

EXHIBIT A

CITY OF CLEARLAKE CONDITIONS OF APPROVAL

Pursuant to the approval of the Planning Commission on **June 9, 2026, a Conditional Use Permit, CUP 2025-04 and corresponding environmental filing Categorical Exemption, CE 2025-07** are hereby granted to Louis Iacovino to allow a Commercial Food Park located at 14530 Lakeshore Drive, Clearlake, CA 95422, further described as Assessor Parcel Number 040-182-35-000. This approval is subject to the following terms and conditions.

SECTION A - GENERAL CONDITIONS:

1. The use shall substantially conform to the site plan(s), and project description submitted with the application dated November 11th, 2025, and any conditions of approval imposed by the above permit and Review Authority as shown on the approved site plan and project description for this action dated June 9th, 2026.
2. **Prior to operation**, the applicant shall secure/maintain all required permits and adhere to all applicable Federal, State and local agency requirements, including but not limited to Lake County Air Quality Management District, the City of Clearlake, Lake County Fire Protection District, Lake County Environmental Health Department, Lake County Special Districts and the local Water District.
3. **Prior to operation**, all driveways and parking areas shall be surfaced with all-weather material, such as asphalt or concrete (*or similar approved material by the Community Development Director*). All improvements shall adhere to all applicable Federal, State and local agency requirements.
4. **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 Code and Adopted Design Standards.
5. **Prior to Operation**, a Trash Enclosure shall be installed in accordance with the City Municipal Code and Adopted Design Standards.
6. **Prior to Operation**, all accessible parking areas, routes of travel to and from all buildings, parking areas, structures/building access and bathrooms shall meet the California Accessibility Codes/Standards, including the use of food vendor spaces 1-4 or 5-8.
7. **Prior to Operation**, the applicant and/or food vendors shall apply for and maintain an active Business License (*Business License are valid from September 30 to September 30*) with the City. Said license may be applied through the Online Permitting System (OpenGov) at <https://clearlakeca.portal.opengov.com/>.
8. **Prior to operation**, the applicant and/or food vendors shall comply with all fire safety rules and regulations of the Lake County Fire Protection District.
9. In lieu of installing curb, gutter, and sidewalk improvements along all required frontages, as normally required, the applicant shall pay a fee to the City equal to the cost of installing the improvements to the City standard. This is in recognition of the project's location within the area of a City project for road and pedestrian improvements to the Lakeshore Drive corridor. The costs shall be determined by City Engineer. **Said fee shall be paid prior to operation.**

10. **Prior to operation**, food vendors shall comply with all food safety regulations required by the County of Lake Environmental Health Division. Vendors shall obtain and maintain all required permits, including always displaying the permit.
11. **Prior to Operation**, the installation of the wright iron fence and matching gates shall be installed along Lakeshore Drive and Emory Avenue. All fencing shall adhere to the City's Adopted Design Standards and City Municipal Code.
12. The applicant shall install a minimum of two shared electrical outlet stations to serve the mobile food truck spaces. Each station shall be centrally located between Spaces 1–4 and Spaces 5–6 and able to support the required number of spaces. **Said installation shall occur within 90 days of securing use permit, and prior to commencement of work, applicant shall secure the proper building permits.**
13. If improvements occur within the Right-of-Way the applicant shall coordinate with the City of Clearlake – Public Works Department to apply for and obtain an encroachment permit. All improvements shall comply with all applicable Federal, State, and local requirements.
14. If the applicant and/or operators/mobile food trucks wish to remain permanently on-site according to the County of Lake Environmental Health Division, they will be classified as a permanent food operation which may require connecting to public sewer and water. For additional details, please coordinate with the Lake County Environmental Health Department.
15. Pop-up vendors that utilize portable or non-permanent structures (such as tents, booths, or carts) are not permitted to operate on a permanent basis. They may operate during approved Special Event Operations and must obtain all required permits prior to operating.
16. The operation shall comply with all applicable hazardous materials requirements of the Lake County Environmental Health Department, including, but not limited to, the following:
 - *Hazardous waste shall not be disposed of on-site without prior review and approval and/or permits from the Lake County Environmental Health Department, and/or all required agencies. All collected hazardous or toxic waste materials shall be recycled or disposed of by a registered waste hauler at a facility legally authorized to accept such materials.*
 - *All employees and staff members shall receive appropriate training and shall utilize required Personal Protective Equipment (PPE) when handling biological/chemical agents, in accordance with all applicable laws and regulations.*
 - *Hazardous materials shall be stored in accordance with Lake County Environmental Health Department requirements. If hazardous material quantities exceed applicable regulatory thresholds, a Hazardous Materials Inventory Disclosure Statement and/or Hazardous Materials Business Plan shall be prepared, submitted, and maintained as required.*
 - *Any spill or release of hazardous materials shall be immediately contained, controlled, and remediated in accordance with applicable laws and regulations.*
 - *All equipment, fuels, chemicals, and hazardous materials shall be properly maintained, handled, and stored within designated staging or storage areas located outside of and away from waterways, drainage channels, and other environmentally sensitive areas.*
17. The operation shall adhere to all requirements in Chapter 18, Section 18-22 - Performance Standards of the City Municipal Code (*i.e. Noise, Vibrations, Air Containments, Odors, Solid Waste, Flammable Material, etc.*).

18. If the operation requires state and/or federal permits including compliance with any applicable standards, said permit shall be obtained prior to commencing operations and a copy shall be kept onsite. Failure to secure the required state and/or federal permits may result in delays of the operation or revocation of the permit.
19. 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 in DarkSky.org.
20. Extension cords shall not be used within the Commercial Food Park facilities if their placement or condition could reasonably create unsafe working conditions or hazards for patrons/staff. Extension cords may be used only in the rear portion of food vendor spaces (along the side yard fencing only) and must comply with all applicable code requirements.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.

26. 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.*
- *Expiration of Use Permit: When a use that was allowed by approval of a use permit ceases operation for one (1) year or such other time-period as specified in the conditions of approval, then reinstatement of that use will be allowed only with approval of a new use permit.*

To be Completed by Authorized Representative/Applicant

ACCEPTANCE

I have read and understand the foregoing Conditional Use Permit and agree to each term and condition of approval and/or mitigation measure(s) thereof.

Name: _____

Signature: _____

Date: _____

To Be Completed by City Authorized Personnel

Name: _____

Signature: _____

Title: _____

Date: _____