



City of Clearlake

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

RECEIVED

Planning Application

CONDITIONAL USE PERMIT CEQA Categorical Exemption

JUL 01 2026

CITY OF CLEARLAKE

OFFICE USE ONLY

INITIAL FEES

Use Permit Fee	
Categorical Exemption (CE) Fee	
General Plan Maintenance Fee	
Technology Fee (2%)	
Subtotal	
County of Lake Filing Fee for CE	
3% CC/DC Processing Fee (Add \$72.68 to sub total)	
Total	
Received By:	
Date:	7-1-26
Receipt Number:	
File Number:	CUP 2026-07

APPLICANT

NAME: Thomas [redacted]
MAILING ADDRESS: [redacted]
CITY: [redacted]
STATE: CA
PRIMARY PHONE: [redacted]
EMAIL: [redacted]
SIGNATURE: [redacted]

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: 14935 Olympic Dr. Unit A
ASSESSOR PARCEL NUMBERS: _____

PRESENT USE OF LAND: _____
WATER SUPPLY: ☒ PUBLIC ☐ GROUNDWATER WELL
SANITATION: ☒ PUBLIC SEWER ☐ SEPTIC SYSTEM
FLOOD ZONE: _____

OFFICE USE ONLY

ZONING DISTRICT: Commercial CC
GENERAL PLAN DESIGNATION: _____
RELATED FILE NUMBERS: _____

NOTES: _____
APPROVED: _____ DATE: _____

DESCRIPTION OF PROJECT

To open an auto repair business doing minor service and repairs. Services to include tune ups, Brakes, Front end & suspension, electrical, timing belts, water pump & cooling system repairs, window regulators, Fuel pumps, diagnosis of driveability issues. I also hope to apply to state for a Brake and Lamp inspection License but that will be after business is open
NO OIL CHANGES

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: Basic auto service & repair

Product or service provided: General auto repairs

Hours of operation: 8am - 5pm Days of operation: Mon. - Fri

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

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

Number of deliveries per day: TBD Number of customer per day: _____

Number of pick-ups per day: 0 Lot size: _____

Number and type of company Vehicles: 0 Type of loading facilities: N.A.

Floor area of existing structures: 2800 Proposed building floor area: _____

Number of existing parking spaces: 6 Number of proposed parking spaces: 6

Number of floors: 1

Additional relevant information: SHOP AREA INCL

Breeze way Facing Olympic & Janitor Room
1900 sq Ft

Supplemental Data Continued)

When do you anticipate starting construction?

NA

How long will construction take?

NA

What days/times will construction occur?

NA

What type of construction equipment will be used?

NA

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

NA

Will equipment be idling during construction?

NA

Where will construction equipment be staged/stored?

NA

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

NO

Supplemental Data (Continued)

How much grading is anticipated to occur and where?

NA

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

NA

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

NA

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

NA

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

NA

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

NA

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

NO Haz Mat

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.

NA

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

NA

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?

NA

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

NA

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

NA

What are the slopes on project site?

NA

Supplemental Data (Continued)

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

NA

Describe methods to be taken to reduce greenhouse gases.

NA

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

NA

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

NA

How will vegetative waste be managed?

NA

How will growth medium waste be managed?

NA

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

NA

Supplemental Data (Continued)

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

NA

Do portions of the cultivation site periodically flood?

NA

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

NA

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

NA

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

NA

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

N

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

minor noise from vehicles, tools + etc.

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.).

already in place

How is the site accessed?

From olympic drive

Describe the amount of traffic the project will generate.

minimal

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

NONE

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

NONE

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?

Building already in place

What sources of energy will be used?

~~NA~~ NA

Business plan for, Honest Mechanic

[REDACTED]

[REDACTED]

[REDACTED]

the business will be a small auto repair shop and I will be working as a sole proprietor providing the following services from 7 AM to 6 PM Monday through Thursday, and by appointment only Friday and Saturday.

Basic automotive services and repair such as, brake and front end repair, shocks and struts, wheel bearings, timing belts and water pumps, radiators, hoses and belts, air conditioning service and repair, 30/60/90 K services, tire service such as flat repair and wheel balancing, basic electronics diagnostics such as retrieving OBD 2 codes from automotive computer systems, including the replacement of sensors and switches and computerized components. Electrical repairs such as window regulators, windshield wiper motors, replacement of alternators and starters, windshield wiper replacement, repair and service of lighting systems such as headlamps, taillamps, and turn signals, interior lamps including dash lights. Also diagnostics and repair of antilock brake systems and supplemental restraint systems.

I will also be doing classic muscle cars which is one of my specialties, this will include carburetor rebuilding including multiple carburetors, early ignition systems, clutch jobs, posi- traction rear ends overhaul and set up, driveshaft and u-joint replacement and

balancing including replacing center support bearings on 2 piece driveshafts.

I will also be doing minor service and repair on Harley-Davidson's.

I will be doing minor service and repair on boats and boat trailers.

The only hazardous materials I will have in the shop are WD-40, spray carburetor cleaner, brake cleaner in spray cans, brake fluid, starting fluid, a 5 gallon bucket of carburetor cleaner for carburetor overhauls which will all be stored in an OSHA approved metal storage cabinet. I will also keep several gallons of coolant on hand as well as several cases of engine oil and transmission fluid which will be kept on a storage shelf in the parts room.

I will not be storing any waste oil as I will not be doing oil changes. Any waste oil or coolant generated during the course of normal repairs will go into a 5 gallon bucket and taken to AutoZone for proper disposal on a daily basis. I've already worked this out with AutoZone they are willing to accept up to 5 gallons a day but I doubt I will even generate 5 gallons a week.

I will also have 2 five gallon OSHA approved covered metal rag buckets for soiled grease rags. Any small oil or coolant spills will be vacuumed up and put in a 5 gallon bucket and disposed of properly.

Any Freon collected during air conditioning repair or service will be evacuated into a certified Freon storage container for disposal.

The only incoming and outgoing vehicles will be customers, deliveries from parts houses, or deliveries from eBay or Amazon etc. via FedEx or UPS, as well as US mail. Any and all deliveries will be

left in the foyer next to the ADA parking spot and this includes after-hours deliveries.

I plan to put a sign which says, "Honest Mechanic" with a phone number directly below it. The sign will be 2' x 3' and will be fixed to the outside wall which faces Olympic drive. I will also have my name fixed to the sign which currently exists out near the sidewalk.

As far as fencing goes there's already a wrought iron fence with gates and a pedestrian gate in the front of the complex near Olympic drive. There's also a fence and a small gate directly behind my shop facing four corners builders supply.

