

**CONDITIONS OF APPROVAL  
CONDITIONAL USE PERMIT NO. 342; AMERICAN DESERT LLC MULTI-TENANT  
MICROBUSINESS PROJECT**

**General Conditions**

1. Conditional Use Permit No. 342 is contingent upon City Council approval and adoption of the attendant Change of Zone 21-03 and Variance 21-03 application. Conditional Use Permit No. 342 hereby allows for operation of cannabis microbusiness, including cultivation, manufacturing and distribution only, within the existing multi-tenant industrial building at 86695 Avenue 54.
2. The Applicant shall secure building permits for all tenant improvements for the businesses through the City's Building Division and the Riverside County Fire Marshal's office prior to the commencement of business activities. Hours of operation for the cannabis business (CUP 342) shall be from 9:00 am to 10:00 pm daily, unless otherwise restricted by the State of California. The owner shall procure a City Cannabis Regulatory Permit and a State License prior to commencement of business activities.
3. Conditional Use Permit No. 342 shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit for a commercial cannabis is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
4. Conditional Use Permit No. 342 permits commercial cannabis activity allowed as a conditional use in the Industrial Park Overlay Zone subject to adoption of Change of Zone 21-03, except storefront retail microbusinesses. A storefront retail microbusiness is subject to a separate discretionary approval process authorized by the Coachella City Council.
5. Construction plans for tenant improvements for each unit proposed to be occupied as a microbusiness shall be submitted and require approval by the Development Services Department prior to the commencement of business activities.
6. The cannabis use shall not result in the creation of any odors detectable from anywhere off the property boundaries. The use of carbon filtration systems and other mitigation measures shall be used on all cannabis activities that cause such odors in compliance with an odor control plan. The City Manager or designee may impose additional or modified odor control plan restrictions.
7. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions

requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit.

8. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
9. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
10. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
11. Cannabis operators shall timely file quarterly cannabis tax returns and remit required cannabis tax payments.

**Environmental Compliance:**

12. The applicant shall comply with the following items prior to issuance of building permits:
  - a) Submit detailed plumbing and mechanical plans;
  - b) Facility will be required to submit a fixture count worksheet to determine additional loading to sewer
  - c) Submit a Source Control survey to determine impacts to sewer;
  - d) Submit a Pollution Prevention Plan for nutrient storage room; SDS sheets required for all chemicals used onsite;
  - e) To prevent debris from entering sewer, project must install strainers on all floor drains of at least 3/8" opening.
  - f) Provide permit from Water Boards Cannabis Cultivation program