



PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Tuesday, June 23, 2026

6:00 PM

The Planning Commission meetings are viewable in person in the Council Chambers, via livestreaming on the City's YouTube Channel (https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA) or "Lake County PEG TV Live Stream" at <https://www.youtube.com/user/LakeCountyPegTV/featured> and the public may participate through Zoom at the link listed below. The public will not be allowed to provide verbal comment during the meeting if attending via Zoom. The public can submit comments in writing for Commission consideration by commenting via the Q&A function in the Zoom platform or by sending comments to the Administrative Services Director/City Clerk at mswanson@clearlake.ca.us. To give the Commission adequate time to review your comments, you must submit your written emailed comments prior to 4:00 p.m. on the day of the meeting.

AGENDA

MEETING PROCEDURES: *All items on agenda will be open for public comments before final action is taken. Citizens wishing to introduce written material into the record at the public meeting on any item are requested to provide a copy of the written material to the Administrative Services Director/City Clerk prior to the meeting date so that the material may be distributed to the Planning Commission prior to the meeting. Speakers must restrict comments to the item as it appears on the agenda and stay within a three minutes time limit. The Mayor has the discretion of limiting the total discussion time for an item.*

Pursuant to Senate Bill 1100 and the City Council Norms and Procedures, any member of the public making personal, impertinent, and/or slanderous or profane remarks, or who becomes boisterous or belligerent while addressing the Commission, staff or general public, or while attending the Planning Commission meeting and refuses to come to order at the direction of the Presiding Officer, shall be removed from the Council Chambers or the Zoom by the sergeant-at-arms or the City Clerk and may be barred from further attendance before the Commission during that meeting. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted by the Presiding Officer. The Presiding Officer may direct the sergeant-at-arms to remove such offenders from the room.

AMERICANS WITH DISABILITY ACT (ADA) REQUESTS

If you need disability related modification, including auxiliary aids or services, to participate in this meeting, please contact Melissa Swanson, Administrative Services Director/City Clerk at the Clearlake City Hall, 14050 Olympic Drive, Clearlake, California 95422, phone (707) 994-8201, ext 106, or via email at mswanson@clearlake.ca.us at least 72 hours prior to the meeting, to allow time to provide for special accommodations.

AGENDA REPORTS

Staff reports for each agenda item are available for review at www.clearlake.ca.us. Any writings or documents pertaining to an open session item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection on the City's website at www.clearlake.ca.us.

Zoom Link:

Join from PC, Mac, iPad, or Android:

<https://clearlakeca.zoom.us/j/82124190173?pwd=RvxmCbabuaWPG99K1Ylhze6EXctpn.1>

Passcode:637669

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. ADOPTION OF THE AGENDA *(This is the time for agenda modifications.)*

D. PUBLIC COMMENT: *This is the time for any member of the public to address the Planning Commission on any matter not on the agenda that is within the subject matter jurisdiction of the City. **The Brown Act, with limited exceptions, does not allow the Commission or staff to discuss issues brought forth under Public Comment.** The Commission cannot take action on non-agenda items. Concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on each agenda item. Comments shall be limited to three (3) minutes per person.*

E. CONSENT AGENDA: *All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one motion. There will be no separate discussion of these items unless a member of the Commission requests otherwise, or if staff has requested a change under Adoption of the Agenda, in which case the item will be removed for separate consideration. Any item so removed will be taken up following the motion to approve the Consent Agenda.*

1. Minutes

Recommended Action: Receive and file

F. PUBLIC HEARING

2. Discussion and Consideration of Conditional Use Permit, CUP 2026-05 to allow watercraft rentals located at 13885 Lakeshore Drive, Clearlake, California.

Recommended Action: Adopt Resolution PC 2026-07.

G. CITY MANAGER AND COMMISSIONER REPORTS

H. FUTURE AGENDA ITEMS

I. ADJOURNMENT

POSTED: June 20, 2026

BY:



Melissa Swanson, City Clerk



PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Tuesday, June 09, 2026

6:00 PM

MINUTES

A. ROLL CALL

PRESENT

Chair Jack Smalley

Commissioner Derek Counts

Commissioner Ray Silva

Commissioner Fawn Williams

ABSENT

Vice Chair Chris Inglis

B. PLEDGE OF ALLEGIANCE

C. ADOPTION OF THE AGENDA

Motion made by Commissioner Williams, Seconded by Commissioner Silva.

Voting Yea: Chair Smalley, Commissioner Counts, Commissioner Silva, Commissioner Williams

D. PUBLIC COMMENT

There were no public comments.

E. CONSENT AGENDA

Motion made by Commissioner Williams, Seconded by Commissioner Silva.

Voting Yea: Chair Smalley, Commissioner Counts, Commissioner Silva, Commissioner Williams

1. Minutes

Recommended Action: Receive and file

Motion made by Commissioner Williams to accept with corrections to chair and vice chair,
Seconded by Commissioner Silva.

Voting Yea: Chair Smalley, Commissioner Counts, Commissioner Silva, Commissioner Williams

F. PUBLIC HEARING

2. Discussion and Consideration of Conditional Use Permit, CUP 2025-04 to allow a Commercial Food Park located at 14530 Lakeshore Drive, Clearlake, CA.
Recommended Action: Adopt Resolution PC 2026-06.

Senior Planner Mark Roberts gave the staff report.

Commissioner Ray Silva asked about restroom facilities and the potential for reconnecting to the sewer system.

Applicant Louis Iacovino explained that a sewer connection is not currently feasible on the site but may be considered in the future. An ADA-compliant portable restroom is proposed at this time.

Commissioner Derek Counts asked about the absence of a pathway on the left-hand side of the site.

Senior Planner Mark Roberts explained that the conditions of approval require the applicant to construct pathways along all pedestrian routes prior to project occupancy or use.

There were no public comments.

Motion made by Commissioner Williams, Seconded by Commissioner Silva.

Voting Yea: Chair Smalley, Commissioner Counts, Commissioner Silva, Commissioner Williams

G. CITY MANAGER AND COMMISSIONER REPORTS

City Manager Alan Flora reported on the contract with a firm for the annexation project. He also reported that the public draft Environmental Impact Report (EIR) for the Airport Property Redevelopment Project from the editor is expected to be received shortly, after which it would be released for public review.

Commissioner Fawn Williams requested an update on the former Rite Aid building.

