 <p>Cathedral City</p>	<p align="center">CITY OF CATHEDRAL CITY PLANNING COMMISSION</p> <p align="center">CONDITIONS OF APPROVAL CONDITIONAL USE PERMIT NO. 18-029</p> <p align="center">NEWPORT 5, LLC FRED BRILMAN</p> <p align="center">PROJECT LOCATION: NORTHWEST CORNER OF DATE PALM DRIVE AND VIA EYTEL (APN: 680-411-032)</p> <p align="center">DATE APPROVED: AUGUST 21, 2019</p>
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SECTION 1 ADMINISTRATIVE CONDITIONS

- 1.1 A copy of all pages of these conditions shall be printed onto the first page of the construction drawings.
- 1.2 Prior to issuance of a building permit the Applicant shall sign the approved Conditions of Approval which shall certify that the Applicant agrees to implement all Conditions of Approval.
- 1.3 The plans approved by the Planning Commission will be referenced as "Exhibit A". The construction drawings shall conform substantially to "Exhibit A" as approved by the Planning Commission, with the exception of any detail specifically modified by any of the conditions of approval contained herein. Any deviation from "Exhibit A" shall be submitted in writing and approved by the Planning Manager and/or the City Engineer prior to approval of the construction drawings.
- 1.4 This approval shall be valid for two years from date of approval (August 21, 2021) unless a completed building permit application has been submitted or a one-year extension has been granted pursuant to 9.72.110 of the Cathedral City Municipal Code.
- 1.5 The development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code in effect prior to issuance of any building permits.
- 1.6 No building permit shall be issued until "will serve" letters have been obtained from all affected agencies, including the jurisdictional water purveyor, Southern California Edison, Spectrum, Verizon Telephone and Burrtec.

- 1.7 No Final Construction Approval shall be granted until all Conditions of Approval have been completed and approved by the Planning Manager, City Engineer, and Chief Building Official, unless otherwise identified herein.
- 1.8 No Certificate of Occupancy shall be granted until all Conditions of Approval have been completed and approved by the Planning Manager, City Engineer, Chief Official Building, and Fire Chief unless otherwise identified herein.
- 1.9 All improvements approved for construction are required to be maintained as to comply substantially with the plans approved for construction, unless modifications are approved by the Planning Manager and City Engineer. The improvements to be maintained include, but are not limited to, site improvements: parking and walking surfaces, private drainage control facilities, fences/walls, signs, and lights; building and accessory structure improvements; paint colors and other finish materials, roofing materials, mechanical equipment, windows, trellises, canopies, all architectural features, landscaping and landscape irrigation.
- 1.10 The Applicant shall defend, indemnify and hold harmless the City of Cathedral City, its officials, employees and agents, from and against any liability whatsoever related to the approval of this Conditional Use Permit and Administrative Variance.

SECTION 2 FEES

- 2.1 The Applicant shall pay all applicable City of Cathedral City fees, charges and other costs as prescribed by City ordinance, including development impact fees. Be advised that the fees may change until such time they become due and payable, as permitted by applicable law.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020(d)(1), the 90-day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this approval and any such protest must be in a manner that complies with Section 66020(a), and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project. It further does not apply to any fees, dedication, reservations, or exactions for which the Applicant has been given a notice similar to this, nor does it revive challenges to any fees for which the Statute of Limitations has previously expired. Current fees for this entitlement may include the following and will be calculated at the time of permit issuance:

DESCRIPTION

<i>Police, Fire, Facilities & Signalization</i>
<i>Coachella Valley Multi-Species Habitat Conservation Fee/Agua Caliente Habitat Conservation Fee as applicable</i>
<i>Master Underground Plan</i>
<i>Transportation Uniform Mitigation Fee</i>
<i>Transit Development Fee</i>
<i>Quimby Fee</i>

SECTION 3 PLANNING

- 3.1** If the project is proposed to be constructed in phases, a phasing schedule shall be submitted to the Planning Manager for review and approval prior to the issuance of building or grading permits.
- 3.2** Prior to the issuance of a building permit, the Applicant shall alleviate the yearly impact on the City's General Fund from residential development for police, fire, paramedic, and park and general services by annexing into Community Facilities District (CFD) No. 2006-1 having an annual special tax equal to the yearly cost of providing General Fund services as calculated and determined by the City of Cathedral Finance Department.
- 3.3** A Final Landscape Construction Plan, prepared by a licensed landscape architect and approved by the Planning Manager, shall be signed by the local water agency prior to the issuance of a building permit. The Final Landscape Construction Plan shall contain the following required information:
- A title block with sheet number, site address and APNs, date of preparation, and name, address, and phone number of Applicant on all sheets.
 - A plant landscape legend, including a specific symbol for each plant species used, size (i.e., caliper, gallon, box, or brown trunk height, and/or quantity) and whether it is deciduous or evergreen.
 - Show use of concrete mow strip between turf and other surfaces.
 - Clear indication where landscaping will be used to screen mechanical, electrical, and irrigation equipment.
 - A plant landscape legend, including a specific symbol for each plant species used, size (i.e., caliper, gallon, box, or brown trunk height, and/or quantity) and whether it is deciduous or evergreen.
 - Show all location of mechanical, electrical, and irrigation equipment and landscaping that will screen from public view.

- g. A detail showing planter design adjacent to walkways and driveways that is designed to prevent soil and/or decomposed granite from flowing onto walkways and driveways. There shall be a minimum two-inch vertical separation between the pavement and the soil.
- h. Plant and tree installation and staking details. Plant and tree installation and staking details that require single trunk trees to be double staked and multi-trunk trees to be staked appropriate to the species of tree.
- i. Details, specifications, and location of all pavers and decorative surface materials used on the site. Samples of crushed rock material or decomposed granite materials shall be submitted to the Planning Department for approval.
- j. All decorative surface materials shall be approved by the Planning Manager before issuance of any permits.
- k. Landscaping and irrigation shall be provided along the Cathedral Canyon Drive, C and D Street frontage.
- l. Landscape plans shall meet the requirements of the City of Cathedral City's Water Efficient Landscape Ordinance.
- m. All plant materials used on the project site shall be those listed in the most recent version of Coachella Valley Water District's "Lush & Efficient Landscape Gardening in the Coachella Valley".
- n. An Irrigation Plan with equipment details.

3.4 Site landscaping shall comply with the City Design Guidelines and Water Conservation policies and rules regardless of whether the items are illustrated on the Construction Landscape Plans:

- a. Plants and trees shall be primarily of drought tolerant species compatible with the desert environment.
- b. Projects shall minimize the use of turf.
- c. At least 50% of the trees shall be evergreen species.
- d. All trees in parking lots shall be centered between parking spaces to provide optimal shading.
- e. All single trunk trees shall be double staked and multi-trunk trees shall be staked appropriate to the species of tree.
- f. Arbor guards shall be installed around trees in turf areas.

