

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
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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>
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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.

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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: