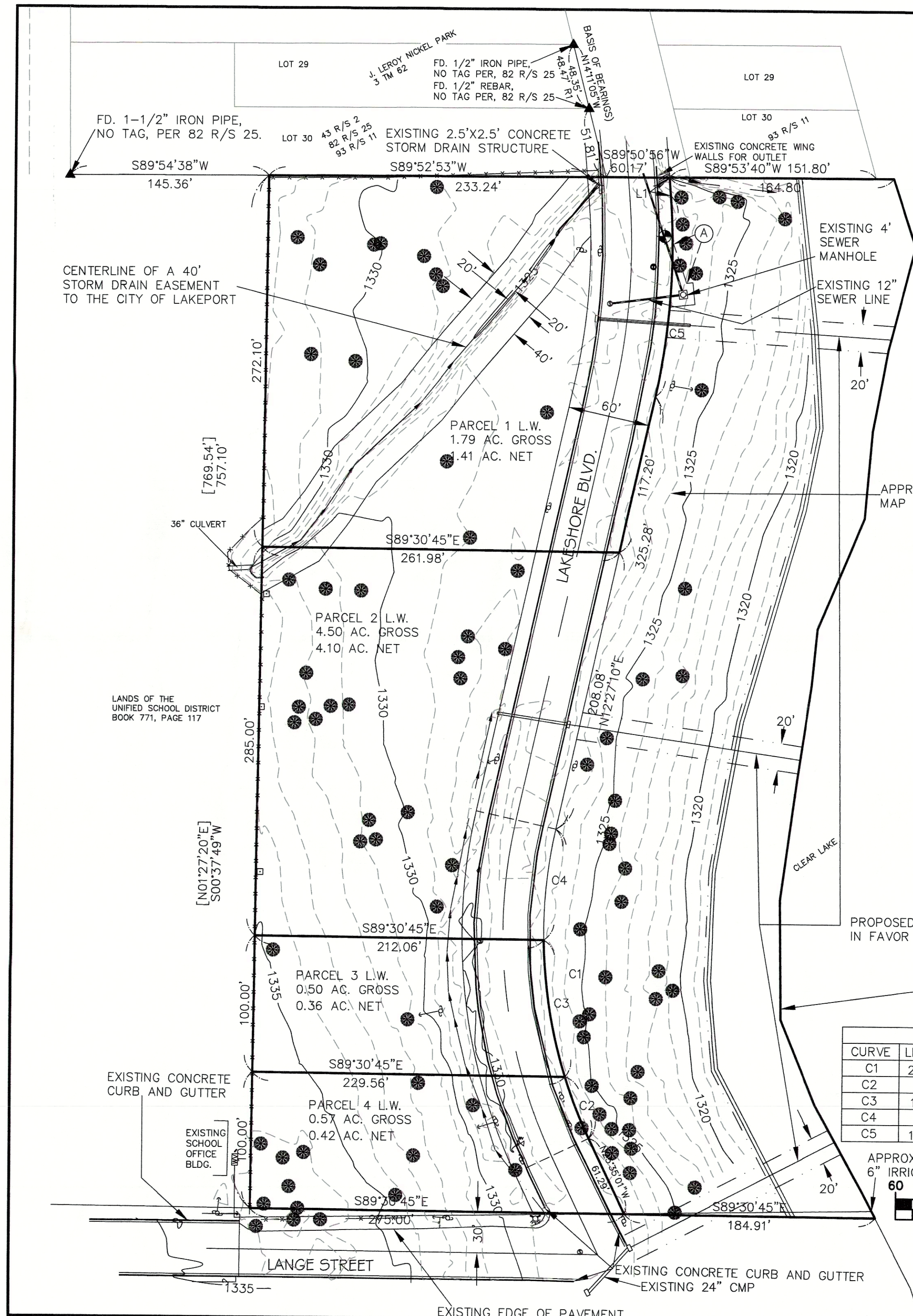
5.4. Completion of Mitigation

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



APPROXIMATE 7.79 LINE= 1326.05', TO BE VERIFIED IN THE FINAL PARCEL MAP PROCESS.

