

EXIHIBIT A
CITY OF CLEARLAKE
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT CUP 2026-07
THOMAS WILKERSON

Pursuant to the approval of the Planning Commission on September 29, 2026 there is hereby granted to Thomas Wilkerson dba Honest Mechanic, Conditional Use Permit CUP 2026-07 and corresponding CEQA Categorical Exemption CE 2026-08, with the following conditions of approval to allow an automobile repair business located at 14935 Olympic Drive, Unit A, Clearlake, CA 95422, further described as Assessor Parcel Number 039-550-460-000, subject to the following terms and conditions of approval.

SECTION A - GENERAL CONDITIONS:

1. The use hereby permitted shall substantially conform to the plans and operational details submitted for CUP 2026-07 by application and any conditions of approval imposed by the above Conditional Use Permit. The approved use is limited to automobile repair and related services identified in the approved business plan.
2. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Thursday, with Friday and Saturday service by appointment only, unless modified through approval by the review authority.
3. **Prior to Operation**, the applicant shall apply for and maintain an active Business License with the City. Said license shall be renewed annually.
4. **Prior to Operation**, the applicant shall obtain all required Building Division permits and approvals for the installation and operation of the proposed automobile lifts and any other equipment requiring a permit or inspection.
5. **Prior to the installation of any signage**, the applicant shall apply for and secure a Sign Permit. All signs shall adhere to the City Municipal Codes and Adopted Design 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 meet American with Disabilities Act (ADA) requirements and current California Building Code Standards.
7. **Prior to Operation**, the applicant shall obtain and maintain all required permits and approvals from applicable local, State, and federal agencies, including but not limited to the Lake County Environmental Health Department, Lake County Air Quality Management District, Lake County Fire Protection District, CalRecycle, and the California Bureau of Automotive Repair
8. All deliveries shall be conducted in a manner that does not obstruct accessible parking, accessible routes, fire access, required parking circulation, or pedestrian access.

9. All outdoor lighting shall be directed downward and shielded to illuminate only the project site, not adjacent properties. All lighting shall comply with applicable federal, state, and local requirements.
10. All automobile repair activities shall occur within enclosed buildings unless otherwise authorized by the review authority. No work shall be conducted within the public right-of-way.
11. The operator shall maintain the premises in a clean, orderly, and sanitary condition, including prompt removal of waste materials, automotive parts, debris, and other materials associated with the operation.
12. Any conditions established pursuant to these regulations shall be met before the use is established, except that the Community Development Director/designee, Planning Commission or on appeal, the City Council, may establish a schedule for certain conditions to be met after the establishment of the use. Continuance of the use shall then be contingent on complying with the schedule for meeting the deferred conditions.

SECTION B - PROHIBITED ACTIVITIES:

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

- Operation of an automobile dismantling yard, salvage yard, or wrecking facility.
- Automobile dismantling or outdoor storage of major vehicle components.
- Tire recycling, shredding, or processing operations.
- Outdoor automobile repair or servicing.
- Outdoor storage of materials, tires, automotive parts, fluids, or equipment in an unscreened or unorganized manner.
- Auto-body painting, spray painting, refinishing, abrasive blasting, or similar activities not identified in the approved project description.
- Discharge of fluids or pollutants to the ground, storm drains, sanitary sewer, or adjacent properties.
- Operation of the property as a vehicle storage yard, except for customer vehicles temporarily located on the premises in connection with the approved repair operation.

SECTION C – AUTOMOBILE REPAIR OPERATIONS AND SAFETY:

1. The proposed two automobile lifts shall be installed, anchored, operated, and maintained in accordance with applicable Building Code requirements, manufacturer's specifications, and required Building Division permits and inspections.
2. The proposed tire-changing machine, air-operated wheel-bearing press, 30-gallon air compressor, and other automotive repair equipment shall be operated and maintained in a manner that minimizes noise, vibration, dust, and other impacts on surrounding properties.
3. All equipment and repair activities shall be conducted in a manner that does not create excessive or unreasonable noise, dust, odors, fumes, vibration, glare, or other nuisance conditions beyond the property boundaries.

