

## EXHIBIT A

**CITY OF CLEARLAKE**  
**CONDITIONS OF APPROVAL**  
**Conditional Use Permit CUP 2026-01**  
**Categorical Exemption CE 2026-01**  
**Ricardo Godinez Soltero**

Pursuant to the approval of the Planning Commission on April 7, 2026, there is hereby granted to Ricardo Godinez Soltero, **Conditional Use Permit CUP 2026-01** and corresponding CEQA Categorical Exemption, CE 2026-01 with the following conditions of approval to allow an **automotive collision repair facility**, located at **14915 Olympic Drive, Unit G and Unit O**, Clearlake, CA 95422, further described as Assessor Parcel Number 039-550-450-000 is subject to the following terms and conditions of approval.

### **SECTION A - USE AND OPERATIONS**

1. The use hereby permitted shall substantially conform to the plans and operational details submitted on January 15, 2026, by application and any conditions of approval imposed by the above conditional use permit dated April 7, 2026. The approved use is limited to an **automotive collision repair and auto body repair facility**, including body repair, dent removal, frame straightening, panel replacement, sanding, welding, painting, and vehicle refinishing.
2. **Prior to Operation**, the applicant shall apply for and maintain an active Business License with the City. Said license may be applied for through the Online Permitting System at <https://clearlakeca.portal.opengov.com/> and shall be renewed annually.
3. All collision repair, body work, surface preparation, sanding, grinding, welding, cutting, painting, and refinishing shall occur within an enclosed building or approved spray booth. No repair activity shall occur in public streets, parking lots, or areas visible from off-site properties unless specifically screened and approved.
4. All spray booths, paint mixing rooms, and refinishing areas shall obtain required building, fire, and air quality permits prior to operation.

### **SECTION B - PROHIBITED ACTIVITIES**

The following activities are expressly prohibited unless additional City approval is obtained:

1. Operation of an automobile dismantling yard, auto wrecking yard, or salvage operation.
2. Outdoor vehicle dismantling, stripping, or removal of major components.
3. Outdoor body work, sanding, grinding, cutting, welding, painting, or refinishing.
4. Storage of vehicles for long-term parking, storage, or abandonment unrelated to active repair.
5. Outdoor storage of automotive parts, scrap metal, tires, or hazardous materials not enclosed or screened.
6. Discharge of automotive fluids, wash water, paint, solvent, or industrial wastewater to ground, storm drains, septic systems, or surface waters.

### **SECTION C - VEHICLE STORAGE AND PUBLIC NUSANCE**

1. Vehicle storage shall comply with Clearlake Municipal Code Chapter 10-6 (abandoned, wrecked, dismantled, or inoperative vehicles) and §10-1.6 (public nuisance conditions).
2. Vehicles not actively undergoing repair shall be stored indoors or screened from public view by a solid fence not less than six (6) feet in height.
3. The accumulation or storage of wrecked, dismantled, or inoperative vehicles in a manner inconsistent with active repair operations may constitute a public nuisance and shall be subject to enforcement under Clearlake Municipal Code.

### **SECTION D - VEHICLE STORAGE LIMITS AND ACTIVE REPAIR STANDARDS**

1. All vehicles stored on-site shall be actively undergoing repair, refinishing, or related collision repair activities, or awaiting pickup following completion of such work.
2. Vehicles shall not remain on-site longer than reasonably necessary to complete repair, refinishing, insurance processing, or customer retrieval, based on the nature and scope of the work.
3. A vehicle may be deemed inactive, abandoned, or in long-term storage if it is not actively undergoing repair or if no substantial progress toward completion has occurred within a reasonable period of time. In making this determination, the City may consider:
  - a. Date of vehicle arrival
  - b. Documented repair activity
  - c. Parts availability or documented delays
  - d. Insurance processing status
  - e. Communication with the vehicle owner
  - f. Overall condition and status of the vehicle
4. The Community Development Director or designee shall have authority to determine whether a vehicle is being actively repaired or is being stored in a manner inconsistent with this permit. If a vehicle is determined to be inactive or stored beyond a reasonable period:
  - a. The operator shall provide documentation demonstrating active repair or legitimate delay; or
  - b. The vehicle shall be removed from the site within a time frame specified by the City.
5. The operator shall maintain a vehicle log including:
  - a. Vehicle identification (make/model/license or VIN)
  - b. Date of arrival
  - c. Description of repair work
  - d. Status of repair
  - e. Date of completion or removal

Records shall be made available to the City upon request.

### **SECTION E - OPERATIONAL PERFORMANCE STANDARDS**

1. Operations shall not create excessive noise, vibration, smoke, dust, odors, vapor, glare, or other conditions constituting a nuisance to surrounding properties.
2. Sanding, grinding, and other dust-generating activities shall occur indoors with appropriate particulate capture systems.