- g. Projects located along major arterials and/or streets shall comply with the street tree requirements of the Design Guidelines.
 - h. Planter areas shall be surrounded by a concrete mow strip or other hard surface.
 - i. All ground-mounted equipment, such as mechanical, electrical, and irrigation equipment (backflow preventers), shall be located within a landscape planter. This equipment shall not be located within a turf area and shall not be visible from public view.
 - j. Any drain that terminates in a planter shall have a splash guard.
 - k. All 36-inch box trees or greater shall be verified as to size by the project planner prior to being planted. It is the responsibility of the contractor and/or Applicant to make an appointment with the project planner to conduct this verification.
 - l. All trees on site shall be non-fruit-bearing.
 - m. All planter areas adjacent to pavement shall be designed to prevent soil and/or decomposed granite from flowing onto walkways and driveways. There shall be a minimum two-inch vertical separation between the pavement and the top of the surface soil and/or decomposed granite.
- 3.5** All landscaping shall be continuously maintained. Trees, shrubs, ground covers, et cetera, shall be watered and permanently maintained. All dead vegetation shall be removed and replaced in a timely manner.
- 3.6** Where landscaping is required for off-street parking areas, or in other vehicular parking areas, concrete curbing and/or bumper blocks shall be required to regulate vehicular traffic and to protect plant materials from vehicles. Such curbing height shall be at least six inches. Curbing of six inches or more shall be required where a public planter slopes toward a sidewalk and said curbing is needed to retain water. Overflow devices which drain under sidewalks may be required to assure that water does not overflow planters. In no event shall the finished grade of the irrigated planter be less than three inches below a public sidewalk and/or curb.
- 3.7** The Applicant shall record a maintenance covenant over the property that guarantees the removal of weeds, dust, blowsand, and debris, and ensures that the property is maintained in a weed, dust, blowsand, and debris-free condition per the approved plans and conditions of approval.
- 3.8** The Applicant shall contact the Planning Department 90 days after issuance of a Certificate of Occupancy to arrange for a follow-up on-site inspection to ensure that all plant material is being maintained consistent with the approved Exhibit "A".

- 3.9** The project shall be kept in a weed-, debris-, and dust-free condition throughout all periods of development and thereafter.
- 3.10** All walls and trash enclosures shall have a decorative surface and a decorative cap that are consistent with the overall architecture and be approved by the Planning Manager prior to issuance of a Building Permit.
- 3.11** All lighting on site shall comply with Chapter 9.89 of the Municipal Code.
- 3.12** Signage for the proposed project is limited to those shown in Exhibit A subject to the conditions of approval. and is not part of this approval. A separate sign permit or Master Sign Program, shall be approved prior to the issuance of a Certificate of Occupancy.
- 3.13** All mechanical equipment, either roof- or ground-mounted, shall be screened from public view. All such equipment shall be fully screened by the roof structure, a parapet wall, appropriate ground mounted walls, berming, or landscaping. All walls shall architecturally match the building. If after construction, but prior to the issuance of a Certificate of Occupancy, it is determined by the Planning Manager that equipment can be viewed from the public right-of-way a plan for screening the equipment shall be submitted to the Planning Department for approval. Once approved, said screening shall be constructed prior to issuance of a Certificate of Occupancy.
- 3.14** Property addresses or building identification signs shall be placed on all new buildings so as to be plainly visible from the public street. Said signs shall be minimum 12 inches in height on commercial buildings and six inches in height for residential buildings. Numbers shall be either internally or externally illuminated to be consistent with Municipal Code Section 9.02 and designed to illuminate automatically during periods of darkness.
- 3.15** No loading or unloading shall occur within the public right-of-way, except those activities approved by the Planning Manager and City Engineer.
- 3.16** All breaker boxes, fire sprinkler risers, and utility conduits shall be interior to the building.
- 3.17** All roof drains and downspouts shall be on the interior of the building. Exposed drainpipes are specifically prohibited.
- 3.18** All drain terminations shall be from the Watts Drainage Product RD-940 or a product of equal value.
- 3.19** The applicant shall use the color combination as approved in Exhibit A for the buildings.

- 3.20** The project shall provide at least one common recreational amenity on the project site, as shown in Exhibit A.
- 3.21** The applicant shall submit a landscape plan to the Planning Department for ARC approval prior to building permit issuance.

SECTION 4 ENGINEERING / PUBLIC WORKS

- 4.1** The Applicant agrees to defend, indemnify and hold harmless the City of Cathedral City (“City”), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Conditional Use Permit No. 18-029 (CUP) and corresponding Site Plans (Plans). The City shall have sole discretion in selecting its defense counsel. The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.
- 4.2** This CUP shall expire two years after the City Planning Commission approval date, unless recorded or granted a time extension pursuant to Cathedral City Ordinance 659; Section 3; Paragraph 8.4(A).
- 4.3** This CUP and Plans shall comply with the requirements and standards of Government Code §§ 66410 (“the Subdivision Map Act”), and Cathedral City Ordinance No. 629 and 659.
- 4.4** This CUP shall comply with all applicable terms, conditions and/or mitigation measures for the following approvals:
- A. CUP No. 18-029.
 - B. Specific Plan No. 87-26B.
 - C. Cathedral City Design Guidelines.
 - D. Cathedral City Water Conservation Policies and Rules.
 - E. Cathedral City Municipal Codes and Ordinances.

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Director of Engineering/Public Works and/or Director of Planning/Building shall determine precedence.

- 4.5** All conditions herein shall be met prior to the Grading Permit issuance for the CUP or as specifically modified by item as linked to a Certificate of Occupancy (COO) issuance and/or time limit from the date of issuance of the Grading Permit.
- 4.6** Prior to issuance of any Grading, Encroachment or Building Permit by the City, the Applicant shall obtain any necessary clearances and/or permits from the following agencies, if required:
- A. City of Cathedral City Fire Marshal.
 - B. Cathedral City Engineering Department.

- C. Cathedral City Planning Department.
- D. Cathedral City Building Department.
- E. Riverside County Environmental Health Department.
- F. Palm Springs Unified School District.
- G. Coachella Valley Water District (CVWD).
- H. Southern California Edison (SCE).
- I. Frontier Communications.
- J. Spectrum Cable (TW).
- K. California Regional Water Quality Control Board (CRWQCB)
- L. State Water Resources Control Board
- M. Sunline Transit Agency (SunLine)
- N. South Coast Air Quality Management District – Coachella Valley (SCAQMD).

The Applicant is responsible for all the requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, the Applicant shall furnish proof of such approvals when submitting those improvement plans for City approval.

- 4.7** If applicable, the Applicant shall be responsible for completing all CUP approved Phase I Study recommendations, all City and Riverside County requirements and Riverside County Department of Environmental Health requirements. Proof of compliance shall be submitted to the City before issuance of Building Permits for the CUP.
- 4.8** If applicable, coverage under the State of California Construction General Permit must be obtained by the Applicant, who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgement of the Applicant's Notice of Intent ("NOI") and Waste Discharge Identification ("WDID") number to the City prior to the issuance of a Grading or Building permit.
- 4.9** If applicable, prior to construction, during construction and up to Project acceptance the Applicant shall comply with applicable provisions of the City's NPDES Stormwater Discharge Permit and Riverside County Ordinance No. 457; the California Regional Water Quality Control Board – Colorado River Basin Regional Board Order No. R7-2013-0011 and the State Water Resources Control Board's Order No. 2009-009-DWQ, Order No. 2010-0014-DWQ and Order No. 2012-0006-DWQ.
 - A. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the Applicant ("Permittee") shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP") to the State Water Resources Control Board ("SWRCB").

