

EXHIBIT A

CITY OF CLEARLAKE CONDITIONS OF APPROVAL CONDITIONAL USE PERMIT CUP 2026-05 CATEGORICAL EXEMPTION CE 2026-05 CLEAR LAKE #1, LLC

Pursuant to the approval of the Planning Commission on June 23, 2026, there is hereby granted to Clear Lake #1 LLC, Conditional Use Permit CUP 2026-05 and corresponding CEQA Categorical Exemption, CE 2026-05 with the following conditions of approval to allow an watercraft rentals located at 13885 Lakeshore Drive, Clearlake, CA 95422, further described as Assessor Parcel Number 039-121-290-000 is subject to the following terms and conditions of approval.

SECTION A - GENERAL CONDITIONS:

1. The use authorized by this Conditional Use Permit shall substantially conform to the application materials dated April 29, 2026, and any approved plans and conditions of approval. The approved use is limited to public watercraft rental.
2. The use shall be limited to 8:00 a.m. to 6:00 p.m., seven (7) days per week, unless otherwise approved by the review authority.
3. **Prior to operation**, the applicant shall obtain and maintain a separate valid City of Clearlake Business License for the approved watercraft rental use. Business Licenses are valid from September 30 of the current year through September 30 of the following year and shall be renewed annually. Applications may be submitted through the City's online permitting system (OpenGov) at <https://clearlakeca.portal.opengov.com/>
4. **Prior to installation**, all signage shall be subject to City Sign Permit approval and shall comply with the Clearlake Municipal Code and applicable design standards.
5. All exterior lighting shall be shielded and directed downward to prevent spillover onto adjacent properties and shall comply with applicable City, State, and Federal 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 the California Accessibility Codes/Standards (Chapters 11A and 11B).
7. This Conditional Use Permit may be modified or revoked pursuant to the Clearlake Municipal Code if the use is found to be in violation of applicable conditions, constitutes a public nuisance, or was approved based on inaccurate information.

SECTION B - PROHIBITED ACTIVITIES:

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

- Expansion of the approved rental fleet beyond the vessels identified in the approved application.
- Overnight storage, mooring, or abandonment of customer watercraft on-site.
- Fuel sales to the general public.
- Commercial repair, maintenance, or servicing of non-fleet vessels.
- Use of the site as a public boat launch facility.
- Any use not expressly authorized by this Conditional Use Permit.

SECTION C – STORAGE AND FIRE SAFETY:

1. All watercraft, fuel, and related equipment shall be stored in compliance with the California Fire Code and subject to Fire Authority approval.
2. Portable fuel containers shall be stored in approved containers and locations when not in use.
3. Fueling operations shall be conducted in a manner consistent with applicable state and federal safety and environmental regulations.
4. Required fire extinguishers shall be maintained on-site and on vessels as required by the U.S. Coast Guard and California Fire Code.
5. Adequate emergency access shall be always maintained, subject to Fire Department approval.

SECTION D - OPERATIONAL PERFORMANCE STANDARDS

1. The use shall be operated in a manner that does not create a public nuisance, including excessive noise, dust, odors, or other impacts beyond the property boundaries.
2. All equipment shall be maintained in safe and operable condition consistent with manufacturer specifications and applicable regulations.
3. The site shall be maintained in a clean, orderly, and sanitary condition at all times.
4. Operations shall comply with all applicable lake, boating, and safety regulations, including suspension of operations when required by public safety authorities.

SECTION E - COMPLIANCE WITH MUNICIPAL CODE PROVISIONS

1. The applicant shall indemnify, defend, and hold harmless the City of Clearlake, its officers, agents, and employees from any claim, action, or proceeding arising from approval or implementation of this permit, consistent with City requirements. The use shall comply with all applicable provisions of the Clearlake Municipal Code, including zoning, nuisance, and public safety regulations.
2. The use shall comply with all applicable provisions of the Clearlake Municipal Code, including zoning, nuisance, and public safety regulations.

SECTION F - STATE AND OTHER REGULATORY REQUIREMENTS:

1. The applicant shall obtain and maintain all required federal, state, and local permits and approvals necessary for operation of the use.
2. The operation shall comply with all applicable California boating laws, including operator certification, safety equipment, and vessel operation requirements.
3. The applicant shall comply with all applicable environmental regulations, including aquatic invasive species prevention, water quality protection, and spill prevention requirements.
4. The applicant shall comply with all applicable requirements of other responsible agencies having jurisdiction over the use, including but not limited to state boating authorities and fire protection agencies.

SECTION G – COMPLIANCE AND EXPIRATION:

1. 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.
2. Continued operation of the use shall be contingent upon ongoing compliance with all conditions of approval and any approved compliance schedule.
3. 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 H – INSPECTION, MONITORING, AND ENFORCEMENT:

1. The City of Clearlake shall have the right to enter and inspect the property at reasonable times to verify compliance with this Conditional Use Permit and applicable Municipal Code provisions.
2. Determination of compliance with these conditions shall be made by the Community Development Director or designee, subject to appeal as provided by the Clearlake Municipal Code.
3. If the City determines that a violation of this permit or applicable code provisions has occurred, the City may issue written notice requiring corrective action within a specified timeframe.
4. Where the City determines that a violation presents an immediate threat to public health, safety, or welfare, the city may require immediate suspension of all or part of the operation until the violation is corrected.
5. Failure to comply with any condition of approval shall constitute grounds for enforcement action, including but not limited to administrative citation, permit modification, permit revocation, or other remedies available under the Clearlake Municipal Code.

SECTION I – 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. Said modifications may be subject to a Use Permit.
 - 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.
 - 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 to 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: _____