City Manager Flora stated that the property had been purchased by new owners as an investment and that efforts to secure retail tenants were ongoing.

Commissioner Derek Counts requested an update on the Sports Complex Project and the Dam Road apartment project.

City Manager Flora reported that the timelines for litigation related to CEQA had expired. He stated that a concurrence letter from the State Historic Preservation Officer is expected in order to finalize review, after which the project would be submitted to HUD for final review and approval. He further reported that the project plans are complete and the bid package was ready for release.

Regarding the Dam Road apartment project, City Manager Flora stated that construction is expected to be completed in a shorter timeframe because the units are modular. The units are

anticipated to be delivered and stored at the airport property in September. He noted that grading activities had recently experienced a setback due to rocky terrain.

There were no further questions or comments from the Commission or staff.

H. FUTURE AGENDA ITEMS

I. ADJOURNMENT

Meeting adjourned 6:25 PM.



Melissa Swanson, Administrative Services Director/City Clerk



City of Clearlake
 Conditional Use Permit
 Planning Commission

STAFF REPORT	
SUBJECT: Conditional Use Permit, CUP 2026-05 Categorical Exemption, CE 2026-05	MEETING DATE: 06/23/2026 6:00 p.m.
SUBMITTED BY: Michael Taylor, Associate Planner	
REPORT PURPOSE: <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Discussion <input type="checkbox"/> Information Only	
LOCATION: 13885 Lakeshore Drive Clearlake, CA 95422	APPLICANT: Clear Lake #1 LLC
APN: 039-121-290-000	PROPERTY OWNER: Clear Lake #1 LLC
ZONING: Mixed-Use (MUX)	GENERAL PLAN: Mixed-Use

WHAT IS BEING ASKED OF PLANNING COMMISSION:

The Planning Commission is being asked to consider Conditional Use Permit, CUP 2026-05, and corresponding environmental filing Categorical Exemption, CE 2026-05, to allow the rental of small boats and personal watercraft located at 13885 Lakeshore Drive, Clearlake, CA 95422, further described as Assessor Parcel Number 039-121-290-000.

PROJECT SUMMARY:

The applicant, owner and operator of Clear Lake Cottages and Marina, is requesting approval of a Conditional Use Permit to allow the rental of watercraft to the public from the existing lodging and marina property. According to the application materials, the property has operated as a lodging facility since the current ownership acquired the site in November 2016. Watercraft rentals have been offered to lodging guests since 2017, and the applicant is seeking authorization to expand watercraft rentals to individuals who are not registered lodging guests.

The subject property consists of approximately 2.06 acres and contains an existing lodging and marina operation known as Clear Lake Cottages and Marina. The applicant states that the business currently operates daily from 8:00 a.m. to 6:00 p.m. with approximately five employees on a single shift. The site contains 27 existing parking spaces. No new buildings, additions, or site improvements are proposed as part of the request.

The proposed rental fleet consists of five motorized watercraft and two non-motorized watercrafts, including:

- Two Yamaha Waverunners.
- One Tracker Pro 170 Bass Boat.
- Two Sun Tracker BB18 Pontoon Boats.

- One single-person kayak.
- One two-person kayak.



The applicant proposes offering watercraft rentals to the public in two-hour, four-hour, and eight-hour rental periods. According to the applicant, rental scheduling would be managed to ensure all vessels return to the marina prior to sunset.

The applicant has submitted a proposed operational protocol for watercraft rentals. The protocol includes pre-rental safety inspections, verification of a valid California Boater Card for designated operators, a minimum operator age of 21 years, execution of liability waivers and rental agreements, provision of U.S. Coast Guard-approved personal flotation devices, and an operator orientation and competency review prior to departure.

The applicant states that the rental fleet is equipped with GPS tracking devices and that propeller guards are installed on applicable vessels. The operational procedures also include fuel spill prevention measures, bilge inspections, invasive species inspections, post-rental vessel inspections, refueling, cleaning, and mechanical review prior to subsequent rentals.

No expansion of the existing marina facilities, docking facilities, parking areas, or building floor area is proposed as part of this application. The request is limited to the expansion of the existing watercraft rental operation from lodging guests only to members of the public.

Parking

Section 18-8.70 of the Clearlake Municipal Code requires commercial lodging uses to provide one parking space per guest room plus two additional parking spaces for every ten guest rooms. The project also includes one on-site manager's residential unit requiring two parking spaces. Based on 18 guest rooms and one residential unit, the minimum parking requirement for the property is 24 parking spaces.

A site inspection conducted by staff verified that the property contains 25 standard parking spaces and 2 ADA-accessible parking spaces, for a total of 27 improved parking spaces. In addition, the site includes an overflow parking area capable of accommodating approximately seven additional vehicles and/or watercraft trailers. The existing parking supply therefore exceeds the minimum parking requirement.

The proposed Conditional Use Permit would allow the existing watercraft rental operation to serve members of the public in addition to registered lodging guests. No expansion of the lodging facilities, marina facilities, parking areas, docking facilities, or rental fleet is proposed. The rental fleet consists of two pontoon boats, one bass boat, two personal watercraft, and two kayaks.

The Clearlake Municipal Code does not establish a specific off-street parking requirement for watercraft rental operations. The proposed use is limited by the capacity of the existing rental fleet and utilizes existing site infrastructure. Because no increase in the number of watercrafts, lodging units, parking spaces, or other site facilities is proposed, the operational capacity of the site would remain substantially unchanged.

Based on the existing parking inventory, including the available overflow parking area for vehicles and watercraft trailers, staff find that adequate off-street parking exists to accommodate the proposed use. Accordingly, no additional parking spaces are required as part of this Conditional Use Permit.

AGENCY REVIEW:

A Request for Review (RFR) was distributed by email on May 18, 2026, to applicable city departments and county agencies, with comments requested by June 2, 2026. During the review period, the city did not receive adverse comments or concerns from the following departments and agencies:

- Clearlake Public Works Department
- Clearlake Building Department
- Lake County Water Resources
- Lake County Fire Protection District
- Lake County Assessor/Tax Collector
- Lake County Environmental Health Department
- Lake County Special Districts

ZONING CONSISTENCY:

The subject property is located within the Mixed-Use (MUX) zoning district.

The MUX District is intended to support a mix of residential and commercial uses that are compatible with one another and to accommodate a balance of housing, employment, service commercial, and visitor-serving uses.