4. Vehicles associated with the business shall be parked only in lawful parking or vehicle areas available to the tenant and shall not obstruct required parking, accessible parking, fire access, pedestrian access, or required circulation.
5. Customer vehicles may remain on the property only for a period reasonably related to the repair or service being performed.
6. The property shall not be operated as an automobile storage yard, salvage yard, dismantling facility, or wrecking facility.
7. Fire extinguishers and other required fire/life-safety equipment shall be provided and maintained as required by the applicable Fire Code and the Lake County Fire Protection District.

SECTION D – HAZARDOUS MATERIALS AND WASTE

1. The operator shall obtain and maintain all required approvals and comply with the requirements of the Lake County Division of Environmental Health/CUPA for hazardous materials and hazardous waste generated, stored, or handled at the facility.
2. Hazardous materials identified in the approved business plan shall be stored, handled, and used in accordance with applicable CUPA, Fire Code, California Health and Safety Code, Title 22 California Code of Regulations, and manufacturer's requirements.
3. Waste oil, coolant, brake fluid, solvents, used filters, contaminated absorbents, soiled rags, and other automotive wastes shall be properly characterized and managed in accordance with applicable hazardous-waste requirements.
4. Waste oil and other regulated automotive wastes shall be transported and disposed of only through legally authorized methods and facilities.
5. Hazardous-material and waste containers shall be maintained in good condition, compatible with their contents, properly labeled, and closed except when adding or removing material.
6. Appropriate spill-response materials shall be maintained on-site for the materials handled by the business.
7. Any spill of automotive fluids, hazardous materials, or hazardous waste shall be contained and cleaned up promptly and shall be reported to the appropriate regulatory agency when required.
8. No automotive fluid, hazardous material, hazardous waste, or other pollutant shall be discharged to the ground, storm drain, sanitary sewer, surface water, or adjacent property.
9. Any material change in the type or quantity of hazardous materials or hazardous waste handled at the facility shall comply with all applicable CUPA reporting, permitting, and regulatory requirements before the change occurs.

SECTION E – WASTE TIRE MANAGEMENT

1. The use shall be conducted in a manner that does not create excessive noise, dust, odors, vibration, glare, or other nuisances beyond the property boundaries.
2. All equipment shall be properly maintained and operated in a manner that minimizes impacts on surrounding properties.
3. The operator shall always maintain the site in a clean and orderly condition, including prompt removal of waste materials and debris.
4. No vehicle repair, servicing, dismantling, or storage associated with the business shall occur on public streets, sidewalks, public parking areas, or other locations not authorized for the use.
5. Deliveries and vehicle movements associated with the business shall be conducted in a manner that does not obstruct required parking, pedestrian access, fire access, or public rights-of-way.

SECTION F – OPERATIONAL PERFORMANCE STANDARDS

1. The use shall be conducted in a manner that does not create excessive noise, dust, odors, vibration, glare, or other nuisances beyond the property boundaries.
2. All equipment shall be properly maintained and operated in a manner that minimizes impacts on surrounding properties.
3. The operator shall always maintain the site in a clean and orderly condition, including prompt removal of waste materials and debris.
4. No vehicle repair, servicing, dismantling, or storage associated with the business shall occur on public streets, sidewalks, public parking areas, or other locations not authorized for the use.
5. Deliveries and vehicle movements associated with the business shall be conducted in a manner that does not obstruct required parking, pedestrian access, fire access, or public rights-of-way.

SECTION G – COMPLIANCE WITH MUNICIPAL CODE PROVISIONS

1. The facility and its employees shall comply with all applicable provisions of the Clearlake Municipal Code, including applicable provisions concerning vehicle parking and storage, automobile repair, nuisance conditions, noise, safety, zoning, signs, and property maintenance.
2. The facility shall comply with applicable provisions of Chapter 18 of the Clearlake Municipal Code, including the applicable regulations governing automobile repair and the General Commercial zoning district.
3. Vehicle repair, servicing, dismantling, or storage shall not be conducted on streets, sidewalks, public parking areas, or other locations not authorized for the use.
4. The site shall not be maintained in a condition that constitutes a public nuisance or violates applicable City regulations.

