

January 28, 2025

Mr. Mark Roberts – Senior Planner  
City of Clearlake Planning Commission  
City of Clearlake  
Clearlake City Hall  
14050 Olympic Drive  
Clearlake, CA 95422

Re: Conditional Use Permit Application For Clearlake Recycling Center

Dear Mr. Roberts and Planning Commissioners:

Enclosed are the revised/updated Conditional Use Permit application forms, documents, plans, project description, and other related documentation for the proposed Clearlake Recycling Center to be developed on a portion of the 1.46-acre parcel located at 2450 Ogulin Canyon Road (APN 010-044-11). This property has an existing auto-related business that currently operates on an adjacent part of the site. The Recycling Center area will be situated about 250' east of Highway 53, in the currently vacant northeastern part of APN 010-044-11.

The Recycling Center project entails the proposed development of a small-scale drive-in drop-off/customer service area on the south side of Ogulin Canyon Road, east of Highway 53. Please note that there are additional operational details and project information provided in the Project Description, the Supplemental Data sheets, and on the site plan.

Attached please find:

- City of Clearlake Conditional Use Permit Application Form
- Supplemental Data Sheets
- Project Description
- Project Site Plan
- Project Site Rendering
- Site Photo and Aerial
- Lease Agreement
- Sign Concept

Thank you for your consideration of this Conditional Use Permit application. Please let me know if there is a need for additional information or clarification. I look forward to doing business in the City of Clearlake.

Thank you.

*Cindy Nuno*

Cindy Nuno – Owner  
Clearlake Recycling Center



# City of Clearlake

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

## Planning Application

### CONDITIONAL USE PERMIT CEQA Categorical Exemption

OFFICE USE ONLY	INITIAL FEES
Administrative Use Permit Fee	\$2,200.00
Categorical Exemption (CE) Fee	\$150.00
General Plan Maintenance Fee	\$25.00
Technology Fee (2%)	\$47.50
<b>Subtotal</b>	<b>\$2,422.50</b>
County of Lake Filing Fee for CE	\$50.00
<b>3% CC/DC Processing Fee (Add \$72.68 to sub total)</b>	
<b>Total</b>	<b>\$2,472.50</b>
Received By:	
Date:	
Receipt Number:	
File Number:	CUP 20 --

#### APPLICANT

NAME: Cindy Nuno  
 MAILING ADDRESS: 1636 Danbrook Drive  
 CITY: Sacramento  
 STATE: California ZIP CODE: 95835  
 PRIMARY PHONE: 916-698-2041  
 EMAIL: cindy.nuno11@yahoo.com  
 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: Vitmer Holdings  
 MAILING ADDRESS: 7016 Sylvan Road  
 CITY: Citrus Heights  
 STATE: California ZIP CODE: 95610  
 PRIMARY PHONE: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_  
 SIGNATURE: See attached Lease Agreement

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: 2450 Ogulin Canyon Road  
 ASSESSOR PARCEL NUMBERS: 010-044-11  
 PRESENT USE OF LAND: Vacant land and auto storage  
 WATER SUPPLY:  PUBLIC  GROUNDWATER WELL  
 SANITATION:  PUBLIC SEWER  SEPTIC SYSTEM  
 FLOOD ZONE: N/A

#### OFFICE USE ONLY

ZONING DISTRICT: I - Industrial  
 GENERAL PLAN DESIGNATION: Industrial  
 RELATED FILE NUMBERS: N/A  
 NOTES: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

#### DESCRIPTION OF PROJECT

Development and operation of a drive up Recycling Center for California CRV materials.

Please see the attached Project Description and Site Plan for more details.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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: Recycling Center for CRV materials.

Product or service provided: Drop off and temporary storage of CRV bottles and cans in existing cargo containers.

Hours of operation: 9 AM to 5 PM Days of operation: Monday through Saturday

Number of shifts (normal): 1 Number of shifts (peak): 1

Employees per shift (normal): 1 Employees per shift (peak): 1-2

Number of deliveries per day: 10 Number of customer per day: 10

Number of pick-ups per day: 0-1 Lot size: 1.46 Acres

Number and type of company Vehicles: 1P.U. Type of loading facilities: At grade

Floor area of existing structures: 640 square feet Proposed building floor area: 0

Number of existing parking spaces: 0 Number of proposed parking spaces: 4

Number of floors: 1

Additional relevant information: See Site Plan and Project Description.