The property has historically functioned as a lake-oriented lodging and marina facility. The proposed Conditional Use Permit would not expand the physical development of the site, including buildings, docks, parking, or the number of watercrafts. Instead, it would allow the existing watercraft rental operation to be made available to members of the public in addition to lodging guests.

The rental fleet consists of two pontoon boats, one bass boat, two personal watercraft (wave runners), and two kayaks. The scale and operational characteristics of the site would remain unchanged, with the only modification being the expansion of the customer base for an existing use.



Zoning Map

6/9/2026, 12:15:03 PM
 City Boundary
 Parcels
 Zoning New
 MDR
 MUX

1:2,257
 0 0.02 0.04 0.08 mi
 0 0.03 0.06 0.12 km
 Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Lake County, CA, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA.

The Clearlake Municipal Code does not specifically identify boat or personal watercraft rental operations as a distinct land use within Table 5 of Section 18-18.030. Pursuant to Section 18-18.010(B), such unlisted uses are evaluated based on similarity to listed uses and operational characteristics. Based on this review, the proposed activity is most similar to “Other Outdoor

Commercial Amusement,” as it consists of a commercial, fee-based recreational activity conducted outdoors using existing facilities.

Because “Other Outdoor Commercial Amusement” requires a Conditional Use Permit in the MUX District, the proposed use is appropriately subject to discretionary review. The proposed project remains consistent with the intent of the MUX District as it continues to provide visitor-serving, recreational use without expanding the physical capacity or altering the established commercial character of the site.

ENVIRONMENTAL REVIEW (CEQA):

The California Environmental Quality Act (CEQA) requires agencies to evaluate the environmental impacts of land use actions. After a thorough review of the application, agency comments, existing operations, and the project’s location within an urbanized area, staff determined that the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. This exemption is appropriate as the project involves the leasing of an existing private structure involving negligible or no expansion of existing use.

LEGAL NOTICE & PUBLIC COMMENT

The public hearing was noticed at least ten (10) days in advance in an electronic publication of the Lake County Record Bee by June 13, 2026, and mailed (via USPS) to all surrounding property owners within 300 feet of the subject parcel as required pursuant to the Clearlake Municipal Code. All mailing addresses are drawn from the electronic database supplied by the Lake County Assessor Office.

MOTION/OPTIONS:

1. Move to Adopt Resolution PC 2026-07, A Resolution of the Planning Commission of the City of Clearlake Approving Conditional Use Permit, CUP 2026-05 and Categorical Exemption, CE 2026-05 located at 13885 Lakeshore Drive, Clearlake, CA 95422, further described as Assessor Parcel Numbers 039-121-290-000.
2. Move to deny Resolution PC 2026-07, and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate directions to staff.

ATTACHMENTS:

- 1) Resolution PC 2026-07
- 2) Conditions of Approval (Exhibit A)
- 3) Submitted Application/Project Description
- 4) Agency Comments

RESOLUTION No. PC 2026-07

**A Resolution of the Planning Commission
City of Clearlake, California
Approving Conditional Use Permit, CUP 2026-05 and
Categorical Exemption, CE 2026-05
Watercraft Rentals**

WHEREAS, Clear Lake #1 LLC applied for approval of conditional use permit, CUP 2026-05 and corresponding environmental filing, categorical exemption, CE 2026-05 to authorize watercraft rentals located at 13885 Lakeshore Drive, Clearlake, CA 95422, further described as assessor parcel number 039-121-290-000: and

WHEREAS, the Planning Commission, on **June 23, 2026**, concurred with the City Zoning Code, Section 18-18.030 Commercial, Recreation and Amusement Uses Allowed by Zones, Other Outdoor Commercial Amusement land uses, that watercraft rental is subject to a conditional use permit; and

WHEREAS, this conditional use permit has been made in accordance with Section 18-18.030 Commercial, Recreation and Amusement Uses Allowed by Zones, Other Outdoor Commercial Amusement land uses as further defined as uses generally allowed; and

WHEREAS, the project is categorically exempt from environmental review pursuant to the State of California Environmental Quality Act (CEQA) Statute and Guidelines, Article 19 Categorical Exemptions, Section 15301, Class 1, Existing Facilities and,

WHEREAS, the conditional use permit application has been processed in accordance with the City’s Environmental Review Guidelines; and

WHEREAS, adequate public notice was made for the project in accordance with the Municipal Code; and

WHEREAS, the General Plan designates the project site as Mixed Use. As conditioned, the proposed use would be consistent with the General Plan; and

WHEREAS, in accordance with Section 18-28.040 Findings of the Zoning Code the use as proposed will not be detrimental to the health, safety, convenience, or general welfare of people residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity with respect to aspects including, but not limited to, the following:

- a) The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures,
- b) The accessibility and traffic patterns for people and vehicles, the type and volume of such traffic and the adequacy of proposed off-street parking and loading,
- c) The safeguards afforded to prevent noxious offensive emissions such as noise, glare, dust and odor,
- d) Treatment given, as appropriate to such aspects as landscaping, open spaces, parking areas, loading areas, service areas, lighting, and signs.

WHEREAS, with the incorporated Conditions of Approval, referenced as Exhibit A herein, the project complies with the City Municipal Code/Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Clearlake that the project is hereby approved, subject to the approved Conditions of Approval (Exhibit A).

PASSED AND ADOPTED on this **23rd day of June 2026** by the following vote:

Planning Commissioners	AYES	NOES	ABSTAIN	ABSENT
Chair Smalley				
Vice Chair Inglis				
Commissioner Silva				
Commissioner Williams				
Commissioner Counts				

City of Clearlake – Planning Commission Chair

ATTEST: _____
City of Clearlake Clerk/Deputy Clerk

**CITY OF CLEARLAKE
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT CUP 2026-05
CATEGORICAL EXEMPTION CE 2026-05
CLEAR LAKE #1, LLC**

Pursuant to the approval of the Planning Commission on June 23, 2026, there is hereby granted to Clear Lake #1 LLC, Conditional Use Permit CUP 2026-05 and corresponding CEQA Categorical Exemption, CE 2026-05 with the following conditions of approval to allow an watercraft rentals located at 13885 Lakeshore Drive, Clearlake, CA 95422, further described as Assessor Parcel Number 039-121-290-000 is subject to the following terms and conditions of approval.

