

EXIHIBIT A

CITY OF CLEARLAKE CONDITIONS OF APPROVAL CONDITIONAL USE PERMIT CUP 2026-03 CATEGORICAL EXEMPTION CE 2026-03 MOHAMMAD M. SATTAR

Pursuant to the approval of the Planning Commission on May 12, 2026, there is hereby granted to Mohammad M. Sattar, Conditional Use Permit CUP 2026-03 and corresponding CEQA Categorical Exemption, CE 2026-03 with the following conditions of approval to allow an automotive repair facility (tire shop), located at 3511, 3510, and 3520 Redwood Street Clearlake, CA 95422, further described as Assessor Parcel Numbers 039-174-45, 039-175-01, and 039-175-02, is 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 on March 9, 2026, by application and any conditions of approval imposed by the above conditional use permit dated May 12, 2026. The approved use is limited to tire sales, mounting, balancing, rotation, flat repair, replacement, and wheel alignment, together with incidental sale of related automotive parts.
2. The hours of operation shall be limited to 9:00 a.m. to 5:00 p.m., seven (7) days per week, 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 may be applied for through the Online Permitting System at <https://clearlakeca.portal.opengov.com> and shall be renewed annually.
4. **Prior to Operation**, the applicant shall construct curb, gutter, and sidewalk improvements along the project frontage on Olympic Drive (APNs 039-174-45 and 039-175-01) in accordance with all applicable City Standards and Specifications.
 - *The improvement plans shall be prepared, stamped, and signed by a California Licensed Civil Engineer and submitted to the City for review and approval. The applicant is responsible for obtaining all necessary permits, including an encroachment permit, and for ensuring that all required inspections are completed in compliance with Section 18-20.140 of the City of Clearlake Municipal Code.*
5. **Prior to Operation**, the applicant shall install a conform from back of curb to the gate (approximately 10-15 ft) on the existing gravel driveway located at 3524 Redwood Street, which is the primary access for the commercial structure located at 3520 Redwood Street.
 - *Said improvements shall adhere to all applicable Federal, State and local agency requirements, including the City of Clearlake Design and Construction Standards, including all necessary permit.*
6. **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.
7. **Prior to the removal of any Oak Trees (if applicable)**, the applicant shall secure a Tree Removal Permit in accordance with City Municipal Code Section 18-40.

8. **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 CA Building Codes Standards.
9. **Prior to Operation**, a Trash Enclosure shall be installed in accordance with the City Municipal Codes and Adopted Design Standards.
10. All tire service 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 obtain and maintain all required State licenses, including registration as an Automotive Repair Dealer (ARD) with the Bureau of Automotive Repair (BAR), if applicable to services provided.
12. 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, including the standards outlined by DarkSky.org.
13. 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.
14. The review authority may revoke or modify the Conditional Use Permit if the review authority finds that the use to which the permit allows is detrimental to health, safety, comfort, general welfare of the public; constitutes a public nuisance; if the permit was obtained or is being used by fraud; and/or if one or more the conditions upon which a permit was granted are in noncompliance or have been violated. Applicant shall be notified of potential violations of the use permit prior to action.

SECTION B - PROHIBITED ACTIVITIES:

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

1. Operation of an automobile dismantling yard, salvage yard, or wrecking facility.
2. Major mechanical repair not incidental to tire service.
3. Tire recycling, shredding, or processing operations.
4. Outdoor dismantling of vehicles or storage of major vehicle components.
5. Outdoor storage of materials, tires, or equipment in an unscreened or unorganized manner.
6. Discharge of fluids or pollutants to the ground, storm drains, or adjacent properties.

SECTION C – TIRE STORAGE AND FIRE SAFETY:

1. All tire storage shall comply with the California Fire Code (CFC), including but not limited to Chapter 34 (Tire Storage) and related provisions of Sections 304 (Combustible Waste Material), 315 (General Storage), and 503 (Fire Apparatus Access Roads), as adopted by the City of Clearlake and enforced by the Lake County Fire Protection District. All storage areas shall be subject to review and approval by the Fire District.

2. Indoor tire storage shall be maintained in an orderly manner and shall comply with applicable provisions of CFC §3405 (Indoor Tire Storage), including the following minimum standards unless otherwise approved by the Fire Authority:
 - *Tire storage shall not exceed ten (10) feet in height;*
 - *A minimum clearance of four (4) feet shall be maintained between stored tires and the ceiling or fire sprinkler deflectors;*
 - *Aisles shall be maintained to provide adequate access for fire suppression and inspection in accordance with CFC §§315 and 503;*
 - *Fire protection equipment, exits, and access pathways shall remain unobstructed at all times in accordance with CFC §§304 and 315.*
3. Outdoor tire storage, if approved, shall comply with CFC §3406 (Outdoor Tire Storage) and shall be limited in quantity, screened from public view, and arranged to provide adequate separation, fire access, and control of combustible materials as required by the Lake County Fire Protection District.
4. The accumulation and storage of tires shall be limited to quantities consistent with normal business operations and applicable State regulations. Excessive accumulation of tires, or storage in a manner inconsistent with fire safety standards, may be deemed a public nuisance pursuant to Clearlake Municipal Code Chapter 10-1.6 and shall constitute a violation of this permit.

SECTION D – WASTE TIRE MANAGEMENT

1. The operator shall register with the California Department of Resources Recycling and Recovery (CalRecycle) as a waste tire generator and shall maintain a valid Tire Program Identification (TPID) Number.
2. Waste tires shall be removed from the site on a regular basis by a registered waste tire hauler to prevent excessive accumulation.
3. The operator shall maintain manifests, receipts, or other documentation demonstrating proper disposal of waste tires. Such records shall be made available to the City upon request.
4. Storage of waste tires shall not exceed thresholds established by State regulations unless additional permits are obtained.

SECTION E - OPERATIONAL PERFORMANCE STANDARDS

1. The use shall be conducted in a manner that does not create excessive noise, dust, odors, 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.

SECTION F - 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. 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.
6. Any other applicable City ordinances related to nuisance, noise, safety, or zoning.

SECTION G - STATE AND OTHER REGULATORY REQUIREMENTS:

1. 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, and CalRecycle.
2. The facility shall comply with applicable 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 applicable Cal/OSHA workplace safety requirements.
5. 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 H – 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 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: _____