

Exhibit B - Resolution No. 2022-79
CONDITIONS OF APPROVAL
ENTERTAINMENT PERMIT 22-02 RANCHO ESCONDIDA EVENT VENUE

CONDITIONS OF APPROVAL FOR ENTERTAINMENT PERMIT NO. 22-02:

1. Entertainment Permit No. 22-02 is an approval for an entertainment venue where alcohol may be served. This approval is based on the site plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Entertainment Permit No. 22-02.
2. Any break in service, meaning the closure of the event venue for a period of 180 consecutive days, will result in the expiration of this Entertainment Permit.
3. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). The applicant shall execute a standard indemnification agreement subject to review by the City Attorney before any event is held subject to this permit.
4. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
5. The applicant shall comply with Noise Control standards of the Municipal Code (Chapter 7.04). Any amplified sound equipment shall be oriented to reduce noise impacts off-site with consultation from the Code Enforcement Manager. The applicant shall utilize a noise decibel meter on-site during events to monitor noise levels for compliance with the City Noise Ordinance. If noise nuisances are observed by the Chief of Police or Code Enforcement Manager, the City Manager or designee may require that the applicant use electronic noise sensors on-site for all events and that noise measurement data from the noise sensors be available to the Code Enforcement Manager.
6. Hours of operation for event venue may be from 12:00 p.m. to 12:00 a.m., Saturdays. The City reserves the right to modify the hours of business operation after 12 months of continuous Entertainment establishment use has lapsed, based on information provided by the Coachella Police regarding calls for service.
7. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control.
8. A maximum of 200 guests are permitted on-site for events at any given time. The applicant shall maintain a count of all event participants on-site at all times during events. Event counts for concerts shall be maintained by event staff at the main entrance and made available upon request by the Coachella Police or City Staff.

9. The applicant shall obtain all other applicable permits, if required, from the appropriate agencies (i.e. Fire Department, Building Division, Sheriffs Department, Department of Public Health etc.).
10. Any large scale events that involves more than 200 guests shall require consultation with the City Manager or designee to determine if a special event permit will be required through the City Manager's office. Said application and applicable fees shall be submitted a minimum of five (5) working days, not including days when City Hall is closed, prior to the event.
11. Any signs displayed shall comply with the City of Coachella Sign Ordinance.
12. Signs advertising brands of alcoholic beverages or the availability of alcoholic beverages at the subject site shall not be visible from the exterior of the building or anywhere off the site.
13. Licensed security guards shall be required for events with 50 guests or more or when alcohol is served. These guards must possess State of California guard cards issues through the California Department of Consumer Affairs. Additional guards shall be used as needed to adequately patrol the parking areas. The City Manager, Code Enforcement Manager or Chief of Police may modify the entertainment permit security plan as deemed necessary to preserve the safety and welfare of guests and the public.
14. The following preventative measures shall be undertaken to reduce the potential for alcohol-related problems:
 - Food service shall remain available during all hours of operation;
 - Taxicab phone numbers shall be posted in visible locations at all times in the area(s) where alcohol is served;
 - All employees selling or serving alcohol shall be required to participate in an alcohol management training program prior to the operation of selling/serving alcohol; and
 - The availability of a variety of non-alcoholic beverages shall be made known and offered to customers.
15. Management shall patrol the business premises, parking areas, and the surrounding vicinity during the entertainment venue operation and until patrons have left the parking area after operation hours. Management shall ensure that no littering, loitering, or consumption of alcohol occurs in and around the property.
16. No Parking is permitted to occur on Avenue 44 or on the "Night Owl Blvd" driveway and shall be strictly enforced by the applicant/operator.
17. Any and all weapons shall be prohibited at the premises or on the parking lot of the premises except by those individuals lawfully permitted to possess such.
18. The Chief of Police shall have the authority and power to temporarily close the establishment when it becomes apparent that a situation exists wherein there is a probability that the general welfare and safety of the patrons or of the public may be in jeopardy. If closed under this

condition, the premises will not be allowed to reopen before the beginning of regular business hours on the date following the closure.

