

**Exhibit A - Resolution No. PC2024-01**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 373**

**General Conditions**

1. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective unless alcohol sales is commenced within 12 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.
2. Conditional Use Permit No. 373 is an approval for the off sale of beer and wine in conjunction with the Family Dollar store. 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.
3. 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.
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. Hours of operation of the dollar store may be from 8:00 a.m. to 10:00 p.m. Monday through Sunday. Hours of operation may be amended with concurrence of the Development Services Director after consultation with the Chief of Police. Any change of hours shall be added as an administrative memorandum to the CUP case file.
6. 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.
7. 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.

8. 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, or substantially diminish or impair the property values within the neighborhood.
9. Any break in service, meaning the closure of the dollar store for a period of 180 consecutive days, will result in the expiration of this CUP.
10. Alcohol and tobacco advertisement shall be prohibited on exterior signage and below four feet in height.
11. Alcohol products shall be prohibited near candy.
12. The applicant shall submit a final landscape plan for review and approval by the Development Services Department with added low intensity landscape lighting.
13. The CUP No. 373 will be considered effective upon replacement of on-site missing, dead or decaying landscaping, replacement of the missing wooden trellis, and graffiti abatement to the satisfaction of the Code Enforcement Manager and Development Services Director. The applicant shall arrange a field inspection with the Code Enforcement Manager and Development Services Director to affirm that this conditional approval was addressed. The Development Services Director will confirm with the CA Alcohol Beverage Control that this condition has been satisfied and that the CUP No. 373 is considered affective.
14. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable and in accordance with the approved landscape plan.
15. Applicant shall enter into a Landscape Maintenance Agreement with the City of Coachella prior to CUP No. 373 is considered affective.

Building Division

16. In order to comply with accessibility code requirements, it is necessary to maintain the handicap accessibility features to the originally approved form. The Building Department will inspect the facility, any violation will have to corrected. California Building Code Section 11B-108 Maintenance of Accessible Features- Features, facilities and equipment required by Chapter 11B to be accessible to and useable by persons with disabilities shall be maintained in operable working condition. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted.

Utilities Department

17. All water meters require backflow devices.

18. Submit a revised wastewater discharge survey

19. Landscaped frontage damaged during the car accident that broke the fire line shall be restored to the satisfaction of the City