SECTION A - GENERAL CONDITIONS:

1. The use authorized by this Conditional Use Permit shall substantially conform to the application materials dated April 29, 2026, and any approved plans and conditions of approval. The approved use is limited to public watercraft rental.
2. The use shall be limited to 8:00 a.m. to 6:00 p.m., seven (7) days per week, unless otherwise approved by the review authority.
3. **Prior to operation**, the applicant shall obtain and maintain a separate valid City of Clearlake Business License for the approved watercraft rental use. Business Licenses are valid from September 30 of the current year through September 30 of the following year and shall be renewed annually. Applications may be submitted through the City's online permitting system (OpenGov) at <https://clearlakeca.portal.opengov.com/>
4. **Prior to installation**, all signage shall be subject to City Sign Permit approval and shall comply with the Clearlake Municipal Code and applicable design standards.
5. All exterior lighting shall be shielded and directed downward to prevent spillover onto adjacent properties and shall comply with applicable City, State, and Federal standards.
6. **Prior to Operation**, all accessible parking areas, routes of travel to and from all buildings, parking areas, structures and building access and bathrooms shall the California Accessibility Codes/Standards (Chapters 11A and 11B).
7. This Conditional Use Permit may be modified or revoked pursuant to the Clearlake Municipal Code if the use is found to be in violation of applicable conditions, constitutes a public nuisance, or was approved based on inaccurate information.

SECTION B - PROHIBITED ACTIVITIES:

The following activities are not permitted unless authorized through an amendment to this approval:

- Expansion of the approved rental fleet beyond the vessels identified in the approved application.
- Overnight storage, mooring, or abandonment of customer watercraft on-site.
- Fuel sales to the general public.
- Commercial repair, maintenance, or servicing of non-fleet vessels.
- Use of the site as a public boat launch facility.
- Any use not expressly authorized by this Conditional Use Permit.

SECTION C – STORAGE AND FIRE SAFETY:

1. All watercraft, fuel, and related equipment shall be stored in compliance with the California Fire Code and subject to Fire Authority approval.
2. Portable fuel containers shall be stored in approved containers and locations when not in use.
3. Fueling operations shall be conducted in a manner consistent with applicable state and federal safety and environmental regulations.
4. Required fire extinguishers shall be maintained on-site and on vessels as required by the U.S. Coast Guard and California Fire Code.
5. Adequate emergency access shall be always maintained, subject to Fire Department approval.

SECTION D - OPERATIONAL PERFORMANCE STANDARDS

1. The use shall be operated in a manner that does not create a public nuisance, including excessive noise, dust, odors, or other impacts beyond the property boundaries.
2. All equipment shall be maintained in safe and operable condition consistent with manufacturer specifications and applicable regulations.
3. The site shall be maintained in a clean, orderly, and sanitary condition at all times.
4. Operations shall comply with all applicable lake, boating, and safety regulations, including suspension of operations when required by public safety authorities.

SECTION E - COMPLIANCE WITH MUNICIPAL CODE PROVISIONS

1. The applicant shall indemnify, defend, and hold harmless the City of Clearlake, its officers, agents, and employees from any claim, action, or proceeding arising from approval or implementation of this permit, consistent with City requirements. The use shall comply with all applicable provisions of the Clearlake Municipal Code, including zoning, nuisance, and public safety regulations.
2. The use shall comply with all applicable provisions of the Clearlake Municipal Code, including zoning, nuisance, and public safety regulations.

SECTION F - STATE AND OTHER REGULATORY REQUIREMENTS:

1. The applicant shall obtain and maintain all required federal, state, and local permits and approvals necessary for operation of the use.
2. The operation shall comply with all applicable California boating laws, including operator certification, safety equipment, and vessel operation requirements.
3. The applicant shall comply with all applicable environmental regulations, including aquatic invasive species prevention, water quality protection, and spill prevention requirements.
4. The applicant shall comply with all applicable requirements of other responsible agencies having jurisdiction over the use, including but not limited to state boating authorities and fire protection agencies.

SECTION G – COMPLIANCE AND EXPIRATION:

1. All conditions of approval shall be satisfied prior to commencement of the use unless an alternative compliance schedule is approved by the decision-making authority.
2. Continued operation of the use shall be contingent upon ongoing compliance with all conditions of approval and any approved compliance schedule.
3. The approval shall expire if the use is not established within one (1) year from the date of approval, unless otherwise extended. If construction is required, the approval shall expire if building permits are not obtained within three (3) years. The Community Development Director may grant time extensions in one-year increments upon written request submitted prior to expiration. Extensions may include modified conditions upon a finding that circumstances have changed.

SECTION H – INSPECTION, MONITORING, AND ENFORCEMENT:

1. The City of Clearlake shall have the right to enter and inspect the property at reasonable times to verify compliance with this Conditional Use Permit and applicable Municipal Code provisions.
2. Determination of compliance with these conditions shall be made by the Community Development Director or designee, subject to appeal as provided by the Clearlake Municipal Code.
3. If the City determines that a violation of this permit or applicable code provisions has occurred, the City may issue written notice requiring corrective action within a specified timeframe.
4. Where the City determines that a violation presents an immediate threat to public health, safety, or welfare, the city may require immediate suspension of all or part of the operation until the violation is corrected.
5. Failure to comply with any condition of approval shall constitute grounds for enforcement action, including but not limited to administrative citation, permit modification, permit revocation, or other remedies available under the Clearlake Municipal Code.

SECTION I – USE PERMITS AMENDMENTS AND MODIFICATIONS:

1. Any change to the approved project shall be subject to review as either a minor or major amendment, as determined by the Community Development Director. Said modifications may be subject to a Use Permit.
 - Minor amendments that do not materially alter the approved use may be approved administratively. Minor amendments may include adjustments to operational characteristics such as hours of operation, parking, or site layout, and may be subject to additional or refined conditions.
 - Major amendments involving substantial changes to the project shall require review and approval by the Planning Commission. Substantial changes include, but are not limited to, significant increases in traffic, intensification of use, changes in site design or building placement, or the potential for new or increased environmental impacts not previously evaluated.
2. The Community Development Director retains discretion to refer to any proposed amendment to the Planning Commission for review and action.

ACCEPTANCE

I have read and understand the foregoing conditional use permit and agree to each term and conditions of approval thereof.

Applicant/Authorized Agent (Print)

Signature of Applicant/Authorized Agent

Date: _____

To Be Completed by Authorized City Staff	
_____ Staff Name (Print)	_____ Staff Signature
Date: _____	

Jessie Malvar 207 995 5253

Section F, Item 2.