3. Painting and refinishing shall occur within approved spray booths equipped with proper filtration systems.
4. Overspray, fumes, or solvent vapors shall not migrate beyond property lines. Only compliant low-VOC coatings and solvents shall be used.
5. Doors to work areas shall remain closed during sanding, grinding, or painting operations, except for vehicle movement.
6. Equipment such as air compressors and pneumatic tools shall be maintained to minimize noise impacts and shall be screened or enclosed where necessary.
7. The facility shall maintain good housekeeping practices at all times.

#### **SECTION F - SITE APPEARANCE and PARKING**

1. The property shall be maintained in a clean and orderly condition at all times. Outdoor accumulation of debris, parts, scrap, or trash is prohibited.
2. Outdoor lighting shall be directed downward and shielded to prevent glare onto adjacent properties.
3. Vehicles shall be parked only within approved areas and shall not block fire lanes, drive aisles, accessible parking, or emergency access.
4. No display of wrecked, dismantled, or inoperative vehicles, or parts thereof, for advertising purposes shall be permitted.

#### **SECTION G - SITE SECURITY AND ABANDONED VEHICLE CONTROL**

1. The facility shall be secured at all times to prevent unauthorized access, theft, vandalism, or illegal dumping. Gates, doors, and access points shall be locked when the facility is not in operation.
2. Vehicles determined by the City to be inactive, abandoned, or stored beyond a reasonable period shall be subject to removal. Records of vehicles identified as inactive or subject to removal shall be maintained and made available for City inspection.
3. The Community Development Director may require additional security measures if necessary to protect public health, safety, and welfare. Failure to comply with site security or vehicle storage requirements may result in modification or revocation of this permit following a public hearing.

#### **SECTION H - COMPLIANCE WITH MUNICIPAL CODE PROVISIONS**

The facility and its employees shall comply with all applicable provisions of the Clearlake Municipal Code, including but not limited to:

1. § 8-6.3 — Prohibiting vehicles parked on city streets for more than 72 consecutive hours.
2. § 8-6.4 — Prohibiting storage of vehicles on unimproved property.
3. § 8-6.6 — Prohibiting vehicle repair or dismantling on streets or parking lots.
4. Chapter 10-6 & § 10-1.6 — Abandoned vehicles and nuisance conditions.
5. This Conditional Use Permit does not abridge or supersede the regulatory powers and permits requirements of any federal, state, or local agency requirements, which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain and maintain permits as may be required from each agency.

6. 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.
7. Any other applicable City ordinances related to nuisance, noise, safety, or zoning.

#### **SECTION J - STATE AND OTHER REGULATORY REQUIREMENTS**

1. The applicant shall obtain and maintain all required permits from the City of Clearlake, Lake County Fire Protection District, Lake County Air Quality Management District, Lake County Environmental Health Department, and all other applicable agencies.
2. The facility shall comply with the California Automotive Repair Act (Business and Professions Code § 9880 et seq.) and all Bureau of Automotive Repair (BAR) requirements.
3. All hazardous materials and waste shall be stored, handled, and disposed of in compliance with California hazardous waste laws and applicable local regulations.
4. The facility shall comply with all stormwater and water quality requirements enforced by the Central Valley Regional Water Quality Control Board and Lake County Water Resources Department.
5. The facility shall comply with all applicable Cal/OSHA workplace safety requirements.
6. 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 K – COMPLIANCE AND EXPIRATION**

1. The approved use shall comply with all conditions of approval and applicable provisions of the Clearlake Municipal Code. Any modification, expansion, or intensification of the approved use, including the addition of new uses, shall require review and approval of a use permit amendment, unless determined by the Community Development Director to be minor or incidental.
2. All conditions of approval shall be satisfied prior to commencement of the use unless an alternative compliance schedule is approved by the decision-making authority.

3. Continued operation of the use shall be contingent upon ongoing compliance with all conditions of approval and any approved compliance schedule.
4. The approval shall expire if the use is not established within one (1) year from the date of approval, unless otherwise extended. If construction is required, the approval shall expire if building permits are not obtained within three (3) years. The Community Development Director may grant time extensions in one-year increments upon written request submitted prior to expiration. Extensions may include modified conditions upon a finding that circumstances have changed.

**SECTION L – USE PERMITS AMENDMENTS AND MODIFICATIONS**

1. Any change to the approved project shall be subject to review as either a minor or major amendment, as determined by the Community Development Director.
  - a. Minor amendments that do not materially alter the approved use may be approved administratively. Minor amendments may include adjustments to operational characteristics such as hours of operation, parking, or site layout, and may be subject to additional or refined conditions.
  - b. Major amendments involving substantial changes to the project shall require review and approval by the Planning Commission. Substantial changes include, but are not limited to, significant increases in traffic, intensification of use, changes in site design or building placement, or the potential for new or increased environmental impacts not previously evaluated.
2. The Community Development Director retains discretion to refer any proposed amendment to the Planning Commission for review and action.

**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: \_\_\_\_\_