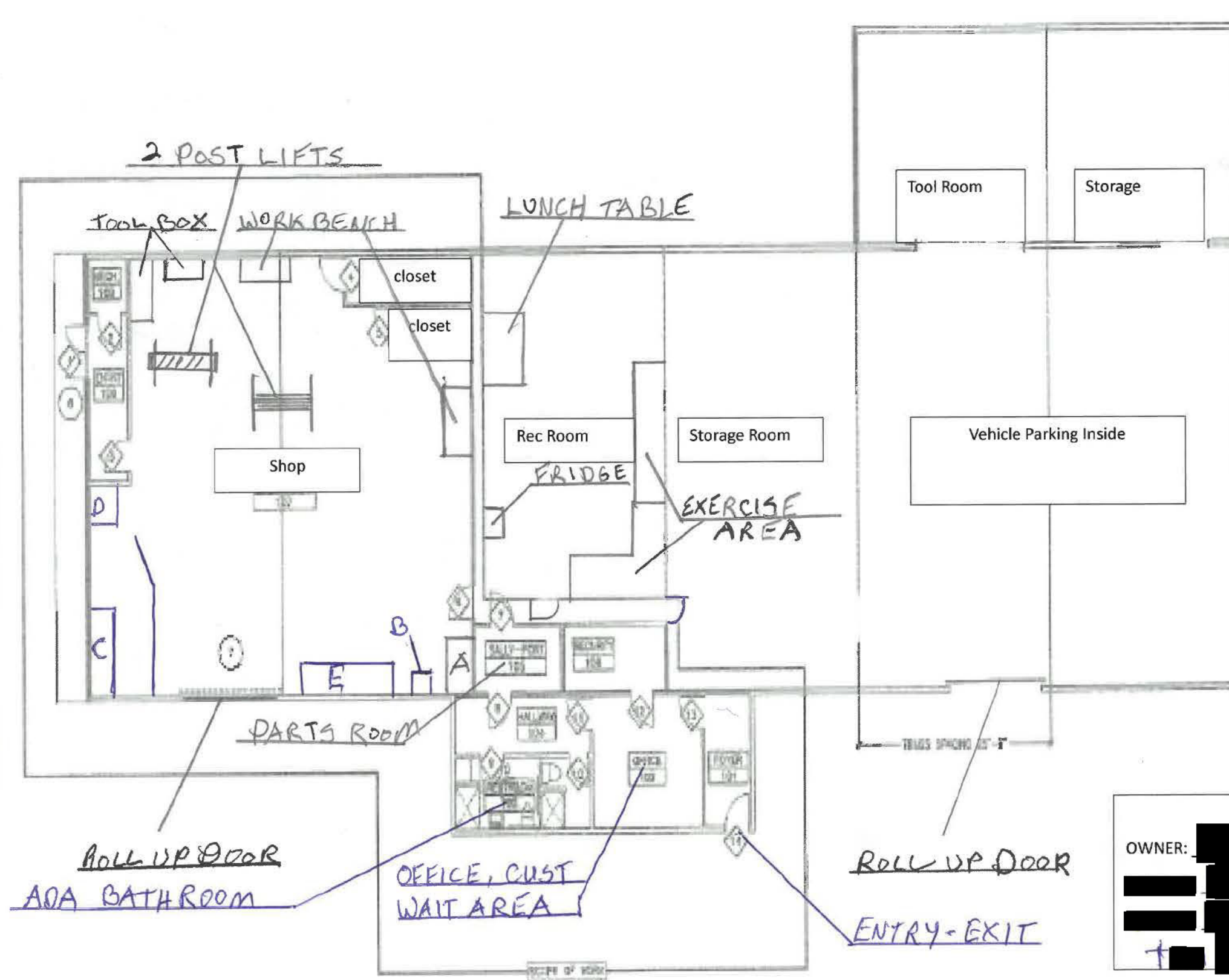
Regarding lighting there will be one light in the front of the building facing Olympic drive which illuminates the sidewalk and the signage on the front of the building. There will also be a light outside of the rear entrance right near the ADA parking spot. There will also be a motion activated nightlight outside of each rollup door.

There will also be fire extinguishers in the shop every 75 feet or less mounted to the wall according to fire marshal standards.

The shop will have a small 175 PSI compressor with a 30 gallon tank on wheels for use with the tire machine and the air operated wheel bearing press. Most of the tools in the shop are electric power tools as pneumatic tools are outdated.

The shop will have two lifts side-by-side in the shop area. They will be mounted to the floor according to proper safety standards and anchored appropriately.