City of Clearlake

14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 Fax (707) 995-2653

OFFICE USE ONLY

Permit Fee	2,200.00
Categorical Exemption Fee	150.00
General Plan Maintenance Fee	25.00
Technology Fee (2%)	47.50
County Clerk Processing Fee for CE/MND (County Requirement)	50.00
Subtotal	2,472.50
3% CC/DC Processing Fee (\$74.18)	
Total	
Date:	
Receipt Number:	
File Number:	CUP 20 26 -- 05
	CE 20 26 05

Planning Application

CONDITIONAL USE PERMIT CEQA: Categorical Exemption

APPLICANT

NAME: Clear Lake Manager #1 LLC
 MAILING ADDRESS: 13885 Lakeshore Drive
 CITY: Clear Lake
 STATE: CA ZIP CODE: 95422
 PRIMARY PHONE: 707-633-3474
 EMAIL: propertymanager@clearlakecottagesandmarina.com
 SIGNATURE: [Signature]

I declare under penalty of perjury that I am the owner of said property or have written authority from the property owner to file this application. I certify that all the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROPERTY OWNER (IF NOT APPLICANT)

NAME: _____
 MAILING ADDRESS: _____
 CITY: _____
 STATE: _____ ZIP CODE: _____
 PRIMARY PHONE: _____
 EMAIL: _____
 SIGNATURE: _____

I declare under penalty of perjury that I am the owner of said property or have written authority from the property owner to file this application. I certify that all the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROJECT LOCATION

ADDRESS: Same as above
 ASSESSOR PARCEL NUMBERS: 039-121-290-000
 PRESENT USE OF LAND: Lodging-Boat Rental
 WATER SUPPLY: PUBLIC GROUNDWATER WELL
 SANITATION: PUBLIC SEWER SEPTIC SYSTEM
 FLOOD ZONE: AE

OFFICE USE ONLY

ZONING DISTRICT: MX
 GENERAL PLAN DESIGNATION: _____
 RELATED FILE NUMBERS: _____
 NOTES: _____
 APPROVED: _____ DATE: _____

DESCRIPTION OF PROJECT

We currently own and operate the Clear Lake Cottages and Marina - A lodging asset we have owned since November 2016. In 2017 we added and developed a fleet of watercraft to rent by the hour to our lodging guests and although there have been some challenging years with the lake level and condition this activity does promote our area and business along with additional revenue and tax revenue. We are requesting a use permit that will allow us to rent our watercraft not only to existing lodging guests, but to the broader local public market. We have a small fleet of boats including a dedicated Bass Boat, 2 X 18' pontoon boats that are also outfitted with trolling motors for fishing, waverunners and 2 kayaks, with one being a 1 seat and the other a two person craft. We feel with the number of watercraft we have, this will enhance the lake's already attractive nature, creating a greater opportunity for local residents to enjoy the lake without creating overuse of any sort.

Standard Operating Procedure: Watercraft Rental Operations

Facility: Clear Lake Cottages and Marina

Subject: Public Watercraft Rental Protocol

Effective Date: April 2026

1. Scope and Purpose

This procedure outlines the standardized management of watercraft rentals at Clear Lake Cottages and Marina. To ensure public safety and operational efficiency, this protocol applies to all rentals of the fleet, which consists of:

- **Two (2) Pontoon Boats**
- **One (1) Bass Boat**
- **Two (2) Waverunners**

2. Rental Durations

Watercraft are available to the general public for the following standardized time blocks:

- **Two (2) Hours**
- **Four (4) Hours**
- **Eight (8) Hours (Full Day)**

Note: All rental periods are scheduled to ensure that watercraft return to the marina well in advance of sunset to maintain maximum visibility and safety.

3. Pre-Departure Safety & Compliance

Before any vessel is released to a guest, the following mandatory steps must be completed:

- **Coast Guard Documentation:** A certified Coast Guard-approved checklist is performed in the presence of the guest to ensure all onboard safety equipment is functional.
- **Personal Flotation Devices (PFDs):** Staff will distribute USCG-approved life jackets, ensuring one appropriately sized vest is provided for every passenger.

- **Liability Waiver:** Guests must review and sign a comprehensive liability waiver and rental agreement
 - **Verify driver has a California Boater Card:** Our staff will verify this card for all designated drivers.
 - **Age Requirements:** Minimum age of watercraft drivers is 21
 - **Competency Verification:** Staff will conduct a brief orientation and "check-ride" to verify the guest's ability to safely operate and control the specific watercraft.
-

4. Fleet Monitoring and Safety Technology

To maintain situational awareness and guest security, the fleet is equipped with the following:

- **Propeller Guards:** Installed on all applicable engines to prevent accidental injury and protect local marine life.
- **GPS Tracking Devices:** Real-time monitoring allows staff to locate any vessel on Clear Lake instantly in the event of a mechanical disablement or emergency.

5. Environmental & Fueling Safety

Environmental Safeguards:

- **Fuel Spill Prevention:** Our fueling protocol includes the use of fuel absorbent pads (pillows) during refueling to prevent "spillage" or "sheening" on the water.
 - **Bilge Management:** We specifically inspect our bilges for oil/fuel before departure to prevent illegal discharge.
 - **Quagga/Zebra Mussel Inspections:** Clear Lake has strict invasive species protocols. Our boats are inspected and cleaned to prevent the spread of invasive species. Although they never leave Clear Lake except for winter storage, we regularly inspect our hulls.
-