- B. The Applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at www.cabmphandbooks.com for use in their SWPPP preparation.
- C. Prior to the Applicant submitting the SWPPP to the SWRCB, the Applicant shall submit a copy of the SWPPP to the Director of Engineering/Public Works for review.
- D. The Applicant shall deliver a complete copy of the State Water Resources Control Board approved SWPPP to the Director of Engineering/Public Works prior to issuance of the Grading Permit for City records.
- E. The Applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
- F. The Applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs"), but not limited to:
- 1) Temporary Soil Stabilization (erosion control).
 - 2) Temporary Sediment Control.
 - 3) Wind Erosion Control.
 - 4) Track-Out Control.
 - 5) Non-Storm Water Management.
 - 6) Waste Management and Materials Pollution Control.
 - 7) Retention and Infiltration Basins Management.
- G. All erosion and sediment control BMPs proposed by the Applicant shall be approved by the Director of Engineering/Public Works.
- H. The SWPPP and BMPs shall remain in effect for the entire duration of Project construction until all improvements are completed and accepted by the City Council.
- 4.10** Erosion Control BMPs shall remain in effect for the entire duration of Project construction until all improvements are completed and accepted by the City.
- 4.11** The Applicant shall be responsible for hardscape and landscape maintenance and blow sand, debris, trash, rubbish and deleterious material removal in all areas of the CUP's interior spaces and street frontages, including gutter pans, sidewalks, parkways, right-of-way; and interior parking lots, drive aisles, landscaped areas

and all other interior areas. The Applicant shall include these responsibilities into the daily maintenance of the site for perpetuity and be included in a Maintenance Covenant recorded on this parcel of the CUP, as approved by the Director of Engineering/Public Works and Director of Planning/Building.

- 4.12** Approval of this CUP and Plans shall not be construed as approval for any horizontal dimensions implied by any site plans or exhibits unless specifically identified in the following Conditions of Approval.
- 4.13** The Applicant shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual attorney's fees incurred by the City Attorney to prepare, review, negotiate and/or modify any documents or instruments required by these conditions and/or subsequent modification requests to these Conditions of Approval. This obligation shall be paid in the time noted above without deduction or offset and Applicant's failure to make such payment shall be material breach of the Conditions of Approval.
- 4.14** The Applicant shall reimburse the City, within thirty (30) days of presentment of the invoice, all cost and actual consultant's fees incurred by the City for engineering, surveying and/or any other technical consultants to review and/or modify any documents or instruments required by these conditions and/or subsequent modification requests. This obligation shall be paid in the time noted above without deduction or offset and Applicant's failure to make such payment shall be material breach of the Conditions of Approval.
- 4.15** The Applicant shall reimburse the City, within thirty (30) days of presentment of the invoice, all actual costs incurred by the City for Engineering, Planning and/or Building Department reviews and/or modify any documents or instruments required by these conditions and/or subsequent modification requests. This obligation shall be paid in the time noted above without deduction or offset and Applicant's failure to make such payment shall be material breach of the Conditions of Approval.

PROPERTY RIGHTS AND PRIVATE IMPROVEMENTS

- 4.16** Prior to issuance of any permit(s), the Applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed CUP. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements.
- 4.17** Pursuant to the aforementioned condition, conferred rights shall include approvals from all necessary persons or entities over easements and other property rights necessary for construction and proper functioning of the proposed CUP not limited to access rights over proposed and/or existing private streets that access public streets and open space/drainage facilities of all phases of the development. Specifically:

- i. Applicant will dedicate an additional 8 feet of right of way to the City along the Date Palm Drive frontage.
- ii. The Applicant will dedicate additional right of way at the CUP's Via Eytel and Date Palm Drive corner to provide for a Corner Cut-Back per Riverside County (RC) Standard No. 805.
- iii. The Applicant will record the Maintenance Covenant described in Condition 4.11 against this parcel of the CUP.
- iv. The Applicant will record the Street Light Covenant described in Condition 4.28 against this parcel of the CUP.
- v. The Applicant will record the Drainage System and Basin Covenant (as part of the WQMP) described in Condition 4.76 against this parcel of the CUP.
- vi. The Applicant will dedicate an additional right of way to the City along the Via Eytel frontage if required to conform to the City's General Plan.

4.18 The Applicant shall retain for private use in this CUP all private street rights-of-way, parking lots, access ways, entry points, and rights-of-way in conformance with the City's General Plan, Municipal Code, CUP and/or as required by the Director of Engineering/Public Works.

4.19 The Applicant shall design the onsite street, alley and private parking lot pavement sections using Cal Trans's design procedure for 20-year life pavement, and the site-specific data for soils strength and anticipated traffic loading (including construction traffic). Minimum structural sections, with asphalt placed in two lifts, shall be as follows:

- i. Parking Lot and Drive Aisles: 3.0" a.c./4.5" class II aggregate base and/or 6.0" PCC w/wire mesh/4.5" class II aggregate base as generally shown on the Plans.
- ii. Apply striping, legends and signage over the entire parking lot and drive aisles as shown on the Plans. Final striping, legend and signage layout shall be approved by the Director of Engineering/Public Works.

4.20 The Applicant shall include it the Via Eytel frontage:

- i. A 25 ft. wide Cathedral City (CC) Standard 200-B driveway.

4.21 The entry driveway on the north side of Via Eytel fronting the CUP as shown on the CUP's Plans and as part of these Conditions of Approval, shall provide ingress and egress for residents and visitors. Any modification to the driveway and/or

adding a gate system related to vehicle and pedestrian entry, exits and refusals, will be required to be approved by the Director of Engineering/Public Works and Director of Planning/Building.

- 4.22** Main entry drive, interior circulation routes, setbacks and other features generally shown on the CUP's Plans, may require additional street widths as determined by the Director of Engineering/Public Works.
- 4.23** Curve Radii for curbs at all street intersections shall not be less than 35 feet or as shown on the CUP's Plans or as approved by the Director of Engineering/Public Works.
- 4.24** All driveways shall be Cathedral City (City) Standard Section 200-B and subject to final approval by the Director of Engineering/Public Works.
- 4.25** The Applicant shall install Type A-6, A-8 and/or Type "D" curbs per RC Standards, which will convey water without ponding, and provide lateral containment of dust and residue during street sweeping operations, subject to the approval of the Director of Engineering/Public Works.
- 4.26** The Applicant shall construct all roadways, parking lots, drive aisles, curbs and gutters, sidewalks and driveways to uniformly connect to existing adjacent public and/or private improvements within and adjacent CUP as shown on the Plans to the satisfaction of the Director of Engineering/Public Works.
- 4.27** The Applicant shall construct all appurtenant roadway components such as, but not limited to: curb, gutter, sidewalk, ADA ramps, traffic control striping, legends, traffic control signs and street name signs to the satisfaction of the Director of Engineering/Public Works.
- 4.28** The Applicant shall coordinate and pay all cost necessary for the installation of the below detailed City and Southern California Edison (SCE) approved LED street lights with SCE and to take over all related expenses, including the monthly electrical expense for the street lights installed prior to the issuance of the COO. The Applicant shall execute a Street Light Covenant and be reviewed and approved by the Director of Engineering/Public Works prior to recordation.
- A. Install one (1) 22,000 lumen LED street light along the Date Palm Drive frontage, near the north end of the CUP Project limits, per City and SCE Standards, with final locations subject to approval by the Director of Engineering/Public Works prior to the issuance of the COO.
- B. Install one (1) 5,800 lumen LED street light along the Via Eytel frontage, near the west end of the CUP Project limits, per City and SCE Standards, with final locations subject to approval by the Director of Engineering/Public Works prior to the issuance of the COO.