5. The developer/operator shall agree to indemnify, defend, and hold harmless the City or its agents, officers and employees from and against any and all claims, actions, demands or proceeding (including damage, attorney fees, and court cost awards) against the City, or its agents, officers, or employees to attach, set aside, void, or annul an approval of the City, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.
6. Any other applicable City ordinances related to nuisance, noise, safety, parking, signage, zoning, or property maintenance shall apply.

SECTION H – STATE AND OTHER REGULATORY REQUIREMENTS

1. The facility shall comply with the applicable California Automotive Repair Act (Business and Professions Code § 9880 et seq.) and all applicable Bureau of Automotive Repair (BAR) requirements.
2. **Prior to commencing automobile repair operations**, the operator shall obtain and maintain any required Automotive Repair Dealer registration with the California Bureau of Automotive Repair.
3. All hazardous materials and waste shall be stored, handled, transported, and disposed of in compliance with applicable California hazardous-waste laws and applicable local regulations.
4. The facility shall comply with all applicable Cal/OSHA workplace safety requirements.
5. Automotive air-conditioning service shall comply with applicable federal and State requirements governing refrigerant recovery and handling. Refrigerant shall not be intentionally released to the atmosphere.
6. No spray painting, auto-body refinishing, abrasive blasting, or other regulated air-emission activity shall occur unless separately authorized by the applicable regulatory agency and approved by the City where required.
7. This permit does not abridge or supersede the regulatory powers and permit requirements of any federal, state, or local agency requirements, which may retain a regulatory or advisory function as specified by statute or ordinance.

SECTION I – AUTOMOTIVE AIR-CONDITIONING AND REFRIGERANT SERVICE

1. Automotive air-conditioning service shall comply with all applicable federal and State requirements governing motor-vehicle refrigerant recovery and handling.
2. Refrigerant shall not be intentionally released or vented to the atmosphere.
3. Refrigerant recovery equipment shall be operated and maintained in accordance with applicable federal and State requirements.

4. Persons performing automotive air-conditioning service shall possess any certification required by applicable law.

SECTION J – TIMING AND MONITORING

1. This Conditional Use Permit does not abridge or supersede the regulatory powers and permits requirements of any federal, state, or local agency requirements. The applicant shall obtain and maintain permits as may be required from each agency.
2. The review authority may revoke or modify the Conditional Use Permit upon a finding that the permitted use is detrimental to the public health, safety, comfort, or general welfare; constitutes a public nuisance; that the permit was obtained or is being exercised through fraud or misrepresentation; or that one or more conditions of approval have not been complied with or have been violated. Prior to any action to revoke or modify the said permit, the permittee shall be provided notice of the alleged violation(s) and an opportunity to respond, in accordance with applicable law(s) and Municipal Code Procedures.
3. Any modification to the approved project shall be subject to review and determination by the City Manager, Community Development Director, or designee as either a minor amendment or major amendment to the approved project, in accordance with the applicable provisions of the City's Municipal Code. Minor amendments may be approved administratively, while major amendments shall require review and approval by the appropriate review authority at a duly noticed public hearing.
4. The developer/operator shall agree to indemnify, defend, and hold harmless the City or its agents, officers and employees from and against any and all claims, actions, demands or proceeding (including damage, attorney fees, and court cost awards) against the City or its agents, officers, or employees to attach, set aside, void, or annul an approval of the City, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations. In providing any defense under this Paragraph, the applicant, business operator, property owner, developer shall use counsel reasonably acceptable to the City. The City shall promptly notify the applicant, business operator, property owner, developer of any claim, action, demands or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the developer/operator of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the developer/operator shall not thereafter be responsible to defend, indemnify, or hold the City harmless as to that action. The City may require that the developer/operator post a bond, in an amount determined to be sufficient, to satisfy the above indemnification and defense obligation. The developer/operator understands and acknowledges that City is under no obligation to defend any claim, action, demand or proceeding challenging the City's actions with respect to the permit or entitlement.

5. Said Conditional Use Permit shall be subject to revocation and/or modification by the review authority if the review authority finds:
- *Noncompliance with any of the foregoing conditions of approval.*
 - *The City Manager/Community Development Director or designee finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the approved use. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to the City of Clearlake Municipal Code.*
 - *The Planning Commission finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to people or property in the vicinity/neighborhood of said use. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to the City of Clearlake Municipal Code. 15.*

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: _____