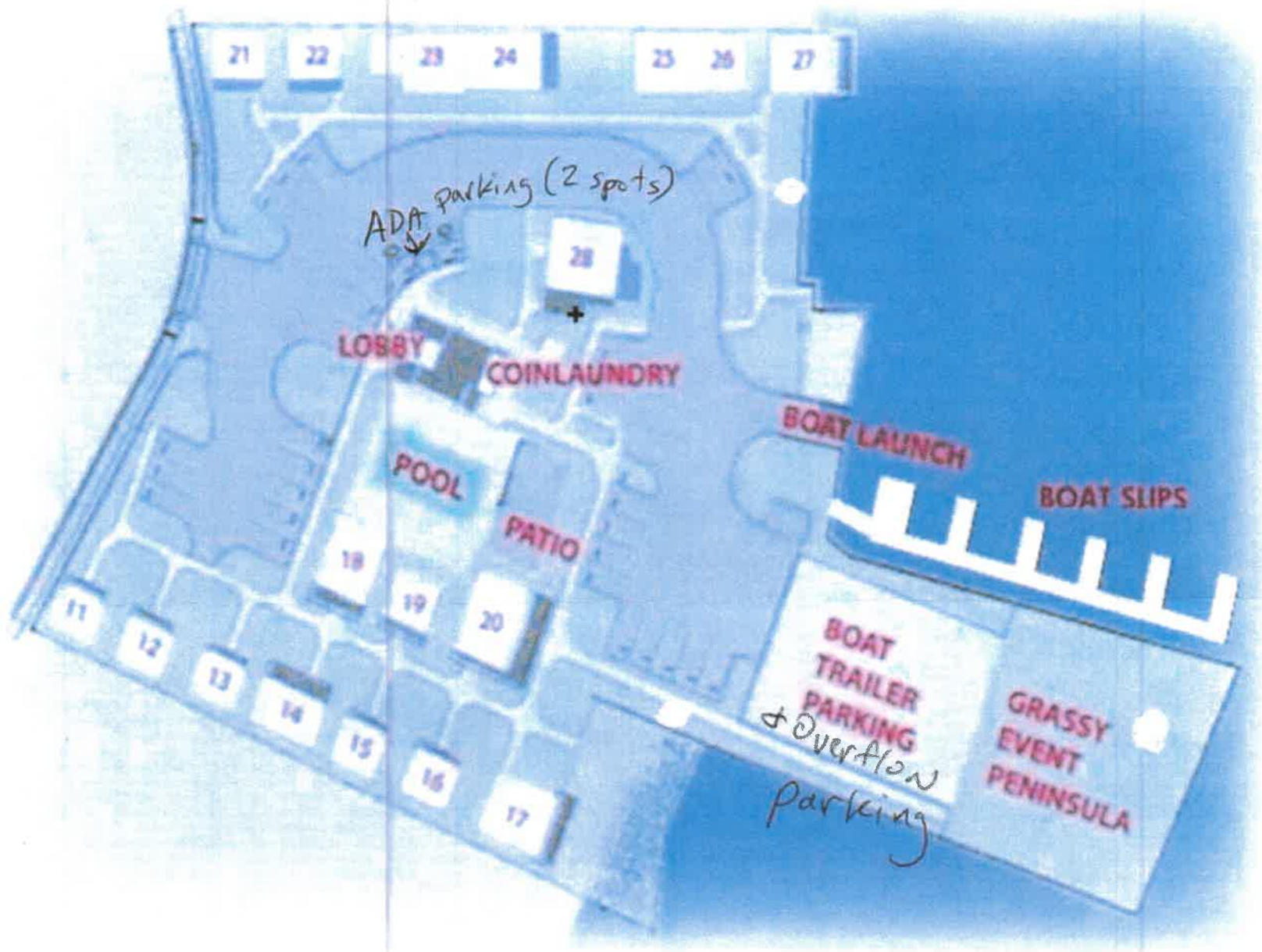
6. Return and Maintenance Protocol

Upon the conclusion of the rental period, the following post-operation steps are mandatory:

1. **Post-Rental Inspection:** Staff conducts a thorough walkthrough of the vessel to identify any new damage or mechanical issues.
2. **Deposit Processing:** Following a successful inspection, the guest's damage deposit is authorized for refund.
3. **Refueling & Sanitization:** The vessel is refueled to capacity and cleaned.
4. **Mechanical Review:** A final systems check is performed to ensure the watercraft is mission-ready for the next scheduled rental.

Clear Lake Cottages and Marina - Watercraft Inventory					
Year	Make	Model	Description	Length	Hull/Serial #
2017	Yamaha	EX1050C-S	Waverunner	n/a	US-YAMA3598A717
2017	Yamaha	EX1050C-S	Waverunner	n/a	US-YAMA1736K617
2017	Tracker PRO170	Marine	Bass Boat	17'	BUJ36647G617
2021	Tracker Marine	Suntracker BB18	Pontoon Boat	18'	BUJ11188B121
2021	Tracker Marine	Suntracker BB18	Pontoon Boat	18'	BUJ12153C121

Clear Lake Cottages & Marina



+ Ice & Vending Machines

Supplemental Data for Use Permit

Please answer the following questions as thoroughly as possible. If questions do not apply to your project, please provide an explanation of why. Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY OF CLEARLAKE - PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: Lodging

Product or service provided: We rent cottages and watercraft to our guests

Hours of operation: 8am - 6pm Days of operation: ALL

Number of shifts (normal): 8am - 6pm Number of shifts (peak): 1 per day

Employees per shift (normal): 5 Employees per shift (peak): 5

Number of deliveries per day: N/A Number of customer per day: Varied

Number of pick-ups per day: N/A Lot size: entire parcel is 2.06 acres

Number and type of company Vehicles: 1 Type of loading facilities: N/A

Floor area of existing structures: N/A Proposed building floor area: N/A

Number of existing parking spaces: 27 Number of proposed parking spaces: N/A

Number of floors: All buildings are single floor except manager's living area 2 story

Additional relevant information: We are requesting the necessary use permit to allow us to rent our current watercraft to the general public/local residents of the community.

Supplemental Data for Use Permit

Please answer the following questions as thoroughly as possible. If questions do not apply to your project, please provide an explanation of why. Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY OF CLEARLAKE - PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: Lodging

Product or service provided: We rent cottages and watercraft to our guests

Hours of operation: 8am - 6pm Days of operation: ALL

Number of shifts (normal): 8am - 6pm Number of shifts (peak): 1 per day

Employees per shift (normal): 5 Employees per shift (peak): 5

Number of deliveries per day: N/A Number of customer per day: Varied

Number of pick-ups per day: N/A Lot size: entire parcel is 2.06 acres

Number and type of company Vehicles: 1 Type of loading facilities: N/A

Floor area of existing structures: N/A Proposed building floor area: N/A

Number of existing parking spaces: 27 Number of proposed parking spaces: N/A

Number of floors: All buildings are single floor except manager's living area 2 story

Additional relevant information: We are requesting the necessary use permit to allow us to rent our current watercraft to the general public/local residents of the community.

