

**CONDITIONS OF APPROVAL FOR  
ARCHITECTURAL REVIEW NO. 24-08 COACHELLA LIBRARY ANNEX**

**General Conditions**

- 1.) The applicant shall comply with all requirements and conditions of approval as included in AR 24-08, and any modifications or extensions thereof, as listed in those Notice of Actions for each respective approval and Resolution No. PC2025-15.
- 2.) Architectural Review No. 24-08 shall be valid for 24 months from the effective date of said Planning Commission approvals; unless prior to the expiration of the 24 months, a building permit is issued and construction is commenced and diligently pursued toward completion on the site; otherwise, this Architectural Review approval will expire unless an extension of time has been granted as specified in Section 17.72.010.J. of the Coachella Municipal Code.
- 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.) Any proposed signage for the project shall be subject to review and approval through a separate building permit process. Prior to installation, all signs shall comply with the applicable provisions in Section 17.56 of the Coachella Municipal Code and must receive approval from the Development Services Department.

**Building and Safety Division**

- 5.) This project is subject to all the requirements of the 2022 California Building Codes, Title 24 California Building Standards Code.
- 6.) Provide multiple occupant load factors (CBC- Tbl. 1004.5) for each room to ensure the building is adaptable for multipurpose use and can accommodate variable occupancy loads. Include floorplans for tables and chairs, concentrated, unconcentrated and standing space load factors. Include accessible spaces on the proposed floorplans and egress plans.
- 7.) Include the California Energy Code and California Green Building Code compliance features into the conceptual drawings to allow agencies to review the project's full design.

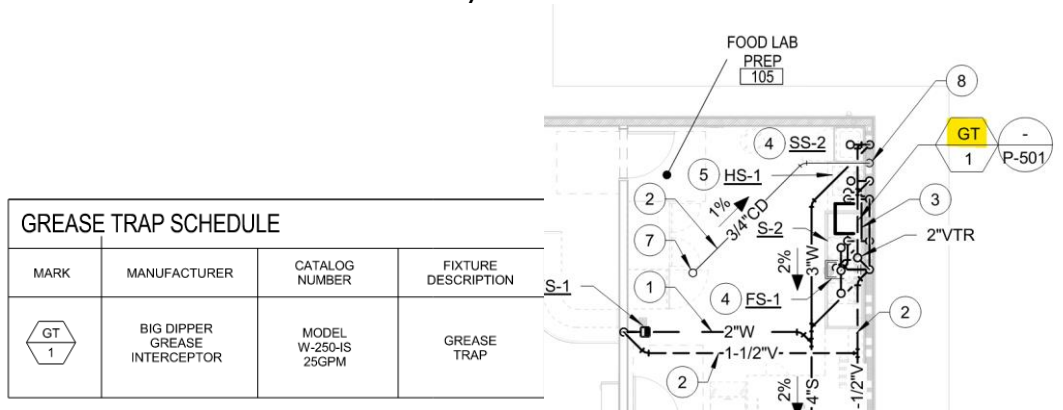
**Utilities Department**

- 8.) New water and sewer connections are subject to the collection of impact fees.
- 9.) Plans require the approval of the Utilities Department.
- 10.) All fire lines require the installation of Double Check Detector Assemblies.
- 11.) Backflow devices are required on all non-residential connections installed within 12" of the meter box.
- 12.) All buildings may require individual meters.
- 13.) Irrigation may require its own meter.
- 14.) All water connections shall install 4G AMI master meters.
- 15.) All service lines shall be copper tubing per the approved list of materials.
- 16.) All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
- 17.) No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.
- 18.) 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.
- 19.) Landscaping plans shall be approved by the Utilities Department and shall be approved prior to the approval of any water improvement plans.

**Environmental Division General Conditions:**

- 20.) Complete Utilities Department's Wastewater Discharge Survey.
- 21.) Utilities Department nor Environmental Health Department allows under the counter grease traps.
- 22.) This location must install a traditional gravity grease interceptor with a designated grease waste line or not have a pretreatment device installed at all. Not having a pretreatment device would limit type of menu that a food service establishment can prepare and the type of utensils/cook wear that can be used. Please contact Utilities/Environmental Division for more details.

## Coachella Library Annex: Sheet Number P-101

**Riverside County Fire Department**

- 23.) **Fire Protection Water Supplies/Fire Flow** - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
- 24.) **Fire Protection Water Supplies/Hydrants** - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2" x 2 1/2" (super hydrant). Reference CFC as amended and NFPA 24.
- 25.) **Fire Department Access** - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of

approach/departure. Reference CFC as amended, Coachella City Ordinance, and Riverside County Fire Department Policies and Standards.

- 26.) **Fire Lane marking:** Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.
- 27.) **Fire Department Access Turn Around** – On-parcel dead-end fire apparatus access roads exceeding 150 feet in length shall provide a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the “T” dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
- 28.) **Fire Department Building Construction Plan Review** - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on the California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.
- 29.) **Fire Sprinkler System** - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.
- 30.) **Fire Alarm and Detection System** - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.
- 31.) **Water Plans** - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.