- 4.29** The Applicant shall coordinate and pay all cost necessary for the undergrounding and removal of all, and not limited to, aerial wires, power lines, telephone wires, cable lines, communication equipment, pole under burden and respective poles that are within this CUP, per CC Municipal Code 8.30.050 prior to the issuance of the COO to the satisfaction of the Director of Engineering/Public Works.
- i. Applicant shall seek a concurrence from the Director of Engineering/Public Works on which lines are subject to undergrounding per CC Municipal Code 8.30.050, after which, the Applicant shall coordinate all undergrounding of existing facilities with each respective utility, service provider and adjacent properties owners to ensure that all aerial lines are removed/undergrounded from the CUP's Plans.
- 4.30** The Applicant will design and install stormwater drainage facilities:
- i. Within the paved and landscaped areas of the CUP, the Applicant will design facilities to capture all onsite nuisance and stormwater per Cathedral City Municipal Code requirements and other conditions specified herein to the satisfaction of the Director of Engineering/Public Works.
- 4.31** If applicable, dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, and other features contained in the CUP Plans.
- 4.32** When the Director of Engineering/Public Works determines that access rights to the proposed street rights-of-way shown on the CUP's Plans are necessary prior to the issuance of the COO, the Applicant shall grant the necessary rights-of-way within 60 days of a written request by the City.
- 4.33** Where public facilities (e.g. sidewalks) are placed on privately owned setbacks, the Applicant shall offer for dedication blanket easements for those purposes by separate instrument prior to the issuance of the first COO.
- 4.34** The Applicant shall offer for dedication to the City those easements necessary for access to drainage facilities and basins, by separate instrument. The Applicant and/or Owner is required to execute a Drainage System and Basin Covenant with the City (as part of the WQMP) prior to issuance of the Grading Permit.
- 4.35** The Applicant shall cause all missing property corners and survey monuments within the boundaries of the CUP to be set prior to the issuance of the COO, in accordance with the Subdivision Map Act.
- 4.36** The Applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, street improvements, utility relocations or other encroachments will occur.

- 4.37** The Applicant shall cause no easement to be granted, or recorded, over any portion of the subject property between the date of approval of the CUP and the date of issuance of the COO, unless such easement is approved by the Director of Engineering/Public Works.
- 4.38** The Applicant shall be responsible for the vacation and granting of easements that address changes in the existing easements over the proposed CUP that may be affected by proposed improvements. Pursuant this condition, the Applicant shall apply to the City for any street vacation request of public right-of-way and/or utility easements. The Applicant must provide all applicable exhibits and legal descriptions and perform all necessary abandonments or relocation of easements and/or facilities as required by all affected utility purveyors over the public rights-of-way and/or utility easements, or as approved by the Director of Engineering/Public Works. Typically, the right-of-way vacation process is up to three (3) months.

PUBLIC IMPROVEMENTS

- 4.39** The Applicant shall construct and dedicate the following street improvements to conform to the General Plan:

A. PUBLIC STREETS

- 1) Date Palm Drive – Public roadway as shown on the Plans and per these Conditions of Approval shall include the following:
 - a) Date Palm Drive is a public roadway and is designated as an Arterial Highway with a 126-foot ROW.
 - b) Street measured at curb to curb shall have a 94-foot street width.
 - c) The Applicant will coordinate all public and private roadway improvements and driveway transitions with the adjacent property owner and coordinate relocation of fire hydrants, water meters, storm drains and all other appurtenances as required to the satisfaction of the Director of Engineering/Public Works.
 - d) Construct, repair and/or replace all existing fronting street, curb and gutter to uniformly connect to existing adjacent improvements north of the CUP along Date Palm Drive to the satisfaction of the Director of Engineering/Public Works.
 - e) Street shall have A-6 or A-8 curbs per County of Riverside (RC) Standards, which will convey water without ponding, and provide lateral containment of dust and residue during street sweeping operations.

- f) Construct a 6-foot wide concrete off curb sidewalk per RC Standards, with all required ADA ramps and utility offsets, as generally shown on the Plans and as approved by the Director of Engineering/Public Works.

Note: Recent construction completed a portion of the sidewalk improvements along the Date Palm Drive frontage of the CUP. Applicant will be responsible for removing and replacing portions of the sidewalk to make uniform and ADA approved transitions in conjunction with the CUP and Plans.

- g) Remove and reconstruct the ADA pedestrian sidewalk ramp at the Date Palm Drive and Eytel corner to conform to Cal Trans A-88-A Case B Detail B.
- h) Construct all appurtenant roadway components such as, but not limited to: curb, gutter, sidewalk, ADA ramps, traffic control striping, legends, traffic control signs and street name signs as approved by the Director of Engineering/Public Works.
- 2) Via Eytel – Public roadway as shown on the Plans and per these Conditions of Approval shall include the following:
- a) Via Eytel is a public roadway and is designated as a Local Collector with a 60-foot ROW.
- b) Street measured curb to curb shall have a 40-foot travel width.
- c) Construct the north half width (20 ft. plus) crowned street improvements for two-way travel on Via Eytel along the entire southern frontage of the CUP from the west property line to the ribbon gutter crossing at Date Palm Drive as approved by the Director of Engineering/Public Works.
- d) Construct a tapered a.c. paved transition past the west property line of the CUP to provide a transition for vehicles as approved by the Director of Engineering/Public Works.
- e) Install signage and striping to indicate the transition and taper of pavement at the west end of the CUP as approved by the Director of Engineering/Public Works.
- f) Construct all street, curb and gutter to uniformly connect to existing adjacent improvements west of the CUP along Via Eytel as approved by the Director of Engineering/Public Works.

- g) Street shall have Type A-6 or A-8 curbs per County of Riverside (RC) Standards, which will convey water without ponding, and provide lateral containment of dust and residue during street sweeping operations.
- h) Construct a 6-foot wide offset concrete sidewalk per RC Standards, with all required ADA ramps and utility offsets, along the entire Via Eytel frontage as generally shown on the Plans as approved by the Director of Engineering/Public Works.
- i) Construct all appurtenant roadway components such as, but not limited to: curb, gutter, sidewalk, ADA ramps, traffic control striping, legends, traffic control signs, street name signs, end of sidewalk signage and pavement transition chevron signage.

4.40 The Applicant shall design street pavement sections using Cal Trans's design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections, with asphalt placed in two lifts, shall be as follows:

Local Collector 4.0" a.c./5.0" class II base.

- 4.41** The Applicant will cooperate with all adjacent developers and property owners to assure that drainage, access and roadway designs are constructed to assure that all adjacent public works infrastructure is constructed in a uniform manner as approved by the Director of Engineering/Public Works.
- 4.42** Right-of-Way geometry for property line corner cut-backs at curb returns shall conform to RC Standard Drawing No. 805 unless otherwise approved by the Director of Engineering/Public Works.
- 4.43** Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the Director of Engineering/Public Works.
- 4.44** All public and private improvements shall be subject to City requirements for inspection during construction.
- 4.45** The City will conduct final inspections of structures only when the buildings have improved street and sidewalk access to publicly maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs.

IMPROVEMENT PLANS

As used throughout these Conditions of Approval, professional titles such as “engineer,” “surveyor,” and “architect,” refer to persons currently certified or licensed to practice their respective professions in the State of California.