Supplemental Data Continued)

When do you anticipate starting construction? No construction required

How long will construction take? No construction required

What days/times will construction occur? No construction required

What type of construction equipment will be used? no construction required

How many truck/vehicle trips will be necessary for construction? not required

Will equipment be idling during construction? no equipment

Where will construction equipment be staged/stored? no equipment

Will any trees or vegetation be removed? If yes, please provide type and amounts.

No construction or trees removed

Supplemental Data (Continued)

How much grading is anticipated to occur and where? N/A

Not applicable - no construction

Will soil be imported or exported to/from the site? If so from where and what amount?

N/A No construction not applicable

Is trenching required? If yes, please provide location, dimensions and cubic yards.

N/A Not applicable - No construction

How much water will be used for construction, operation and maintenance? What is the water source?

Not applicable - no construction

Describe how scenic views or vistas are impacted by the cultivation site.

No impact to views

What lighting is proposed for the project? Will areas be lit at night?

Area already has adequate lighting

What type of hazardous materials may and/or will occur on site? How will the hazardous material be disposed of?

No hazardous materials involved

Supplemental Data for (Continued)

Will this project result in the loss of forest land? If so, describe how many acres and what type of trees.

No impact to trees or shrubbery

How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

Not applicable - no construction

Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?

Not applicable - no construction

Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.

Not applicable - no construction

Describe and site or buildings have any archaeological or historical significance.

Not applicable - no construction

What are the slopes on project site?

We are not constructing

Supplemental Data (Continued)

Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.

Not applicable - no construction

Describe methods to be taken to reduce greenhouse gases.

Not applicable

Will solid waste be produced? If yes, how will it be disposed of?

No Waste Produced

Will hazardous waste be produced? If yes, how will it be disposed of?

No hazardous waste produced

How will vegetative waste be managed?

Not applicable - no construction

How will growth medium waste be managed?

Not applicable - no construction

Will any material be taken to a landfill? If yes, which one and how much material is anticipated?

Not applicable - no construction

Supplemental Data (Continued)

Describe risk of an explosion or release of hazardous substances in case of an accident.

Not applicable - no construction

Do portions of the cultivation site periodically flood?

Not applicable - no construction

Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.

Not applicable - no construction

What Best Management Practices (BMP's) or measures will be implemented in order to prevent erosion and impacts to water quality?

Not applicable - no construction

Is wastewater treatment required for the project? If yes, what is the source?

Not applicable - no construction

Describe how this project is consistent with the City's General Plan and Zoning Ordinance.

We are currently already renting watercraft to our guests, we are merely requesting a permit allowing us to rent to the general public here in Clear Lake, reservation or not.

Describe the level and frequency of noise or vibration that will be generated from this project.

No construction - not applicable

Supplemental Data for Initial Study (Continued)

Describe what measures have been taken to maintain or improve level of service for the appropriate emergency services (Fire, Police, etc.).

No changes to our infrastructure, driveways or easements

How is the site accessed?

directly from Lakeshore Drive

Describe the amount of traffic the project will generate.

The only traffic change will be after they are on our property parking

Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

No road construction required

Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

No

Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?

No need or plans for any structures of any type.

What sources of energy will be used?

There is no construction

Michael Taylor

From: Lori Baca <Lori.Baca@lakecountyca.gov>
Sent: Tuesday, May 19, 2026 4:53 PM
To: Michael Taylor
Subject: RE: Request for Review, Conditional Use Permit CUP 2026-05, 13885 Lakeshore Drive, Clearlake

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michael,

The parcel is an actively billed sewer account within LACOSAN and the proposed project should not require additional fees at this time. The proposed project will also not impact the Districts ability to continue to provide service.

Lori A. Baca
Utility Systems Compliance Coordinator
Lori.Baca@lakecountyca.gov
Office Number (707) 263-0119
Fax (707) 263-3836



From: Michael Taylor <mtaylor@clearlake.ca.us>
Sent: Monday, May 18, 2026 5:05 PM
To: Michael Taylor <mtaylor@clearlake.ca.us>
Cc: Michael Taylor <mtaylor@clearlake.ca.us>
Subject: [EXTERNAL] Request for Review, Conditional Use Permit CUP 2026-05, 13885 Lakeshore Drive, Clearlake

Good afternoon,

Request

Please review the attached document(s) and respond with any comments by Tuesday, **June 2, 2026**, via email: mtaylor@clearlake.ca.us or postal mail: Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

Applicant: Clear Lake Manager #1 LLC
Property Owner: Clear Lake Manager #1 LLC
Address: 13885 Lakeshore Dr.
APN#: 039-121-290-000

Project Description: The applicant, Clear Lake Cottages & Marina, is requesting approval of a Use Permit to allow the rental of existing on-site watercraft to the public in addition to current lodging guests. The property has operated as a

Michael Taylor

From: Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>
Sent: Thursday, May 28, 2026 2:11 PM
To: Michael Taylor
Subject: RE: Request for Review, Conditional Use Permit CUP 2026-05, 13885 Lakeshore Drive, Clearlake

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Assessor’s Office has no comments at this time.

Ryan Lewelling
Cadastral Mapping Specialist
Assessor-Recorder, County of Lake

From: Michael Taylor <mtaylor@clearlake.ca.us>
Sent: Monday, May 18, 2026 5:05 PM
To: Michael Taylor <mtaylor@clearlake.ca.us>
Cc: Michael Taylor <mtaylor@clearlake.ca.us>
Subject: [EXTERNAL] Request for Review, Conditional Use Permit CUP 2026-05, 13885 Lakeshore Drive, Clearlake

Good afternoon,

Request

Please review the attached document(s) and respond with any comments by Tuesday, **June 2, 2026**, via email: mtaylor@clearlake.ca.us or postal mail: Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

Applicant: Clear Lake Manager #1 LLC
Property Owner: Clear Lake Manager #1 LLC
Address: 13885 Lakeshore Dr.
APN#: 039-121-290-000

Project Description: The applicant, Clear Lake Cottages & Marina, is requesting approval of a Use Permit to allow the rental of existing on-site watercraft to the public in addition to current lodging guests. The property has operated as a lodging and marina facility since November 2016, with watercraft rentals introduced in 2017 as an accessory recreational amenity for guests. The proposed rental fleet includes two pontoon boats, one bass boat, two wave runners, and kayaks currently maintained on-site. The request is intended to expand recreational access to Clear Lake for residents and visitors while supporting tourism and economic activity in the area. No new construction or expansion of existing structures is proposed as part of the request.