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## Supplemental Data Continued)

When do you anticipate starting construction?

As soon as the Use Permit is approved, February 2026.

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How long will construction take?

2-3 weeks.

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What days/times will construction occur?

Monday through Saturday 9 AM to 5 PM.

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What type of construction equipment will be used?

Backhoe, dump truck, Bobcat, hand operated tools.

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How many truck/vehicle trips will be necessary for construction?

Less than 10 trips.

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Will equipment be idling during construction?

Occasionally.

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Where will construction equipment be staged/stored?

On- site.

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

No trees will be removed. Existing grass cover will be grubbed off.

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## Supplemental Data (Continued)

How much grading is anticipated to occur and where?

Minimal grubbing of the parking and circulation area, compacting of base materials.

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

Road base material from a contractor yard (gravel) will be imported to provide for on site parking and circulation, estimated amount is less than 50 cubic yards.

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

No trenching is anticipated.

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

Minimal water is needed for this project, if required wetting of the site for dust control will be from a water truck. Operational water for employee will be from retail bottled supply.

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

The project is not a cultivation site. It is within the Hwy 53 Scenic Corridor, however, there are no significant scenic vistas or views in this location.

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

No lighting is proposed for this project, however consideration is being given to a combination solar powered security camera/lighting system installation. Lighting would be directed to inside the fenced area.

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

This project will not involve the use of hazardous materials.

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## 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.

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

This is not a cultivation site, and there will be no dust, ash, smoke, or odors generated.

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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?

There is a minor drainage channel outside of the existing fence, about 35 feet to the east. No work is to take place in or near it.

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

There will be no loss of any wetland or streamside vegetation.

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

There are no existing buildings on the site, except for the cargo shipping containers, that have any archeological or historical significance

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What are the slopes on project site?

The project site is level ground with a slight slope to the east.

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## Supplemental Data (Continued)

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

The project area soils are the Manzanita series, a well drained loam with minimal potential for landslides, erosion, spreading, subsidence, liquefaction, or collapse.

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Describe methods to be taken to reduce greenhouse gases.

The proposed recycling operation is recognized by the State of California as a green business. Greenhouse gas generation will be minimal with less than 50 ADT.

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

Solid waste will be stored in the trash totes supplied by the local Disposal Company and picked up weekly by the City's disposal services contractor.

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

See response to this question above.

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How will vegetative waste be managed?

This is not a cultivation project and there will no vegetative waste produce or accepted.

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How will growth medium waste be managed?

This is not a cultivation project. There will be no growth medium waste produced.

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

the only material that will be taken to the landfill will be refuse inadvertently taken in in conjunction with the CRV recycling. The anticipated amount is about one tote per week.

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## Supplemental Data (Continued)

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

There will be no risk of explosion or release of hazardous substances.

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Do portions of the cultivation site periodically flood?

This is not a cultivation project. The project area site doesn't have a record of flooding.

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

The existing drainage pattern of the project site is - level/minor surface flow to the east. This project will create a small amount of impervious surface and compacted rock for on site parking and circulation, resulting in minor increase in runoff.

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

If required, a fiber roll berm will be installed along the eastern project area border to contain surface runoff.

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

No waste water treatment is required for this project. The neighboring business will provide restroom facilities.

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

This project is consistent with many goals and policies of the City of Clearlake General Plan, including growing a sustainable community and maintaining a mix of uses in appropriate locations. This project is promoting light industrial activity in the Ogulin Canyon Industrial area consistent with LU 5.2.1.1 and provides easy access consistent with G.P. Goal LU 6.

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

There will be little to no noise or vibration generated from this CRV recycling project.

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## 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.).

The driveway and gate will be improved to accomadate emergency vehicles. The site address will be visibly posted in accordance with LCFD #1 requirements. A Knox Box will be installed if required.

How is the site accessed?

The project site will use the existing driveway from Ogulin Canyon Road. A new 24' wide gravel driveway extension will be constructed to the fenced work and parking enclosure

Describe the amount of traffic the project will generate.

The aticipated average amount of traffic generated by the recycling facility operation will be minimal - 20 ADT.

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

There are no improvements required to be made to Ogulin Canyon Road.

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

Due to the minimal traffic generation, there should be no increase traffic hazards to cars, bicyclists, or pedestrians.

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?

There are no greenhouses proposed. Two of the existing, 8'x40', metal, off white, cargo shipping containers will be utilized for storage of collected CRV materials.

What sources of energy will be used?

Small scale solar, if needed.

**Clearlake Recycling Center**  
**Project Description and Information**  
**2450 Ogulin Canyon Road – APN 010-044-11**  
**Clearlake, California**  
**January 28, 2026**

**Project Location and Description**

The proposed Clearlake Recycling Center project involves the development and operation of a California CRV Recycling facility at 2450 Ogulin Canyon Road, Clearlake, CA 95422 - APN 010-044-11.

The proposed Recycling Center will be developed on a portion of the 1.46-acre parcel located at 2450 Ogulin Canyon Road within the City of Clearlake and is further described as APN 010-044-11. This property has an existing auto-related business that currently operates on the site (south). The Clearlake Recycling Center area will be situated about 250 feet east of Highway 53, south of Ogulin Canyon Road in the northeastern part of APN 010-044-11.

The Clearlake Recycling Center project entails the proposed development of a small-scale drive-in recycling facility that will feature a fenced/gated drive-in site, drop-off/customer service area, parking area, and two storage sheds on the south side of Ogulin Canyon Road, east of Highway 53.

Business operational details and project information are provided on the Site Plan and are set forth in the City of Clearlake Supplemental Data for Use Permit form.

The project will have a basic layout and design, utilizing the existing driveway south from Ogulin Canyon Road that will transition into a new 40' wide driveway and gated entry that will open into the fully enclosed fenced recycling yard, as depicted on the site plan (see below). Wrought iron fencing and landscaping will be provided around the entire recycling yard. The chipped sealed or paved recycling center yard area will have an outside dimension of 60' (width) x 70' (length) (3,600 square feet).

The recycling yard will include the placement and use of two 9' x 20' storage sheds, to 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 and then will be able



## **Background Information and Existing Site Conditions**

The subject property is partially developed with an auto-related business; however, the specific location of the Recycling Center is flat and undeveloped.

Access to the site is from Highway 53 to Ogulin Canyon Road. An existing driveway extends southward from Ogulin Canyon Road through a gate into the property and loops around to provide access to the existing site improvements.



Burns Valley Creek, a seasonal surface water course exists to the south of the parcel with a minor tributary creek on the east side that flows through an open channel from north to south.

Land in the vicinity of the site is zoned Industrial and is developed with heavy commercial uses. Land to the east is used mainly for watershed, wildlife habitat, farming, industrial uses and homesite development. The project site is located in Ogulin Canyon, east of Burns Valley, and is bordered by Ogulin Canyon Road and storage/light industrial uses to the north. Blackeye Canyon is to the east.

The Soil Survey Geographic Database (SSURGO) maintained by the United States Department of Agriculture (USDA) and National Resource Conservation Service (NRCS) indicates that the project site is underlain primarily by soils of the Manzanita Series which consist of very deep, well drained loam formed in alluvium from mixed rock sources. They

occur on terraces with slopes of 2 to 25 percent. Manzanita Series soils are used for a wide variety of purposes, mostly agricultural, including walnut orchards, wine grape vineyards, hay, and livestock grazing, but also homesite developments (USDA-NRCS 2003).

The subject parcel is in the Clearlake City Limits (NW corner) and is zoned I – Industrial District. The City of Clearlake Zoning Ordinance provides detailed zoning requirements and standards regarding recycling operations, minimum parking requirements, street improvements, parking design standards, driveway approach standards, landscaping development standards, environmental review procedures, storm drainage provisions, and a number of other sections dealing with trash receptacles slopes and soils, outdoor lighting, addressing, protected trees, tree protection regulations, and other requirements.

The City requires Conditional Use Permit approval for the proposed development and operation of a recycling facility and the use of shipping cargo containers and may require the operators to enter into a Development Agreement.

### **Compliance with the City of Clearlake Zoning Ordinance**

Small Recycling Centers. The City of Clearlake Zoning Ordinance contains various provisions that apply to Small Recycling Facilities (SRF). The proposed Clearlake Recycling Center is in conformance with Section 18-19.170 of the Ordinance - Performance Standards for SRF's. The Center will accept only CRV glass, metals, and plastic containers. Used motor oil will not be accepted. The Center will not use power-driven processing equipment.