19. The applicant shall comply with Municipal Code requirements of Chapter 5.24.
20. The applicant shall employ the use of hand-held metal detectors at all entrances if deemed necessary by the Chief of Police to protect the safety and general welfare of patrons or of the public.
21. Entertainment Establishment Permit No. 22-02 shall be valid for 12 months commencing on the first day of the operation. A request for renewal must be submitted by the applicant in order to extend the term of the Permit after the initial term of 12 months has lapsed, at which time the City Council will review compliance with the conditions of approval and consider granting up to a 36-month renewal of the entertainment permit. Relinquishment of the entertainment permit will require an amendment to this resolution, subject to review by the City Council.
22. Any violation of the above conditions may result in the issuance of citations and fines, and may result in revocation of the Entertainment Establishment Permit.
23. If determined necessary by the Chief of Police or City Manager, the permittee shall implement and maintain a system by which the permittee separately identifies each and every adult in the entertainment establishment so as to distinguish each adult from any and all minors within the entertainment establishment in the service of alcohol. At a minimum, such system of adult identification shall require the permittee to place a bracelet on either hand of each adult in the entertainment establishment. In addition, the Chief of Police is hereby authorized to require other methods and procedures to be implemented and maintained by any permittee to assure compliance with the requirement that each adult remain separately identified from any minor at the entertainment establishment.
24. ADA accessible restrooms shall be provided and available to use by all guests on-site during events and shall require inspection by the Building Official prior to commencement of events under this entertainment permit.
25. All structures, including stages, tenants, cabanas, and bleachers shall be installed, used and taken down per the engineered specifications stamped by a licensed engineer and on file with the City of Coachella.
26. The applicant shall ensure adequate dust control measures are in place to the satisfaction of the Code Enforcement Manager and the City Engineer. The City Manager, Code Enforcement Manager, or City Engineer may require additional dust control measures as may deemed necessary.
27. On-site event lighting shall be directed away from vehicle and pedestrian traffic on Avenue 44 and away from surrounding properties. Event operations shall include protocols to avoid light glare onto adjacent properties.

Fire Department Conditions:

28. Tents and Membrane Structures - Tents in excess of 400 square feet shall not be erected for any purpose without first obtaining approval and a permit from the Office of the Fire Marshal.
29. Temporary Special Event Structures - Temporary special event structures in excess of 400 square feet shall not be erected for any purpose without first obtaining approval and a permit from the Office of the Fire Marshall and the Riverside County Building and Safety Division.
30. Vendor and food concession distribution - The placement and use of cooking appliance shall be approved by the fire code official. Portable fire extinguishers shall be available for cooking operations.
31. Hazardous Materials - The storage, use and handling of hazardous materials including liquefied petroleum gas, flammable and combustible liquids will require a permit from the Office of the Fire Marshall.

Engineering Conditions:

32. Night Owl Blvd is a private road easement along the westerly property line of the subject property. All activities proposed on the site shall not obstruct or block Night Owl Blvd from access to neighboring properties that retain access and utility easement rights along the private roadway easement.
33. Based on Survey records of the subject parcel, a non compliant lot split may have occurred in the past which has resulted in non-conforming lots adjacent to the subject property. The property owner shall submit a TENTATIVE PARCEL MAP in compliance with the Subdivision Map act and City of Coachella Ordinances. In particular, the map shall address access and utility easement rights to all adjacent properties that utilize Night Owl Lane as a primary access point to Avenue 44. The TENTAIVE PARCEL MAP shall be submitted and all applicable fees be paid for the review and submittal prior to issuance of the conditional use permit for special events.

Final Map

34. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance. The Final map shall be submitted within one year of the issuance of the conditional use permit for special events. Failure to submit the final map within the one year time frame could result in a revocation of the conditional use permit. The tentative parcel map shall remain valid for a period that is consistent with state laws and city ordinances regulating subdivisions at the time of approval.
35. Prior to approval of the Final Map, the applicant shall resolve potential CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation

regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.

36. Prepare and record necessary drainage easements, access easements and utility easements to implement the project in accordance with drainage law and site conditions to the satisfaction of the City Engineer prior to approval of the Final Maps.
37. Internal roads shall be complete prior to final occupancy of any adjacent house.
38. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
39. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
40. Applicant shall construct all off-site and on-site water and sewer improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.