The existing business operates on an approximately 2.06-acre site with approximately 27 parking spaces and employs up to five employees during normal operations. The site includes an existing private boat launch ramp, boat slips, and a designated boat trailer parking area to support marina operations and watercraft access. Proposed hours of operation for the watercraft rental activity would be seven days per week between approximately 8:00 a.m. and 6:00 p.m. Rental periods would be limited to two-hour, four-hour, and full-day increments, with all vessels required to return prior to sunset. The applicant states that the proposed use would enhance public access to the lake while utilizing a limited fleet intended to avoid overuse or intensification of lake activity.



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

Craig Wetherbee
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: June 11, 2026
TO: Michael Taylor, Associate Planner
FROM: Ashley Brown, Senior EHS
RE: RFR – CUP 2026-05 SR0017495
APN: 039-121-29

Environmental Health notes the property is on public sewer and water.

Further information is needed regarding vessel refueling procedures and fuel storage. 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. Fees and inspections as part of the California Unified Program Agency (CUPA) program will also be required. Note: If the applicant stores quantities below those outlined above but generates hazardous waste, then they would still be part of the CUPA program. Additional CUPA program requirements may apply depending on the amounts of hazardous materials stored onsite.



Michael Taylor

From: Adeline Leyba
Sent: Tuesday, June 2, 2026 9:19 AM
To: Michael Taylor
Subject: Re: Request for Review, Conditional Use Permit CUP 2026-05, 13885 Lakeshore Drive, Clearlake

Hi Mike,

I have no comments.



Adeline Leyba
Public Works Director | City of Clearlake
14050 Olympic Dr.
Clearlake, CA 95422
Phone: [707-994-8201](tel:707-994-8201) Ext: 341
Fax: [707-995-2653](tel:707-995-2653)

From: Michael Taylor <mtaylor@clearlake.ca.us>
Sent: Monday, May 18, 2026 5:05 PM
To: Michael Taylor <mtaylor@clearlake.ca.us>
Cc: Michael Taylor <mtaylor@clearlake.ca.us>
Subject: Request for Review, Conditional Use Permit CUP 2026-05, 13885 Lakeshore Drive, Clearlake

Good afternoon,

Request

Please review the attached document(s) and respond with any comments by Tuesday, **June 2, 2026**, via email: mtaylor@clearlake.ca.us or postal mail: Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

Applicant: Clear Lake Manager #1 LLC
Property Owner: Clear Lake Manager #1 LLC
Address: 13885 Lakeshore Dr.
APN#: 039-121-290-000

Project Description: The applicant, Clear Lake Cottages & Marina, is requesting approval of a Use Permit to allow the rental of existing on-site watercraft to the public in addition to current lodging guests. The property has operated as a lodging and marina facility since November 2016, with watercraft rentals introduced in 2017 as an accessory recreational amenity for guests. The proposed rental fleet includes two pontoon boats, one bass boat, two wave runners, and kayaks currently maintained on-site. The request is intended to expand recreational access to Clear Lake for residents and visitors while supporting tourism and economic activity in the area. No new construction or expansion of existing structures is proposed as part of the request.



City of Clearlake

Community Development Department

14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 Fax (707) 995-2653

Request for Review

Conditional Use Permit CUP 2026-05, Categorical Exemption CE 2026-05

Request: Please review the enclosed application packet material and respond with your comments by Tuesday, **June 2, 2026**, via email: mtaylor@clearlake.ca.us or by mail to Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

Project Description: The applicant, Clear Lake Cottages & Marina, is requesting approval of a Use Permit to allow the rental of existing on-site watercraft to the public in addition to current lodging guests. The property has operated as a lodging and marina facility since November 2016, with watercraft rentals introduced in 2017 as an accessory recreational amenity for guests. The proposed rental fleet includes two pontoon boats, one bass boat, two wave runners, and kayaks currently maintained on-site. The request is intended to expand recreational access to Clear Lake for residents and visitors while supporting tourism and economic activity in the area. No new construction or expansion of existing structures is proposed as part of the request.

The existing business operates on an approximately 2.06-acre site with approximately 27 parking spaces and employs up to five employees during normal operations. The site includes an existing private boat launch ramp, boat slips, and a designated boat trailer parking area to support marina operations and watercraft access. Proposed hours of operation for the watercraft rental activity would be seven days per week between approximately 8:00 a.m. and 6:00 p.m. Rental periods would be limited to two-hour, four-hour, and full-day increments, with all vessels required to return prior to sunset. The applicant states that the proposed use would enhance public access to the lake while utilizing a limited fleet intended to avoid overuse or intensification of lake activity.

The applicant has also submitted a Standard Operating Procedure outlining operational, safety, and environmental protection measures associated with the proposed public watercraft rentals. Prior to departure, staff would complete safety inspections, verify California Boater Cards for designated operators, confirm minimum driver age requirements, provide U.S. Coast Guard-approved life jackets, conduct operational orientations, and require signed liability waivers. The fleet is equipped with GPS tracking devices and applicable propeller guards to enhance public safety. Additional environmental safeguards include fuel spill prevention procedures, bilge inspections, and invasive species monitoring protocols. Post-rental inspections, cleaning, refueling, and mechanical reviews would also be conducted following each rental period to ensure continued safe operation of the fleet.

Applicant:	Clear Lake Manager #1 LLC
Property Owner:	Clear Lake Manager #1 LLC
Project Address:	13885 Lakeshore Drive, Clearlake
APN:	039-121-290-000
Zoning:	Mixed Use
General Plan:	Mixed Use
Water:	Golden State Water Company
Sewer:	Special Districts

Office Use

City Departments

- Building
- Code Enforcement
- Police Department
- Engineering
- Fire
- PGE
- Golden State Water
- Konocti Water
- Highlands Water

County Departments

- Air Quality Management
- Assessor/Recorder
- Env Health/Special District
- Lakebed Management
- LC Surveyor
- LC Water Resources
- LC Tax Collector
- LC Transit
- Lake Area Planning Council

State/Federal Departments

- Caltrans
- Ca Air Board
- Ca Dept F&W
- USA Corps of Eng
- US F&W Serv
- Sonoma State
- CHP
- ABC
- Ca Water Boards

Tribal Organizations

- Elem Indian Colony
- Middletown Ranch
- Koi Nation of NCA
- NAHC
- HERC

Other

- Cal Cannabis
- CA Dept PH
- BCC
- CDFA

Agency Comments: