

CONDITIONS OF APPROVAL
**CONDITIONAL USE PERMIT NO. 401 CLAMATOSDEL43 TYPE 40 LIQUOR
LICENSE**

General Conditions

1. The applicant shall comply with all requirements and conditions of approval as included in CUP No. 401, and any modifications or extensions thereof, for the respective approval and Resolution No. PC2026-16.
2. The conditional use permit shall expire and shall become void two years following the date on which the conditional use became effective unless alcohol sales are commenced within 24 months of the effective date of this Conditional Use Permit or an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
3. Conditional Use Permit No. 401 is an approval for on-sale beer at Clamatosdel43. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit. Any modifications shall be administratively reviewed and approved by the Development Services Director and include a stamped approval by the Planning Division.
4. 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.
5. 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.
6. Hours of operation of the store may be no earlier than 6:00 a.m. and no later than 11:00 p.m. daily.
7. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area.

8. Not greater than 5% of the sales floor area, or 1,000 square feet, whichever is less, shall be used for the display or sale of alcoholic beverages. The applicant shall provide a revised floor plan with a compliant display area prior to issuance of a certificate of occupancy. The applicant shall request an inspection by the Development Services Director or designee for compliant of the store and displays with conditions of approval.
9. The applicant shall not store alcoholic beverages or boxes in sales areas beyond the 5% display limitation.
10. The exterior appearance of the structure of the proposed establishment shall not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the shopping center so as to cause blight or deterioration.
11. Allowable signs affixed to windows shall in no case exceed 20% of the occupancy frontage window area.
12. Any exterior wall signs shall consist of internally illuminated channel lettering and shall require a City building permit. Signage shall not provide flat signage backing. Signage shall be in compliance with the sign program of the commercial center to the satisfaction of the Community Development Director.
13. CUP No. 401 shall be considered effective upon the completion of all conditions of approval required prior to the sale of alcohol for this project, to the satisfaction of the Community Development Director. The Community Development Director will confirm with the CA Alcohol Beverage Control that this condition has been satisfied and that CUP No. 401 is considered effective.

Building & Safety Division

14. The applicant must dedicate 20% of the projects valuation to compliance with accessibility. Please reference the attached accessibility worksheet details.
15. Plans shall be prepared by a licensed architect.
16. Provide the equipment layout of the proposed kitchen and bar.
17. Entry to bar tender area must be left open, remove one bar stool.
18. Where food or drink is served for consumption at a counter exceeding 34 inches (864 mm) in height, a portion of the main counter 60 inches (1525 mm) minimum in length shall be provided in compliance with Section 11B-902.3. (CBC 11B-226.3)
19. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with Section 11B-902. In addition, where work surfaces are provided for use by other than

employees, at least 5 percent shall comply with Section 11B-902. (CBC 11B-226.1)

Utilities Department

20. The project may be required to connect to the City's public water and wastewater systems. In the event that new connections are required, the applicant shall submit water and sewer plans for approval.
21. New water and sewer connections are subject to the collection of impact fees.
22. All fire lines require the installation of Double Check Detector Assemblies.
23. Backflow devices are required on all non-residential connections installed within 12" of the meter box.
24. All buildings may require individual meters.
25. Irrigation may require its own meter.
26. All water connections shall install 4G AMI master meters.
27. All service lines shall be copper tubing per the approved list of materials.
28. All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
29. No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.
30. Trees/shrubs must have a minimum of 15' separation distance from the Utilities water/sewer laterals. Or minimum 10' separation distance from water/sewer laterals with root barrier.

Environmental Division

31. Provide plumbing blueprints depicting sanitary, industrial, and/or grease waste line (all lines that are applicable).
32. Illustrate domestic water and sewer point of connection to the City's utilities.
33. Provide plumbing code fixture schedule with total DFU's listed.
34. Complete Utilities Department's wastewater discharge survey and submit to Development Services.

35. For tenant improvements, current and proposed plumbing code fixture schedule must be provided.
36. Pretreatment equipment/Sample box: (if applicable) Provide manufacture specifications and sizing chart.
37. Pretreatment Equipment Minimum Requirements:
 - a. 750 gal minimum.
 - b. Clean outs and vents before and after pretreatment equipment.
 - c. Sample box immediately downstream of the pretreatment equipment.
 - d. Multi suite buildings requesting pretreatment installation require separate sewer lateral connection per pretreatment device made from precast concrete form.