Standard 32-gallon trash can/containers will be used to collect recyclables and stored inside the storage sheds/containers when the site is unattended and secured from unauthorized entry. The site will be maintained free of litter and any other undesirable materials. The recycling facilities are not located within 100 feet of a residential property. Containers will be clearly marked to identify the type of material which may be deposited. The facility will have information posted to identify the name and telephone number of the facility operator, the hours of operation, and a notice stating that no material shall be left outside the recycling enclosure or containers (see attached sign rendering). Landscaping and fencing for screening purposes will be provided.

Scenic Corridor. The City Zoning Ordinance indicates that there is no comprehensive list of specific features that automatically qualify as a scenic resource. There are certain characteristics that are identified by the City which contribute to the determination of a scenic resource. There are some characteristics associated with this project including a hill formation in between Hwy 53 and the site that will be retained. There are no historic building and/or known locations in accordance with the California Office of Historic Preservation. There do not appear to be features identified in applicable City planning documents and/or reports/assessments as having special scenic value or features integrated with its surroundings or overlapping scenic elements that form a

panorama view, such as Clear Lake or Mount Konocti associated with the site. There are no vegetative or structural features that have local, regional, or statewide importance. The site is within a scenic corridor, however there are existing improvements such as double utility lines, existing development, and other conditions which degrade the visual environment. In order to comply with the spirit of the City Scenic corridor policy, some measures will be incorporated in the project to lessen visual impacts including:

- Limits on the extent of grading and no tree removal.
- No new permanent buildings are proposed. Two 9'x20' prebuilt sheds will be placed on the east side. They will each be identical with a peaked roof, asphalt roofing shingles, an access door, and will be painted a tan or cream non-reflective color to avoid glare and contrast.
- 6' tall wrought iron fencing and landscaping will be provided.
- No glare producing lighting is proposed.



The City has provided several Design Standards Exhibits (A-E) that apply to the development and operation of Recycling Center facilities.

Exhibit A - Off Street Parking and Loading. All parking spaces reserved for the disabled will be constructed and signed in accordance with applicable state and federal laws. No motorcycle, bike, or covered parking will be provided. Entrances and exits will be marked

with an appropriate sign and pavement marking. Disabled car spaces will be signed with pavement marking or markings in accordance with applicable codes and laws. Plans for the parking lot will conform to City standards for grading, paving, striping, signing, curbing, lighting, landscaping, stormwater treatment, and trash/recycling enclosures. The Recycling Center is within an Industrial zone and will provide an all-weather surface enclosed by a six ( 6') foot high fence. The car park and driveway will be prepared and compacted so that surface waters will drain onto adjacent open area and will have an all-weather, dust-free surface. The 90-degree head in parking spaces will be 9' x 20' in dimension with 24' of backup area. A 5' wide (oleander or photinia faseri) landscape area for the small car park and customer drop off area will be provided around the fenced perimeter as indicated on the site plan.

Exhibit B – Fence Design. 6' tall fencing is proposed around all sides of the parking and recycling materials drop-off area. Fencing will be used in conjunction with the proposed perimeter landscaping to create a living screen wall effect as indicated in the City standards.

Exhibit C – Lighting. Consistent with City policies and in order to preserve the nighttime sky in this area of Clearlake, no permanent lighting is proposed. However, downlit and shielded security lighting in the form of commercial solar powered fixture(s) will likely be installed/mounted on the storage shed front wall, to discourage prowlers. All equipment, recycling containers, and other work items will be moved into the sheds and locked up every night.

Exhibit D – Landscape and Irrigation Standards. As indicated above, a 5' wide landscape perimeter with oleander or photinia faseri plants will be installed around the northern and southern sides of the parking/customer drop off area. These plant choices are low water users once they are established. A 2" layer of mulch will be applied and soil amendment will be used if required. Because of the lack of City water in this area, installation of an irrigation system is not anticipated. If required by the City, the irrigation system will comply with the minimum standards.

Exhibit E – Trash Enclosure Design Standards. Given the small site and operating characteristics of the Recycling Center, there will be a need for some trash collection totes. It is anticipated that a standard trash tote and a recycling tote will suffice for the project. These totes will be placed in the northwest corner of the site during the daily operating hours and moved inside the storage shed/containers at night, or a separate trash enclosure will be provided. The totes will be emptied weekly by the City's contract waste hauler.

Clearlake Zoning Ordinance in Section 18-28.040. The City of Clearlake Zoning Ordinance in Section 18-28.040 establishes procedures and findings for accommodating uses that may have the potential to cause adverse effects on surrounding properties. The City

procedures apply to all proposals for which a conditional use permit is required. A conditional use permit can be approved or approved with conditions by the Planning Commission, if, based upon information provided by the applicant, all of the following findings are made:

1. *That the proposed use at the size and intensity contemplated, and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.*

Applicants Response and Findings. The project at the 2450 Ogulin Canyon Road site is proposed/designed at a size and intensity that is reasonable for a portion of the 1.46-acre parcel. The site plan details a proposed layout that fits the site and illustrates that the required improvements are consistent with the City Zoning Ordinance.

The proposed project will provide a development that is necessary, desirable, and compatible with the community wide need for CRV recycling.

The proposed project will provide a development that is compatible with the neighborhood, as there are commercial operations and/or businesses in the near vicinity, including at the LaRosa Plaza site just to the north. The proposed project is in a well-planned and secure location, which provides for a compatible land use situation.

2. *That such use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons 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 persons 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 and offensive emissions such as noise, glare, dust, and odor,*

*(d) Treatment given, as appropriate to such aspects as landscaping, screening, open spaces, parking areas, loading areas, service areas, lighting, and signs.*

Applicants Response and Findings. The proposed uses at the 2450 Ogulin Canyon Road Site will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to the property, improvements, or potential development in the vicinity. The proposed site improvements have been well planned to minimize detrimental impacts and conflicts with people residing and working in the area, property and improvements in the neighborhood or the general welfare of the city.

The site improvements will be developed and operated in accordance with City standards and will provide for a convenient, open and healthy site consistent with the City regulations.

The site improvements will be situated north of the existing cargo containers and will comply with City property line setbacks from adjoining properties and structures in order to minimize perceived detrimental health, safety, morals, comfort, and general welfare impacts to people in the neighborhood and the region.

The intent with regard to development of the recycling project is to be sensitive to the comfort and general welfare of the Ogulin Canyon Road area by installing and operating state-of-the-art recycling facilities and equipment in order to minimize detrimental impacts.

The subject property is an existing semi-developed site. The proposed project involves construction of a small facility which is proportionate in size and scale with land use activities on other properties in the vicinity.

The nature of the proposed facility is conducive with the proposed size, shape, and arrangement of both the new and existing structures in the area. The proposed site improvements are to be developed in an area that is level and clear.

The accessibility of the property is good; a new driveway will be developed into the recycling facility from the existing driveway south of Ogulin Canyon Road. There will be sufficient driveway queueing (stacking) area for 6 to 8 vehicles if needed.

Traffic patterns for persons and vehicles that will be using the site are good. The type and volume of traffic on Ogulin Canyon Road is relatively low when compared to other streets and roads in Clearlake. The pattern of land development to the east, north and south is rural in nature and as such the areas generate a small amount of traffic that passes by the 2450 Ogulin Canyon Road site.

The proposed off-street parking and loading areas have been incorporated into the project design with 3 standard spaces and 1 ADA van accessible space

There will not be any issues associated with noise, glare, dust, and odor. The placement of the recycling facility with adequate setback distances from property lines and nearby structures is a key safeguard for reducing noise, odor, dust, and lighting concerns.

There are conditions of approval that can be implemented including: the use of shielded and downlit lighting; paving or chip sealing of the parking lot and driveways and installation of landscaping or fencing to minimize visual scenic corridor impacts.

The project will provide landscaping as mandated by the City of Clearlake. Screening of site improvements or facilities will be completed to City standard.

There will be open space preservation particularly around the west and north sides of the site. No trees will be impacted or removed as a consequence of this project.

Proposed parking and service areas are depicted on the site plan and are adequate to serve the intended uses. Proposed lighting and signage will be commensurate with other industrial projects in the City of Clearlake.

*3. That such use or feature as proposed will comply with the applicable provisions of this Chapter and will be consistent with the policies and standards of the Clearlake General Plan. (Ord. #2010-146, S2).*

Applicants Response and Findings. The proposed recycling uses at the 2450 Ogulin Canyon Road site are consistent with the applicable provisions of the City of Clearlake Zoning Ordinance and with the policies and standards of the Clearlake General Plan.

East of Hwy 53, the initial portion of Ogulin Canyon Road (1/2 mile) is within the City of Clearlake. The City of Clearlake General Plan Circulation Element Figure 4.1. Circulation Map identifies Ogulin Canyon Road as a basic street. The Clearlake General Plan Circulation Element contains a number of Goals and Policies regarding the City street system, however, there does not appear to be any policy applying specifically to Ogulin Canyon Road. The Ogulin Canyon Road surface is in good condition at this location.

