

Exhibit A

Conditions of Approval for Conditional Use Permit 25-03

Approval Date: December 10, 2025
Effective Date: December 10, 2025
Expiration Date: December 10, 2026

These conditions apply to a Conditional Use Permit to allow the establishment of a Body Art use, as defined in Section 119301 of the California Health and Safety Code, within the Eastport Market Center, located at 24370 Canyon Lake Drive (Assessor's Parcel Number: 355-404-001), Suite/Unit 9. Any change of use or expansion of use area shall require approval of a revised application.

The use shall not be considered legal until all conditions of this Conditional Use Permit application have been met.

This approved Conditional Use Permit shall become null and void if all conditions have not been completed or undertaken, such as those required to occur within a certain specified time period or initiated in a continuous manner, within one (1) year of the effective date. Extensions of time of up to one (1) year may be granted upon submittal of the required application and fee at least thirty (30) days prior to the expiration date. This Conditional Use Permit (CUP) is allowed continued operations if undertaken in compliance with the conditions of approval, but shall terminate if the use ceases for a period provided in the Canyon Lake Municipal Code, unless as a result of a natural disaster.

As used herein, "Operator" includes the applicant and the owner as well as the operator

GENERAL CONDITIONS OF APPROVAL:

- 1. City Regulations.** Any development on the property shall be in compliance with all applicable provisions of the City's Municipal Code, including but not limited to the Zoning Ordinance, as well as all applicable provisions of the adopted Building Codes. All new construction shall obtain a building permit and comply with all requirements of the Building and Fire Departments, and Riverside County Health Department. The Fire Department shall be contacted in advance of the scheduled opening date and with sufficient time to complete an inspection and ensure any required updates are completed.
- 2. Indemnification.** Applicant shall indemnify, protect, hold harmless and defend the City (with counsel chosen by City) and any agency or instrumentality thereof, and any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary

damages resulting from the approval of this CUP and/or the Exemption. City shall promptly notify both the applicant of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense.

3. **Acceptance of Conditions.** The Conditions of Approval for this project shall become final on December 10, 2025, upon City Council adoption.
4. **Addition/Expansion.** Any future addition or expansion of the current floor space and/or operation utilized for this business will require a modification to this conditional use permit and issuance of appropriate permits from the Planning Department as well as any other applicable City Departments or public agency(ies).
5. **Applicable Legislation.** The Operator shall comply with all applicable Federal, State, and Local laws and regulations regarding the establishment, operation and use of this business.
6. **Business Space.** The proposed use shall be confined to the existing 500 square foot space encompassing existing Suite/Unit 9 and will serve as the baseline to determine any changes requiring amendment of this application.

ON-GOING CONDITIONS:

7. **Business Operation.** The operation of a Body Art business is permitted provided it is undertaken and continued consistent with all applicable requirements and agency approvals.
8. **Licensing Requirements.** All licensing requirements of the Riverside County Department of Environmental Health for the business and any individual operators shall be obtained and remain valid while the business is in operation.
9. **Enforcement.** City may enter Premises at any reasonable time during hours of operation, without notice, to confirm compliance with these conditions. Operator shall be responsible for all costs of enforcement of this CUP, which costs shall be collected by the City as allowed by law.
10. **Cleanliness.** Operator shall ensure access to restrooms are available during business hours and, if not, notify the appropriate party should they be used in common with other businesses.
11. **Hours of Operation.** Standard business hours are 9:00 am to 8:00 pm. However, the operational times can vary, as they are made by appointment only.

12. **Litter.** Operator shall work with the owner to keep the parking lot used by patrons litter free.
13. **Visual Access.** The applicant shall keep the windows free from any obstructions that may inhibit visual access inside the building, aside from window tinting and advertising.
14. **Noise.** The applicant/operator shall comply with the City of Canyon Lake Municipal Code, Section 11.15 - Noise requirements.
15. **Special Events.** Approval of this CUP does not constitute approval of events covered by the City's special events ordinance or not included within the use described here. The Operator shall meet the requirements of Canyon Lake City Municipal Code regarding special events when applicable, specifically addressing parking concerns for such special events. Special events shall meet the requirements of Canyon Lake City Code Section 11.25 regarding special event as defined in that ordinance, as this section may be amended from time to time.
16. **Agreement.** This Conditional Use Permit constitutes an agreement between the operator and the City.
17. **Parking.** A parking analysis was conducted of the existing businesses in the shopping center to determine whether adequate space is available for the existing use. It was determined that the use would require at least 12 spaces, based upon the simultaneous use of up to six workstations, requiring two spaces for each station. The Zoning Ordinance does not identify the specific parking requirements for Body Art uses. Based upon this analysis, parking within the Center is adequate to meet the needs of all current uses.