

# LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

2617 South Main Street  
Lakeport, CA 95453  
Phone (707) 263-7000  
Fax (707) 263-0421



**Douglas G. Gearhart**  
**Air Pollution Control Officer**  
doug@lcaqmd.net

## -MEMORANDUM-

**To:** Mark Robert, Senior Planner  
City of Clearlake

**DATE:** February 17, 2026

MRoberts@clearlake.ca.us

**FROM:** Douglas Gearhart, APCO

**SUBJECT:** Cindy Nuno, Vitmer Holdings, LLC •• APN 010-044-11 •• CUP 2026-02, CE 2026-02 •• Request for review for development and operation of a recycling center located at 2450 Ogulin Canyon Rd, Clearlake, CA 95422

Lake County Air Quality Management District received a Request for Review for the above reference project. Development and operation of a small recycling center is not expected to cause significant air quality impacts, as long as the operator manages the facility to minimize development of a line and/or significant vehicle idling at the site.

Dust mitigation is required during construction and operation. Use of yard blowers or equipment that entrains fine particulates and toxics into the air should be avoided. Exposed surfaces and stripped soil storage areas should be maintained through vegetation or other treatment to prevent wind erosion and fugitive dust.

The Lake County Air Quality Management District has adopted a new fee schedule during 2025, which is not in effect. Fee for this projects are as follows:

1. CEQA Review Fee: \$63.00,
2. Area Source Fee - Grading for non-agricultural land conversion: \$44.00 per acre with a \$125.00 minimum fee.,
3. Area Source Fee - commercial buildings: \$0.50 per square ft, with a \$100.00 minimum fee, and
4. Area Source Fee - Commercial/Industrial Parking Lots (new): \$10.00 per paved parking space or per \$180 SqFt for unmarked parking lots, with a \$50.00 minimum. (If EV charging spots are proposed, please provide additional details for a reduction in the Area Source Fee for the EV charging sites).

The review fee is due now, the area source fees are due prior to issuance of construction permits.

As described with appropriate control measures in place for construction and operation, the emissions from this facility are not expected to create significant risk. Permitting may be required in the future, but as described, an Air District permit is not required at this time. The Air District can support the issuance of the Conditional Use Permit and Categorical Exemption upon receipt of the review fee.

**From:** [Lee Lambert](#)  
**To:** [Mark Roberts](#)  
**Subject:** Fw: Request For Review (RFR) CUP 2026-02 located at 2450 Ogulin Canyon Rd.  
**Date:** Tuesday, February 10, 2026 1:09:27 PM  
**Attachments:** [image001.png](#)  
[RFR CUP 2026\\_02 Packet\\_2450 Ogulin Canyon Rd..pdf](#)

---

It would be my recommendation that specific, and strict, guidelines be required pertaining to the exterior conditions of the property.

1. All exterior locations where recycling is handled, redeemed, sorted, stack or stored shall be cleaned and disinfected daily to prevent build up on surfaces.
2. Adequate amount of trash disposal cans be placed in sorting and redemption areas.
3. Some type of perimeter barrier / fencing to prevent loose bags and / or trash from blowing off of the property.

*Lee Lambert*

Clearlake Police Department  
Code Enforcement Bureau Supervisor

---

**From:** Jan Brejska <[jbrejska@clearlakepd.org](mailto:jbrejska@clearlakepd.org)>  
**Sent:** Tuesday, February 10, 2026 10:48 AM  
**To:** Lee Lambert <[llambert@clearlakepd.org](mailto:llambert@clearlakepd.org)>; Ryan Peterson <[rpeterson@clearlakepd.org](mailto:rpeterson@clearlakepd.org)>; Steven Felder <[sfelder@clearlakepd.org](mailto:sfelder@clearlakepd.org)>  
**Subject:** FW: Request For Review (RFR) CUP 2026-02 located at 2450 Ogulin Canyon Rd.

I am not sure you received this request from Mark.

*Jan Brejska*

Code Enforcement Technician

*My regular office hours: Monday – Thursday 8 am to 5 pm*

*Code Enforcement Officers: Monday - Friday 8 am to 5 pm*

707-994-8251 x 309

707-994-8918 FAX

[www.clearlakepd.org](http://www.clearlakepd.org)

[Code Enforcement | Clearlake, CA - Official Website](#)

---

**From:** Mark Roberts <mroberts@clearlake.ca.us>

**Sent:** Monday, February 9, 2026 4:26 PM

**Subject:** Request For Review (RFR) CUP 2026-02 located at 2450 Ogulin Canyon Rd.

**Importance:** High

Good Afternoon,

You are receiving this application to allow your agency the opportunity to provide comments and concerns regarding a proposed commercial recycling facility located at 24560 Ogulin Canyon Road. The applicant has applied for a Conditional Use Permit (CUP 2026-02) to allow the development and operation of a recycling facility located at the referenced address above. The proposed Recycling Center will be developed on a portion of the 1.46-acre parcel and area will be situated about 250 feet east of Highway 53, south of Ogulin Canyon Road in the northeastern portion of the parcel. The recycling operation will include the placement and use of two 9' x 20' storage sheds, which will be located in the center of the yard/parking area in an east west alignment against the east side.