4.46 Improvement plans shall be prepared, for each phase (if applicable), by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with all requirements of the City of Cathedral City.

4.47 The following improvement plans, for each phase (if applicable), shall be prepared and submitted for review by the Engineering Department. A separate set of plans for each line item specified below, for each phase, shall be prepared. The plans shall utilize the minimum scale specified, unless authorized by the Director of Engineering/Public Works. Plans may be prepared at larger scale if additional detail or plan clarity is desired.

NOTE: The Applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

NOTE: All Plans will be prepared by a Civil Engineer licensed to practice their profession in the State of California.

- A. On-Site Precise Grading Plan 1" = 40' Horizontal
- B. PM 10 Plan 1" = 40' Horizontal and report form
- C. Erosion Control Plan 1" = 40' Horizontal
- D. WQMP (Plan submitted in report form)

NOTE: A through D to be submitted concurrently.

NOTE: Precise Grading Plan shall normally include perimeter wall with Top of Wall and Top of Footing elevations shown. All footings shall have a minimum of 1-foot of cover, or sufficient cover to clear any adjacent obstructions.

- E. On Site Storm Drain Plan 1" = 40' Horizontal
- F. Street Improvement Plan 1" = 40' Horizontal, 1' = 4' Vertical
- G. Street Signing and Striping Plan 1" = 40' Horizontal
- H. Signal Plan (N/A) 1" = 40' Horizontal
- I. Monumentation Plan 1" = 40' Horizontal

NOTE: E through I to be submitted concurrently.

NOTE: The street improvement plans shall show the sidewalk in the combined parkway and landscape setback area.

NOTE: Separate Off-Site Storm Drain Plan if required by Director of Engineering/Public Works.

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the Director of Engineering/Public Works prior to commencing plan preparation.

Attachment: Attachment 1 - Conditions of Approval (1719 : Conditional Use Permit No. 18-029)

All Plan and Profile Street Plans and Signing and Striping plans shall show all existing improvements for a distance of at least 200-feet beyond the project limits, or a distance sufficient to show any required design transitions.

All Signing and Striping Plans shall show, at a minimum; Stop Signs, Limit Lines and Legends, No Parking Signs, Raised Pavement Markers (RPMs) (including Blue RPMs at fire hydrants), curb paint limits and Street Name Signs per Cathedral City Standard Plans and/or as approved by the Director of Engineering/Public Works.

- 4.48** The Applicant shall furnish accurate Mylars of all improvement plans, for each phase (if applicable), to the Director of Engineering/Public Works for approval. The improvement plans, for each phase, shall be of a scale approved by the Director of Engineering/Public Works.
- 4.49** The Applicant shall furnish a copy of all approved improvement plans, for each phase (if applicable), on an electronic storage media acceptable to the Director of Engineering/Public Works.
- 4.50** Upon completion of construction of each phase (if applicable), and prior to final acceptance of the improvements by the City, the Applicant shall furnish the City with reproducible record drawings, for each phase (if applicable), of all improvement plans which were approved by the City. Each sheet shall be clearly marked “As Built” and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The Applicant shall have all approved Mylars previously submitted to the City, revised to reflect the as-built conditions. The Applicant shall employ or retain the Engineer of Record (EOR) during the construction phase of the project so that the EOR can make site visits in support of preparing “As Built”. However, if subsequent approved revisions have been approved by the Director of Engineering/Public Works and reflect said “As Built” conditions, the EOR may submit a letter attesting to said fact to the Director of Engineering/Public Works in lieu of Mylar submittal.

IMPROVEMENT SECURITY AGREEMENTS

- 4.51** Prior to the issuance of the COO, the Applicant shall construct and dedicate all on and off-site improvements and satisfy its obligations for same or shall furnish a fully secured and executed Public Works Completion Agreement guaranteeing the construction of such improvements and the satisfaction of its obligations for same, or shall agree to any combination thereof, as may be required by the City.
- 4.52** Any Public Works Completion Agreement entered into by and between the Applicant and the City of Cathedral City, for the purpose of guaranteeing the completion of any improvements related to this CUP, shall comply with all applicable City Codes and Ordinances.

All required improvement securities shall be in a form and amount as approved by the City Attorney and Director of Engineering/Public Works. Evidences of liability and worker's compensation insurance coverage shall be submitted as required by the terms of the Public Works Completion Agreement.

- 4.53** Prior to improvement plans approval the Applicant shall submit for review and City approval, Covenants for the future maintenance and upkeep of (and not limited to) street lights, landscaping improvements, hardscape improvements, PM-10 cleanup mitigation, drainage facilities, retention basin improvements and permanent site BMP appurtenances. Once approved by the City, Applicant shall execute and record such Covenants.
- 4.54** The Applicant shall submit applicable deposits for the cost of reviewing Public Works Completion Agreement(s), Drainage Covenant, Mutual Drainage Easements, Street Light Covenant, PM-10 Cleanup Mitigation Covenant and/or any other requests or form submittals made by the Applicant related to this CUP.
- 4.55** Improvements to be made, or agreed to be made, shall include the removal of any existing structures or other obstructions which are not a part of the proposed improvements and shall provide for the setting of the final survey monumentation.

Improvements shall be constructed, or secured through a Public Works Completion Agreement, prior to the issuance of the COO.

Improvements and obligations required shall be either complete, or secured through a Public Works Completion Agreement, prior to the issuance of COOs of permanent buildings or as otherwise approved by the Director of Engineering/Public Works.

In the event the applicant fails to construct the improvements for the CUP 18-029 or fails to satisfy its obligations for the CUP in a timely manner, the City shall have the right to halt issuance of permits, and/or final inspections, withhold other approvals related to the development of CUP, or call upon the surety to complete the improvements.

- 4.56** Depending on the timing of the development of this CUP, and the status of the improvements at the time, the Applicant may be required to:
- A. Construct certain improvements.
 - B. Construct additional improvements, subject to the reimbursement of its cost by others.
 - C. Reimburse others for those improvements previously constructed that are considered to be an obligation of this CUP.
 - D. Secure the costs for future improvements that are to be made by others.

E. To agree to any combination of these means, as the City may require.

In the event that any of the improvements required for this CUP are constructed by the City, the Applicant shall, prior to the issuance of any permit or COO related thereto, reimburse the City for the costs of such improvements.

If the Applicant elects to utilize the secured agreement alternative, the Applicant shall submit detailed construction cost estimates for all proposed improvements for each phase, including an estimate for the final survey monumentation, for checking and approval by the Director of Engineering/Public Works. Such estimates shall conform to the unit costs schedule as approved by the Director of Engineering/Public Works.

Estimates for improvements under the jurisdiction of other agencies shall be approved by those agencies and submitted to the City along with the Applicant's detailed cost estimates.

Security will not be required for telephone, natural gas, or Cable T.V. improvements.

4.57 The Applicant shall provide security to guarantee the final monumentation of this CUP. All securities for final survey monumentation will be in the form of 100% cash deposits.

GRADING

4.58 The Applicant shall comply with all the provisions of Cathedral City Municipal Codes and Ordinances.

4.59 The Applicant shall obtain a Grading Permit approved by the Director of Engineering/Public Works prior to initiating any construction or on the CUP site.

4.60 To obtain an approved Grading Permit, the Applicant shall submit and obtain approval of all of the following:

- A. A Grading Plan prepared by a civil engineer registered in the State of California,
- B. A preliminary geotechnical ("Soils") Report prepared by a professional registered in the State of California,
- C. A Fugitive Dust Control Plan prepared in accordance with City of Cathedral City requirements,
- D. An Erosion Control Plan prepared in accordance with City of Cathedral City requirements,

- E. A Best Management Practices report prepared in accordance with Cathedral City requirements (NPDES Stormwater Discharge Permit and Storm Management and Discharge Controls),
 - F. A WQMP prepared by an authorized professional registered in the State of California, and
 - G. If applicable, a Conditional Letter of Map Revision – Fill (CLOMR-F) issued by the Federal Emergency Management Agency (FEMA). If the Applicant is not securing a CLOMR the Applicant must verify that the entire Project limits are outside a FEMA designated Flood Hazard Area and/or Area of Flood Hazard Risk as designated by the latest approved FEMA FIRM Map and in accordance with the City of Cathedral Municipal Code Chapter 8.24.
- 4.61** If applicable, all grading shall conform with the recommendations contained in the Preliminary Soils Report, Phase 1 Environmental Assessment report and shall be certified as being adequate by the soils engineer, or engineering geologist registered in the State of California.
- 4.62** A statement shall appear on the Grading Plan that a soils report has been prepared in accordance with the California Health and Safety Code § 17953 and California Government Code § 66490.
- 4.63** The Applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a Grading Permit. Additionally, the Applicant shall replenish said security if expended by the City of Cathedral City to comply with the Fugitive Dust Control Plan as required by the Director of Engineering/Public Works.
- 4.64** The Applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
- 4.65** Grading within the parkway areas shall conform to Cathedral City requirements except as otherwise modified by this condition. The maximum slope shall not exceed 3:1 anywhere in the landscape setback area, except for the back slope (i.e. the slope at the back of the landscaped lot) which shall not exceed 2:1 if fully planted with ground cover. The maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six feet (6') of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18') behind the curb.

- 4.66** Building pad elevations on the Grading or Precise Grading Plan submitted for Director of Engineering/Public Works' approval shall conform to the pad elevations shown on the improvement plans, unless the pad elevations have other requirements imposed elsewhere in the Conditions of Approval.
- 4.67** Building pad elevations of perimeter lots shall not differ by more than one foot higher from the building pads in adjacent developments. The Applicant shall minimize the differences in elevation between the adjoining properties and this Project.
- 4.68** Prior to any site grading or re-grading that will raise any portion of the site by more than plus or minus half of a foot (0.5') from the elevation shown on the approved Grading Plans, the Applicant shall submit the proposed grading changes to the Director of Engineering/Public Works for a substantial conformance review.
- 4.69** Prior to the issuance of a Building Permit for any building, the Applicant shall provide a parcel Pad Certification stamped and signed by a qualified engineer or surveyor with applicable compaction tests and over excavation documentation. Each pad certification shall list the pad elevation as shown on the approved Grading Plan, the actual pad elevation and the difference between the two, if any. Such Pad Certification shall also list the relative compaction of the pad soil. The data shall be organized by parcel number and listed cumulatively if submitted at different times.
- 4.70** This Project shall comply with the Cathedral City Floodplain Management Ordinance. If any portion of any proposed building parcel in the CUP is or may be located within a Flood Hazard Area as identified on the City's Flood Insurance Rate Maps (FIRM Maps), the development shall be graded to ensure that all floors and exterior fill (at the foundation) are above the level of the project (100-year) flood and building pads are compacted to 95% Proctor Density as required in Title 44 of the Code of Federal Regulations, Section 645.5(a) (6). Prior to issuance of building permits for parcels which are so located, the Applicant shall furnish Elevation Certifications, as required by FEMA, that the above conditions have been met.
- 4.71** If applicable, prior to the issuance of the Building Permit for any building, the Applicant shall provide to the Director of Engineering/Public Works a Letter of Map Revision – Fill (LOMR-F) issued by FEMA.

DRAINAGE

- 4.72** Stormwater handling shall conform to the approved Hydrology and Drainage Report for CUP. The design of the Project shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
- 4.73** Stormwater and nuisance water (drainage) for all phases, shall be retained on site and shall be disposed of in an approved manner. Nuisance water shall be

disposed of via on-site storm drains, new and existing catch basins, underground percolation piping chambers, dry wells and retention basin(s) as approved by the Director of Engineering/Public Works.

- 4.74** All drainage water shall be conveyed underground, to the satisfaction of the Director of Engineering/Public Works.
- 4.75** Storm water drainage historically received from adjoining properties shall be received and retained and/or passed though into the historic downstream drainage relief route.
- 4.76** The Applicant shall comply with applicable provisions for post construction runoff per the City's NPDES Stormwater Discharge Permit; Riverside County Ordinance No. 457; the Californian Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Regional Board Order No. R7-2013-0011 and the State Water Resources Control Board's Order No. 2009-009-DWQ, Order No. 2010-0014-DWQ and Order No. 2012-0006-DWQ.
- A. For post-construction, urban runoff from New Development and Redevelopment Projects, the applicant shall implement requirements of the NPDES permit for the design, construction and the covenants for the perpetual operation and maintenance of BMPs per the approved Water Quality Management Plan (WQMP) for the project as require by the California Regional Water Quality Control Board – Colorado River Basin (CWQRCB-CRB) Region Board Order No. R7-2013-0011.
- B. The Applicant shall implement the WQMP Design Standards per (CRWQCB-CRB) Region Board Order No. R7-2013-0011 utilizing BMPS approved by the Director of Engineering/Public Works.

UTILITIES

- 4.77** The Applicant shall obtain the approval of the Director of Engineering/Public Works for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electrical vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.
- 4.78** Any existing overhead utility lines and overhead under-burden within, or adjacent to the proposed development, and all proposed utilities shall be installed underground per the utility purveyor standards and as approved by the Director of Engineering/Public Works after consultation cited in Condition 4.29.
- 4.79** Underground utilities shall be installed prior to overlaying hardscape. For installation of utilities in existing improved streets, the Applicant shall comply with trench restoration requirements required by the Director of Engineering/Public Works.

- 4.80** The Applicant shall provide certified reports of all utility trench compaction for approval by the Director of Engineering/Public Works.
- 4.81** All facilities within the CUP shall be served with a gravity sanitary sewer system, a domestic water system and a fire protection system in accordance with CVWD and City of Cathedral City Fire Department requirements and standards. Applicant shall pay to the City and CVWD all applicable sewer and water service charges, capacity charges and construction reimbursements to ensure all services are complete, in place and operational prior to the respective COO being issued.
- 4.82** The Applicant shall abandon or relocate existing easements over CUP prior to issuance of the COO as required by the agency and/or individual favored and as approved by the Director of Engineering/Public Works. Additionally, the Applicant shall relocate existing utility facilities that are required by all utility purveyors prior to issuance of the COO or as approved by the Director of Engineering/Public Works.

SECTION 5 FIRE PROTECTION

Unless specifically stated herein, these conditions shall not be construed to permit or allow deviation from any Federal or State laws nor any of the local codes and ordinances adopted by this jurisdiction. Please contact the City of Cathedral City Fire Department for any questions regarding compliance with the applicable codes or following conditions:

Note: All references to the 2016 California Fire Code are shown as CFC, the 2016 California Building Code is shown as CBC and the California Code of Regulations are shown as CCR.

AGENCY APPROVALS

- 5.1** Prior to the issuance of a building permit written proof shall be provided from the water purveyor that sufficient water capacity is available for fire protection.
- 5.2** All public and/or private fire hydrants shall be shown on building site plans.
- 5.3** The final Conditions of Approval for this project shall be included in any site plan or construction plans submitted for permit issuance. Plans will not be approved without reference to these “conditions”.
- 5.4** This project is subject to review and approval in accordance with the CCR, Title 19 for Fire and Life Safety.
- 5.5** Storage of combustible materials shall be in accordance with the CFC.

- 5.6** Provision for the storage or handling of hazardous materials, as defined by Federal, State, and Local Law, shall be in accordance with CFC, Chapter 50).

FIRE HYDRANTS

- 5.7** In accordance with the CFC Section 507, the water system (mains and hydrants) shall be tested and accepted by the Fire Department prior to the commencement of combustible construction.
- 5.8** In accordance with the CFC Section 903, as amended, automatic fire sprinklers shall be installed throughout all buildings pursuant to NFPA Standards.

FIRE DEPARTMENT (F.D.) ACCESS

- 5.9** Prior to delivery of combustible materials on site, provide and maintain an all-weather surface access roadway 20-feet wide with a 13-foot 6-inch vertical clearance designed to support the imposed loads of 73,000 G.V.W for fire apparatus in accordance with the CFC, Section 503.1 (dirt or native soil does not meet the minimum standard). Fire access is required to within 150 feet of all portions of every building unless otherwise approved by the Fire Chief.
- 5.10** Fire access lanes at the entrance corners, from Eytel Rd., are required to meet the City of Cathedral City turning radii. Minimum turning radius for fire apparatus is 35 feet (outside) and 15 feet (inside).
- 5.11** Prior to the issuance of a Certificate of Occupancy, "No Parking - Fire Lane" red curbing, and other required markings shall be provided to the specifications of the Cathedral City Fire Department in accordance with the CFC, Section 503.3 and California Vehicle Code Section 22500.1 to maintain Twenty (20) feet of unobstructed width and thirteen (13) feet six (6) inches of vertical clearance.
- 5.12** Prior to final inspection, addresses shall be provided on all new buildings in accordance with the CFC, Section 505.
- 5.13** In accordance with the CFC, Section 503, security gates if installed, shall be installed with approved automatic devices and/or key switches to allow Fire access pursuant to the Cathedral City Fire Department guidelines.
- 5.14** A fire truck turn-around is not required, if the entrance roadway depth does not exceed 150 feet.

MISCELLANEOUS

- 5.15** Fire safety during construction and demolition shall comply with CFC and IFC Chapter 33.

- 5.16** Access during construction: Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete pursuant to CFC, Chapter 33.
- 5.17** No change in use or occupancy shall be made to any existing building or structure unless the means of egress system is made to comply with the requirements for the new use or occupancy in accordance with CFC, Chapter 10.

SECTION 6 BUILDING DEPARTMENT

- 6.1** Project shall comply with the 2016 California Building Standards Code (Title 24, California Code of Regulations) and other adopted City Ordinances which include the following:
- a. CA Building Code
 - b. CA Plumbing Code
 - c. CA Mechanical Code
 - d. CA Electrical Code
 - e. CA Fire Code
 - f. CA Green Building Standards Code
 - g. CA Energy Code
 - h. Chapter 8.34 of the Municipal Code: Building Security
- 6.2** As applicable, automatic fire sprinkler systems shall be installed in all new construction as per Chapter 9 of the California Building code and per City Ordinance. Design and type of system shall be based upon the requirements of the California Building Code, the California Fire Code and the requirements of the Fire Department.
- 6.3** The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
- 6.4** Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with the City of Cathedral City requirements.
- 6.5** All perimeter/boundary walls shall be designed and constructed so that the outer/exterior face of the wall is as close as possible to the property line. In any case, the outer/exterior face of the wall shall be within two inches of the property line. Distances greater than two inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.
- 6.6** All property lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

- 6.7** The grading permit shall be issued prior to, or concurrently with, the building permit.
- 6.8** All signs shall be Underwriters Laboratories approved or the equivalent.
- 6.9** Permits issued by the Building Department are required prior to the removal and/or demolition of structures.
- 6.10** Prior to any building inspection, the following information shall be submitted to the Building Department:
- a. A Pad Certification from the civil engineer of record that certifies the pad elevation is consistent with the approved grading plan;
 - b. A Form Certification from the civil engineer of record that certifies the building concrete forms have been placed to conform with the required setbacks as per the approved site/grading plan; and
 - c. A compaction Report from a geotechnical testing firm that certifies the site has been compacted to comply with the approved soils/geotechnical report.
- 6.11** If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to the Building Department. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

SECTION 7 RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

- 7.1** Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- 7.2** The following uses shall be prohibited:
- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or

towards an aircraft engaged in a straight final approach towards a landing at an airport.

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

- 7.3 The attached “Notice of Airport in Vicinity” shall be provided to all potential purchasers of the property.
- 7.4 Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Approved for Planning Entitlements by the Cathedral City Planning Commission on August 21, 2019.

Attest:

Brenda Ramirez
Associate Planner

Applicant

Attachment: Attachment 1 - Conditions of Approval (1719 : Conditional Use Permit No. 18-029)

SP 87-26

ORDINANCE NO. 640

SPECIFIC PLAN AMENDMENT 87-26B

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY, CALIFORNIA, AMENDING SPECIFIC PLAN AMENDMENT NO. 87-26A AS SHOWN BELOW:

WHEREAS, the City Council of the City of Cathedral City (the "City Council") desires to enhance the appearance of the City by encouraging attractive developments that protect property values and the general welfare of the community; and

WHEREAS, Specific Plan 87-26 was adopted by the City Council by Ordinance Number 260 on June 14, 1989; and

WHEREAS, Specific Plan 87-26A was amended by the City Council by Ordinance Number 360 in June 17, 1992; and

WHEREAS, Specific Plan 87-26A was amended by the City Council by Ordinance Number 633 in December 13, 2006; and

WHEREAS, on January 17, 2006, the Planning Commission conducted a Public Hearing and recommended the allowance of additional architectural styles, the ability to obtain approval of live/work units subject to a Conditional Use Permit, and to increase the density of live/work units for properties located in the following areas:

- North of Corral Road to a point 235 feet south of Ramon Road for properties that have frontage on Rancho Vista Drive that are between Date Palm Drive and Rancho Vista Drive; and
- South of Corral Road to a point approximately 384 feet north of Dinah Shore Drive for properties located between Date Palm Drive and Rancho Vista Drive; and

WHEREAS, said application has been submitted to the City of Cathedral City for consideration by the City Council for decision after a duly noticed public meeting was held on January 17, 2007; and

WHEREAS, amending the residential development standards in Specific Plan 87-26A to is consistent and harmonious with the City's existing and intended development environment within the Specific Plan area and throughout the City; and

WHEREAS, the City Council finds and determines that officially amending Specific Plan 87-26A by Ordinance is important to preserve the public health, safety, and welfare of all residents and visitors of the City.

Section 1. Official Specific Plan Map.

The Official Specific Plan Map of the City of Cathedral City is hereby amended pursuant to Exhibit A for SPECIFIC PLAN AMENDMENT NO. 87-26B.

Section 2. Official Specific Plan Text.