LEGEND:

- x — x — x — INDICATES FENCE
- → — INDICATES FLOW LINE
- ⊕ INDICATES POWER POLE
- ⊕ INDICATES FIRE HYDRANT
- ⊕ INDICATES WATER VALVE
- ⊕ INDICATES SEWER MANHOLE
- ⊕ INDICATES SIGN
- ⊕ INDICATES GUY ANCHOR
- ⊕ INDICATES EXISTING TREE
- — — — — INDICATES PROPOSED 60' ROADWAY AND PUBLIC UTILITY EASEMENT
- ⊕ INDICATES TELEPHONE MANHOLE
- ⊕ INDICATES RED UTILITY MARKING FLAGS
- ⊕ INDICATES SAND BAG WING WALL
- L.W. INDICATES LOW WATER LINE

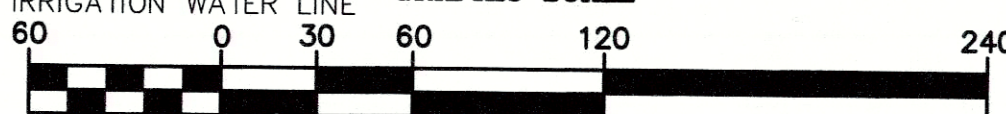
PROPOSED CENTERLINE OF A 20' DRAINAGE EASEMENT IN FAVOR OF THE CITY OF LAKEPORT

APPROXIMATE LOCATION OF LOW WATER LINE PER STATE LANDS COMMISSION LOW WATER SURVEY MAP DATED NOV. 1967

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"			

APPROXIMATE LOCATION OF 6" IRRIGATION WATER LINE

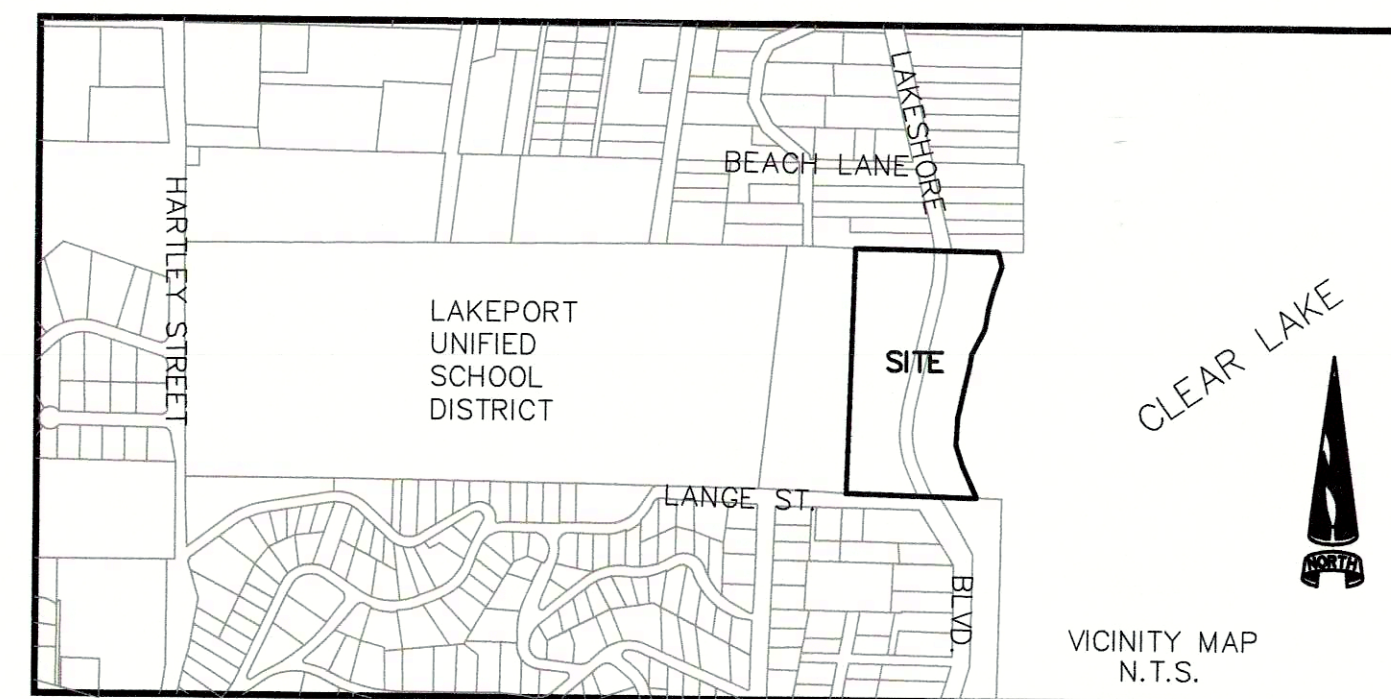
GRAPHIC SCALE



(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
- ⊕ 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 ENCLOSURES 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.

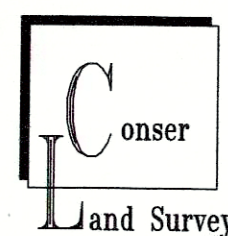
FLOOD PLAIN NOTE:

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 FACTORS ARE DETERMINED, ZONE AE AREAS OF 100-YEAR FLOOD; FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED (06033C0491 "D", COUNTY OF LAKE COMMUNITY NO. 065038).

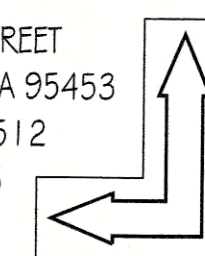
TENTATIVE PARCEL MAP FOR LAKEPORT BOAT RENTALS, INC.

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



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

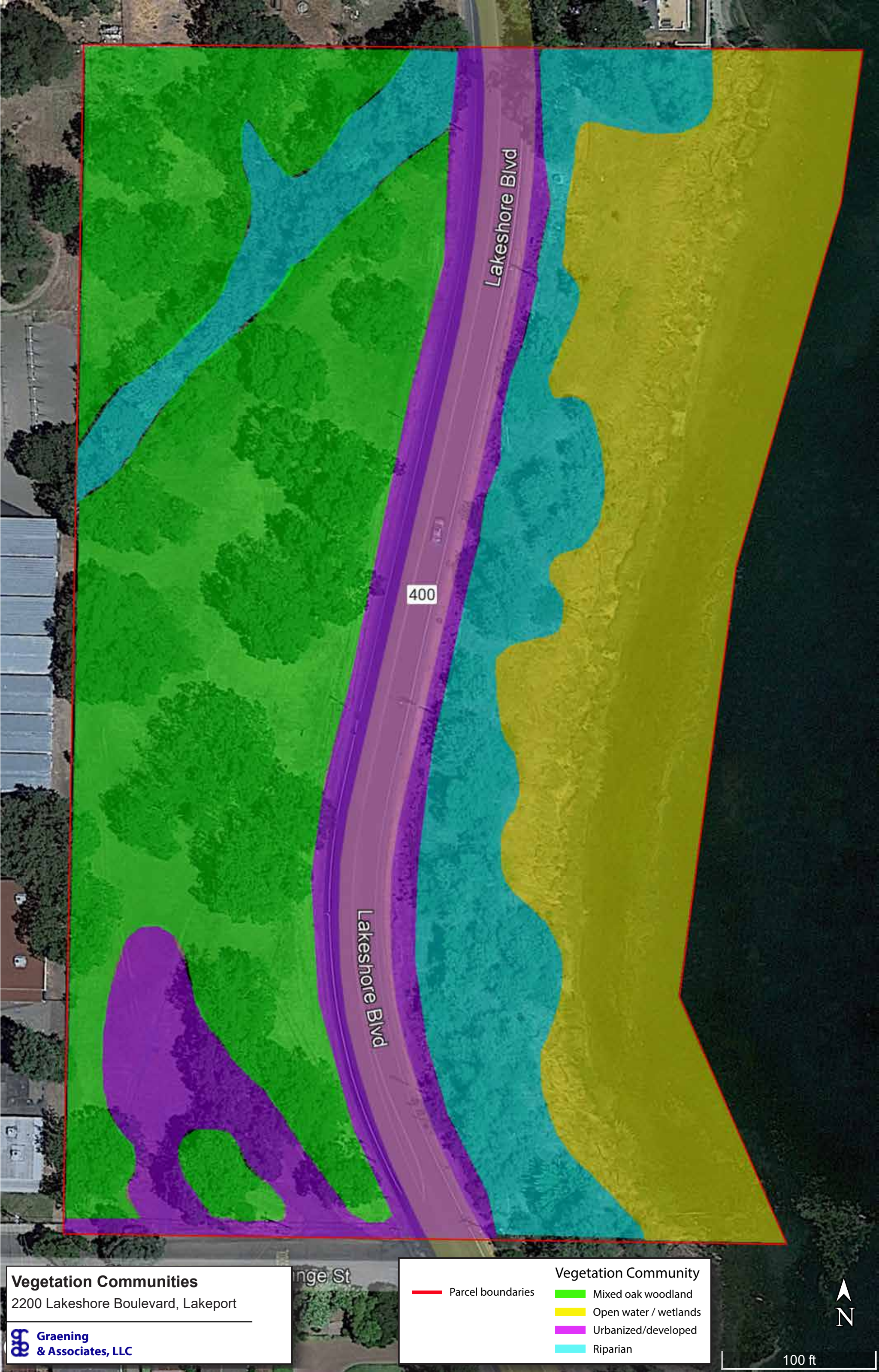


Topographic Map
2200 Lakeshore Boulevard, Lakeport

 Graening
& Associates, LLC

0 480 960
Feet

 Study Area



Vegetation Communities

2200 Lakeshore Boulevard, Lakeport

 **Graening
& Associates, LLC**

- | | |
|--|---|
|  Parcel boundaries |  Mixed oak woodland |
| |  Open water / wetlands |
| |  Urbanized/developed |
| |  Riparian |



100 ft



Areas for Riparian Habitat Restoration

2200 Lakeshore Boulevard, Lakeport

 **Graening
& Associates, LLC**

-  Parcel boundaries
-  Potential restoration area



200 ft