

EXHIBIT A

CITY OF CLEARLAKE CONDITIONS OF APPROVAL CATHOLIC CHARITES OF NORTHWESTERN CALIFORNIA

Pursuant to the approval of the **Planning Commission on September 29, 2026**, a Conditional Use Permit, CUP 2026-08 and corresponding environmental Categorical Exemption, CE 2026-09 is hereby granted to Catholic Charites of Northwestern California to allow the operation of a Safe Parking Program located at 14490 Uhl Avenue, Clearlake, CA 95422, further described as Assessors Parcels Number 040-126-20. 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 May 27, 2026 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 on September 29, 2026.
2. The Conditional Use Permit shall be valid only for the term of the underlying contract, which expires on June 30, 2027, unless additional funding is secured.
 - If additional funding is secured beyond June 30, 2027, the applicant may submit a written extension request to the Community Development Department. Said request shall be subject to the approval by the City Manager/Community Development Director and shall be limited to the duration of the additional funding.
 - If additional funding is not secured, the Conditional Use Permit shall expire upon expiration of the underlying contract, and all operations authorized shall cease.
3. **Prior to operation**, the applicant shall obtain and maintain all required permits from all applicable federal, state, and local agency requirements (*i.e. Lake County Fire Protection Districts, Lake County Environmental Health, City of Clearlake, etc.*)
4. **Prior to Operation**, the applicant shall apply for and maintain an active Business License with the City. Said license shall be applied for through the Online Permitting System at <https://clearlakeca.portal.opengov.com/>.
5. **Prior to entering the program**, all participants shall submit to a criminal history background check and a copy shall be given to the Chief of Police.
6. **Prior to Operation**, the applicant shall develop and implement a Hazards Waste Response Plan. Said plan shall require the incident to be reported immediately to the onsite manager and detail what measures will be taken to address the incident in accordance with Federal, State and local regulations.
7. **Prior to Operation**, Catholic Charities of Northwestern California shall coordinate with the City to develop an agreed upon Safe Parking Program Agreement for participants.

8. **Prior to operation**, adequate restrooms, water and trash facilities shall be provided, maintained and accessible to participants during operational hours.
9. **Prior to the installation of any signage (including temporary)**, the applicant shall apply for and secure a Sign Permit. All signs shall adhere to the City Municipal Codes and Adopted Design Standards.
10. The operation shall be managed by a qualified social service provider, including being monitored during operational hours.
11. Only participants who have been approved and vetted through the Safe Parking Program and who have agreed to/signed the Safe Parking Program Agreement shall be permitted to use the approved site. The written agreement between Catholic Charities of Northwestern California and participants shall include, but is not be limited to:
 - One vehicle per participant.
 - A minimum of one participant per vehicle shall possess a current driver's license, vehicle registration, and proof of insurance for the vehicle that will be parked overnight. Social service providers shall keep a copy of all three on records onsite.
 - Vehicles may only be occupied by approved participants and registered household members.
 - Guests shall not be allowed onsite.
 - Participants shall not use or possess any illegal drugs or alcohol either on their person or in their vehicle.
 - Participants shall not use or possess any weapons and/or firearms of any kind onsite.
 - No fires of any kind shall be permitted.
 - No music may be played that is audible outside participants' vehicles.
 - No cooking or food preparation shall be conducted outside of the participant's vehicles, including inside unless the vehicle is manufactured with cooking appliances (i.e. RV, Travel Trailer, etc.).
 - Camping tarps or equipment beyond the participant's vehicle are prohibited.
 - All pets shall remain controlled, leashed and shall not be left unattended. Said animal waste shall be picked up immediately and disposed of properly.
 - Participants shall not dump sewage or other waste fluids or solids, deposit outside a vehicle, or park vehicles that leak excessive fluids (i.e. gasoline, transmission or radiator fluid, or engine oil).
 - Participants must prevent pollutants, trash, oil, fluids, or hazardous materials from entering storm drains
 - Any recreational vehicle, travel vehicle or similar vehicle shall be self-contained and is prohibited from connecting to onsite water/sewer services. All Travel Trailers, RVs or vehicles requiring waste disposal shall be directed at an approved regional dump facility.
12. All participants shall be paired with a case manager and enrolled in a self-sufficiency program to facilitate the transition to permanent housing.
13. Participant exclusion shall be determined by the social service provider on a case-by-case basis.

14. The operation shall give preference to those with proof of residency in Lake County for a minimum period of six months within the last two years. Evidence of residency may include, but not limited to, rental agreements, utilities, medical bills, paystubs and intake from homeless service programs.
15. The operation shall require all vehicles and associated equipment to maintain a buffer of no less than 10 feet from any adjacent property boundary.
16. A parking permit shall be provided for all participants to be displayed in vehicle windows. Said parking pass shall be approved by the Police Chief.
17. The applicant shall maintain a roster of the names and vehicle license numbers of each participant who is authorized to park overnight. Said list shall be available upon request.
18. A neighborhood relations plan shall be provided for each safe parking facility location to address any complaints in a timely manner, including consistency with any adopted Good Neighbor Policy.
19. The use of generators is prohibited during the hours of 10:00PM to 7:00AM.
20. All vehicles shall be parked in a manner that does not obstruct or block ingress or egress, including emergency access. A Knox Box shall be installed at all gates in accordance with the requirements of the CA Building Code and Lake County Fire Protection District.
21. Any vehicles part of the program shall leave the premises no later than 8:00AM each day. Abandoned, inoperable or unoccupied vehicles shall not remain on the property outside operational hours. If abandoned, inoperable or unoccupied remain outside operational hours, a contractor shall have them removed after 24 hours. The city may tow vehicles at applicant's expense.
22. Participants are prohibited from using the project parcel address for mail (including sending and receiving).
23. The operator and/or participants shall keep vehicles and surrounding areas clean and free of trash, debris, shopping carts, bicycle parts, and other stored items.
24. Smoking shall only occur in designated areas, and each area shall be equipped with a cigarette dispenser. Smoking shall not occur within 30 feet of adjacent property lines.
25. Participants shall remain respectful of neighbors and must not loiter in nearby neighborhoods before, after and/or during operating hours.
26. Approved participants shall not park and/or store their vehicles, including personnel belongings on neighboring streets.
27. All Participants shall park and their vehicles shall remain in their designated parking area.
28. Participants shall not repair or dismantle vehicles onsite, including storing abandoned/in

operable vehicles.

29. 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.
30. 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.*).
31. 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.
32. 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.
33. 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.
34. 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.
35. 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.

36. Said Conditional Use Permit shall be subject to revocation and/or modification by the review authority if the review authority finds:

- a. *Noncompliance with any of the foregoing conditions of approval.*
- b. *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.*
- c. *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.*
- d. *The use permit is subject to review at any time and may be revoked after a hearing by the original approval body (Director, Planning Commission, or City Council) and a finding is made by that body that the use has become detrimental to the surrounding neighborhood.*

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: _____