

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 353:

1. Conditional Use Permit No. 353 is an approval for the On-Sale Beer & Wine – Eating Place Type 41 Liquor License existing and new commercial facility with in the Vineyards RV Resort. 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.
2. Alcohol sales must be commenced within 12 months of the effective date of this Conditional Use Permit unless a request for 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. The applicant shall agree to the formation of a Lighting and Landscaping Maintenance District (LLMD) to maintain the median island landscaping, irrigation and street lighting along Dillon Road consistent with Mitigation Measure 14 for Tentative Tract Map 30117. The owner shall prepare the improvement plans, Engineer’s Report, Estimated Cost, and submit to the City Engineer as required for the formation of the LLMD. The funds to be deposited shall be a minimum of \$1,000. Costs over \$1,000 shall be billed by the City to the owner for payment. The Applicant shall complete the formation LLMD of prior to issuance of Certificate of Occupancy of the Registration Office.
4. The perimeter landscaping and perimeter walls shall be included in the property owner’s association (CC&Rs) for maintenance, repair and replacement and maintained in a first class condition. The City of Coachella shall be listed as an express third party beneficiary and be reviewed and approved by the City Attorney’s office prior amendment and recordation. The Applicant shall create and record the CC&Rs prior to issuance of Certificate of Occupancy of the Registration Office.
5. The CUP No. 353 will be considered effective upon replacement of on-site missing, dead or decaying landscaping along center median and perimeter the project site along Dillon Road 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 at that the CUP No. 353 is considered affective.
6. 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.
7. 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). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.

8. 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.
9. The operating hours for the Registration Office and the Clubhouse is from 8:00 a.m. to 10:00 p.m. daily.
10. 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.