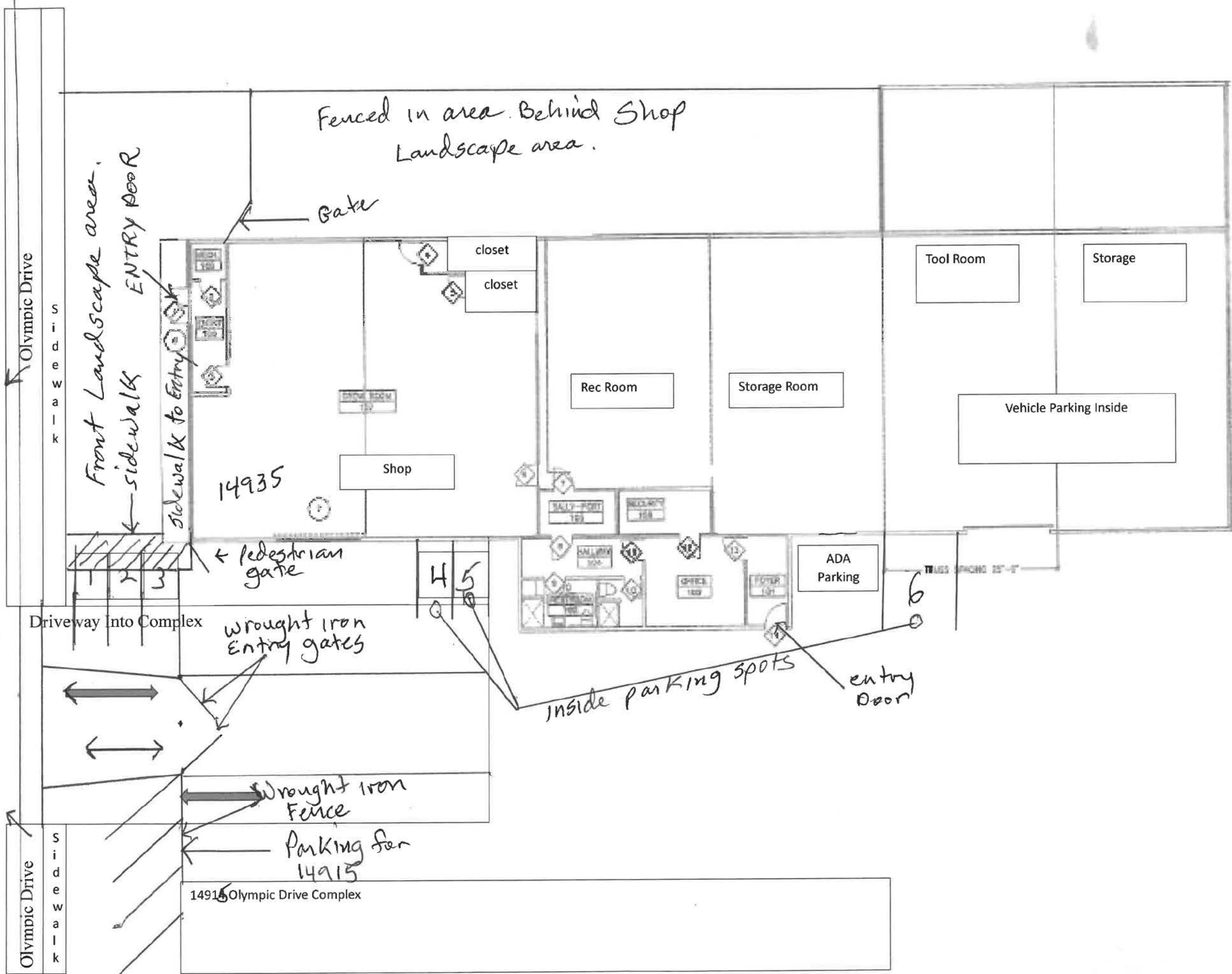
OLYMPIC DR



A BRAKE LATHE
B Press FOR Brgs
C SHOP SEATING
D SHOP COMPUTER
E TIRE MACHINE + BAL

OWNER:

[Redacted Name]
[Redacted Address]
t. [Redacted] 5593@gmail.com



OWNER Thomas Wilkenson
ADDRESS 14935 Olympic Dr. Clearlake
CONTACT 707-828-6821

- 1,2,3 parking outside gates
- 4,5,6 parking inside gates
- ADA parking next to office