**Conclusion:**

This Project Description and application plans/documentation provides support for the approval of this Use Permit application to allow recycling center activities at 2450 Ogulin Canyon Road.

The 2450 Ogulin Canyon Road development concept is fairly straight forward and provides a well-planned and designed project that will encourage good site circulation, efficient operations, and economic performance.

The City of Clearlake is supportive of land-use projects which conform to City regulations. This proposed project complies with City standards, has the potential to enhance job

opportunities, satisfies a need within the community, and may generate economic development benefits.

Approval of this project will provide numerous public benefits, enhance the Ogulin Canyon Road area, provide for the cleanup and redevelopment of the subject property, and comply with the City Zoning standards.

It is respectfully requested that the City of Clearlake Planning Commission approve the Conditional Use Permit application.

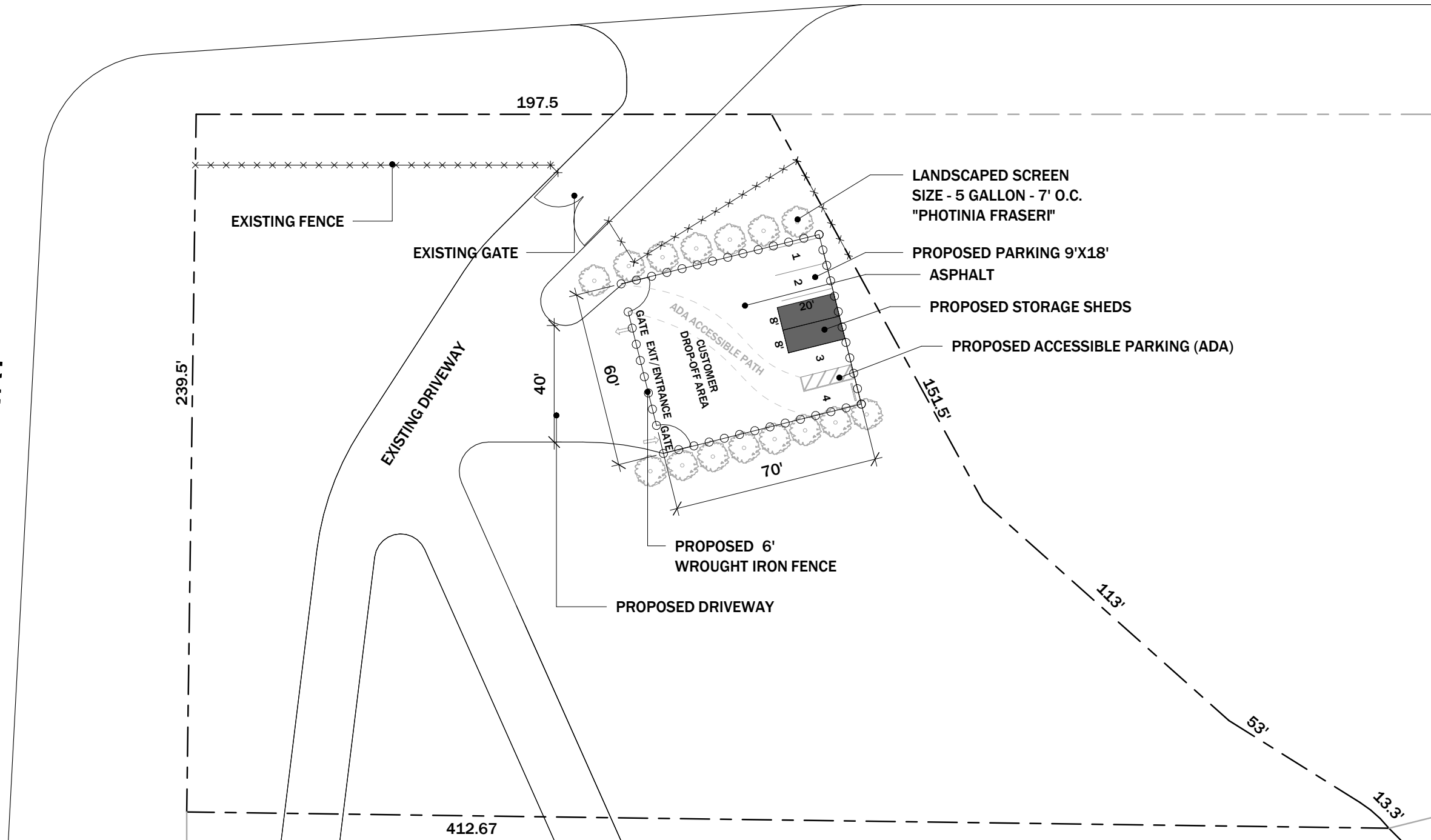
Thank you.