The facility will be a drive up/in operation that will allow customers to pull into the recycling yard through the front gate, drive into the customer service area, stop and park, and unload their California CRV cans and bottles into recycling containers. An employee will be staged near the gate, under a portable shade canopy with a small desk/chair and scale. Upon weighing the recycling materials, the customer will receive payment.

The storage sheds are to be locked and secured during off hours. There will be no recycling cans, trash, or related debris left outside overnight. The storage of recycling materials will be within the locked storage sheds/containers. The collected recycling materials will be periodically loaded into a truck and transported off site to an out-of-area processing facility.

As noted on the site plan, the recycling yard will include an area for staff and customer vehicle parking, including an ADA van accessible space. The path of travel is noted. The parking spaces will be developed at 90-degree angles. Other proposed site improvements includes perimeter landscaping installed on the north, west, and south sides of the fenced yard. Motion detecting solar lighting will be installed on the two storage sheds.

**For full details, please refer to the enclosed application material. All comments shall be submitted no later than Friday, February 20<sup>th</sup>, 2026.**

If you have any questions, please feel free to contact me. We look forward to your response.



**Mark Roberts**  
**Senior Planner | City of Clearlake**  
14050 Olympic Dr.  
Clearlake, CA 95422  
Phone: [707-994-8201](tel:707-994-8201)  
Fax: [707-995-2653](tel:707-995-2653)



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

Anthony Arton  
Health Services Director

Craig Wetherbee  
Environmental Health Director

## *Promoting an Optimal State of Wellness in Lake County*

### Memorandum

**DATE:** February 12, 2026  
**TO:** Mark Roberts, Senior Planner  
**FROM:** Pheakdey Preciado, Senior EHS  
**RE:** RFR CUP 2026-02/SR0017435  
**APN:** 010-044-11

The Environmental Health Division's Land and Food Programs has no concerns regarding a proposed commercial recycling facility. Employees/Staff will be using the neighboring business restroom facilities.



**From:** [Lori Baca](#)  
**To:** [Mark Roberts](#)  
**Subject:** RE: Request For Review (RFR) CUP 2026-02 located at 2450 Ogulin Canyon Rd.  
**Date:** Thursday, February 19, 2026 7:40:01 AM  
**Attachments:** [image003.png](#)

---

**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.

Good Morning Mark

The parcel is outside of Special Districts service area, no comments from us

Have a great day!

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



---

**From:** Mark Roberts <mroberts@clearlake.ca.us>  
**Sent:** Monday, February 9, 2026 4:26 PM  
**Subject:** Request For Review (RFR) CUP 2026-02 located at 2450 Ogulin Canyon Rd.  
**Importance:** High

Good Afternoon,

You are receiving this application to allow your agency the opportunity to provide comments and concerns regarding a proposed commercial recycling facility located at 24560 Ogulin Canyon Road. The applicant has applied for a Conditional Use Permit (CUP 2026-02) to allow the development and operation of a recycling facility located at the referenced address above. The proposed Recycling Center will be developed on a portion of the 1.46-acre parcel and area will be situated about 250 feet east of Highway 53, south of Ogulin Canyon Road in the northeastern portion of the parcel. The recycling operation will include the placement and use of two 9' x 20' storage sheds, which will be located in the center of the yard/parking area in an east west alignment against the east side.

The facility will be a drive up/in operation that will allow customers to pull into the recycling yard through the front gate, drive into the customer service area, stop and park, and unload their California CRV cans and bottles into recycling containers. An employee will be staged near the gate, under a portable shade canopy with a small desk/chair and scale. Upon weighing the recycling materials, the customer will receive payment.

The storage sheds are to be locked and secured during off hours. There will be no recycling cans, trash, or

related debris left outside overnight. The storage of recycling materials will be within the locked storage sheds/containers. The collected recycling materials will be periodically loaded into a truck and transported off site to an out-of-area processing facility.

As noted on the site plan, the recycling yard will include an area for staff and customer vehicle parking, including an ADA van accessible space. The path of travel is noted. The parking spaces will be developed at 90-degree angles. Other proposed site improvements includes perimeter landscaping installed on the north, west, and south sides of the fenced yard. Motion detecting solar lighting will be installed on the two storage sheds.

**For full details, please refer to the enclosed application material. All comments shall be submitted no later than Friday, February 20<sup>th</sup>, 2026.**

If you have any questions, please feel free to contact me. We look forward to your response.



**Mark Roberts**  
**Senior Planner | City of Clearlake**  
14050 Olympic Dr.  
Clearlake, CA 95422  
Phone: [707-994-8201](tel:707-994-8201)  
Fax: [707-995-2653](tel:707-995-2653)