*Cindy Nuno*

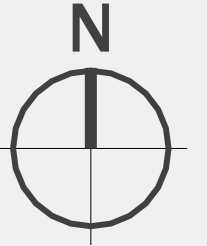
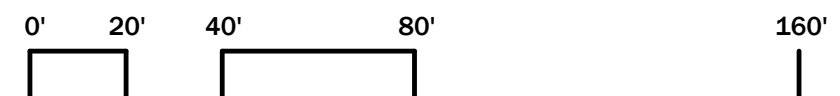
Cindy Nuno  
Clearlake Recycling Center  
916-698-2041

# OGULIN CANYON RD

53 HIGHWAY



JURISDICTION CITY OF CLEARLAKE  
 PARCEL NUMBER 010-044-11  
 LOT AREA 1.46 ACRES



REVISION DATE



PROJECT:  
 CLEARLAKE  
 RECYCLING 2450  
 OGULIN CANYON  
 ROAD, CLEARLAKE

## SITE PLAN

SCALE: 1" = 40'-0"

# C-1



## LEASE AGREEMENT

**Property Address:** 2450 State Hwy 53 Clearlake CA, 95422

**Lessor (Property Owner):** Vitmer Holdings

**Lessee (Tenant):** Cindy Nuno

This Lease Agreement (“Agreement”) is made and entered into on this 10 day of December, 2025, by and between:

Lessor: Alexander Vitmer (“Lessor”)

Lessee: Cindy Nuno (“Lessee”)

### 1. Premises

Lessor agrees to lease to Lessee a portion of the property located at 2450 Ogulin Canyon Rd, Clearlake, CA, sufficient for the operation of two 40ft shipping containers used as a CRV Recycling Center.

### 2. Term

The lease shall begin on February 1<sup>st</sup>, 2025, and shall continue a month-to-month basis, unless terminated by either party with 30 days' written notice.

### 3. Rent

Lessee agrees to pay Lessor \$500 per month, due on the 1st of each month unless otherwise agreed in writing.

### 4. Use of Premises

Lessee shall use the premises solely for operating a CRV Recycling Center. All operations will comply with city, county, and state requirements.

### 5. Utilities & Maintenance

Lessee is responsible for keeping the leased area clean, safe, and orderly. Lessor is not responsible for providing utilities unless separately agreed in writing.

### 6. Liability

Lessee agrees to operate safely and in compliance with all regulations. Lessee shall hold Lessor harmless from liabilities arising from Lessee's business operations.

### 7. Access

Lessee shall have access to the leased area during agreed operating hours. Lessor retains the right to access the property with reasonable notice.

**8. Contingency Clause**

This lease is contingent upon the tenant obtaining all necessary government approvals from the city of Clearlake and the State of California (Cal Recycle) to legally operate a CRV Recycling Center at the premises.

**9. City Required Modifications**

Lessor agrees that improvements or modifications required by the City of Clearlake or any governing agency including but not limited to fencing, gravel surfacing, designated operating areas, are permitted. Lessee may install such improvements at Lessee's expense if they are required to obtain or maintain legal approval to operate.

**10. Entire Agreement**

This Agreement contains the full understanding between the parties and supersedes all prior agreements. Any changes must be made in writing and signed by both parties.

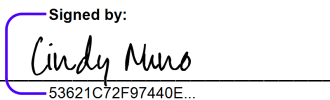
**SIGNATURES**

Lessor: \_\_\_\_\_  
  
5CE44CD010D649E...

Date: 12/10/2025

Alexander Vitmer

(916) 412-7761

Lessee: \_\_\_\_\_  
  
53621C72F97440E...

Date: 12/10/25

Cindy Nuno

(916) 698-2041



**Sign Information to include:**

**Clearlake Recycling Center and CRV Redemption**

**2450 Ogulin Canyon Road**

**Open Monday Through Saturday 9 AM to 5 PM**

**916-698-2041**

**No Off Hour Deposits**



Clearlake Recycling Center  
Site Location

< North