The text of the Specific Plan is hereby repealed and replaced by the amended text in Exhibit B for SPECIFIC PLAN AMENDMENT NO. 87-26B

Section 2. Severability.

If any Section of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining section, subsection and clauses shall not be affected thereby.

Section 3. Repeal of Conflicting Provisions.

All of the provisions of the Cathedral City Municipal Code, Specific Plan text, and Zoning Ordinance as heretofore adopted by the City of Cathedral City that are in conflict with the provisions of this Ordinance are hereby repealed.

Section 4. Effective Date.

This Ordinance shall take effect thirty (30) days after its second reading by the City Council.

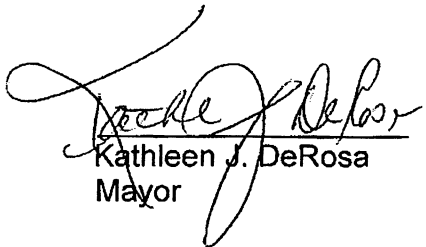
Section 5. Posting.

The City Clerk shall, within 15 days after passage of this Ordinance, cause it to be posted in at least three (3) designated public places; shall certify to the adoption and posting of this Ordinance; and shall cause this Ordinance and its certification, together with proof of posting, to be entered in the Book of Ordinances of this City.

[THIS AREA LEFT INTENTIONALLY BLANK]

The foregoing Ordinance was approved and adopted at a meeting of the City Council held on the 14th day in the month of February 2007 by the following vote: *23/12*

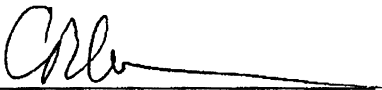
Ayes: *5*
Noes: *0*
Abstain: *0*
Absent: *0*


Kathleen J. DeRosa
Mayor

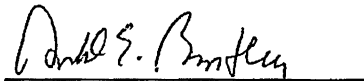
ATTEST:


Pat Hammers, City Clerk

APPROVED AS TO FORM:

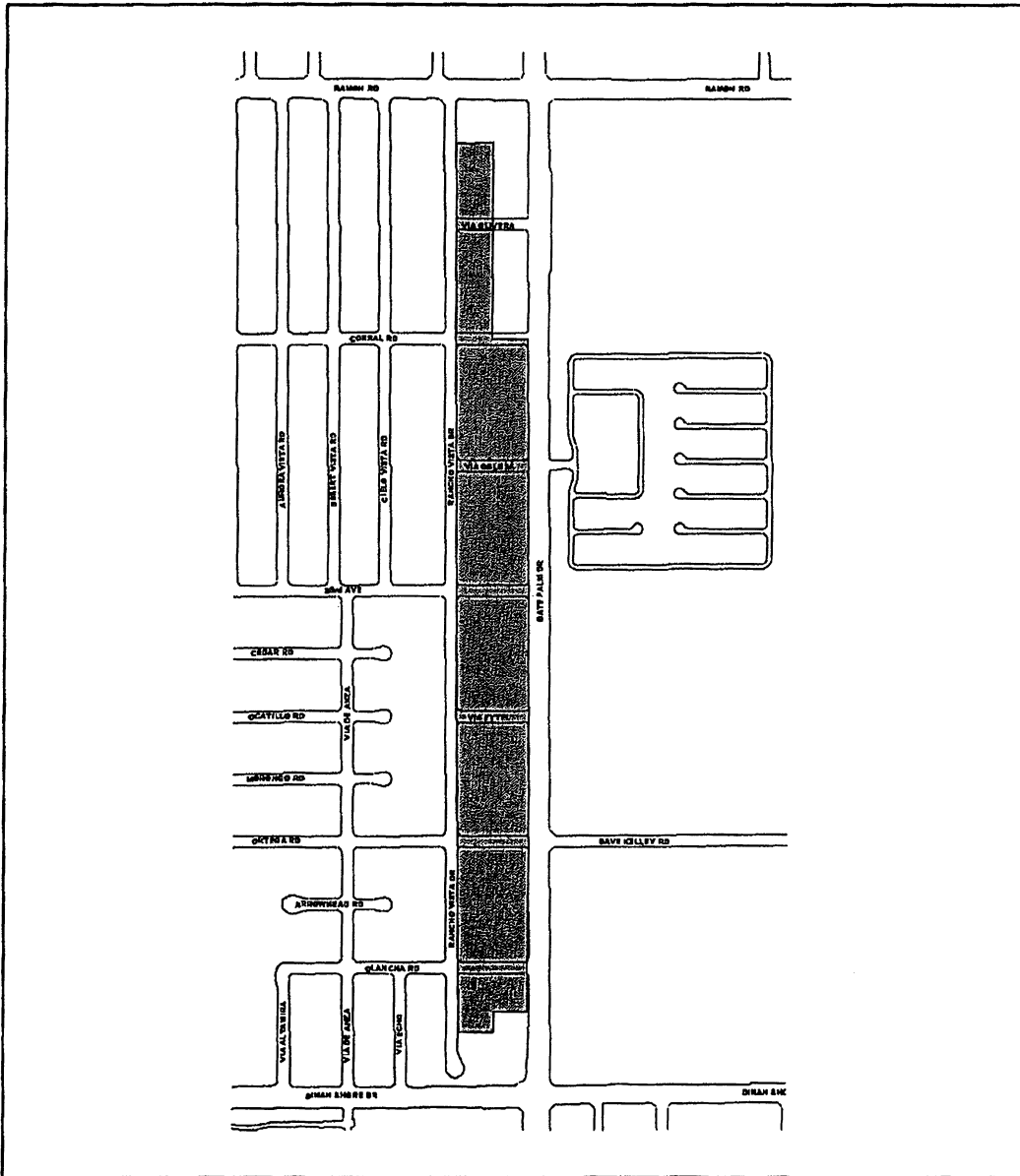

Charles Green
City Attorney


APPROVED AS TO CONTENT:


Donald Bradley
City Manager

Attachment: Attachment 2 - Specific Plan No. 87-26B (1719 : Conditional Use Permit No. 18-029)

EXHIBIT 'A' AREA OF PROPOSED SPECIFIC PLAN AMENDMENT



 City of Cathedral City 68-700 Avenida Lalo Guerrero Cathedral City, Ca 92236 Ph. (760) 770-0340	SP 87-26B GROUND FLOOR COMMERCIAL & LIVE/WORK UNITS	Date: 1/17/2007
	PLANNING DEPARTMENT	Sheet: 1 of 1 Sheets
		Designed By: <i>Robert Rodriguez</i>

Attachment: Attachment 2 - Specific Plan No. 87-26B (1719 : Conditional Use Permit No. 18-029)

EXHIBIT 'B'
TEXT OF PROPOSED SPECIFIC PLAN AMENDMENT

Specific Plan 87-26
June 14, 1989
Amended November 15, 2006
Amended February 14, 2007

PROJECT LOCATION

The Specific Plan area, consisting of approximately 42 acres, is located on the westerly side of Date Palm Drive, north of Dinah Shore Drive, south of Ramon Road and east of Rancho Vista Drive (see attached Vicinity Map).

SPECIFIC PLAN STATE LAW COMPLIANCE

This Specific Plan has been prepared pursuant to the provisions of Sections 65450 through 65453 of the California Government Code and includes all the required components except for the following:

Energy
Solid Waste Disposal

Energy: This component is not included in the Specific Plan since the Plan area and surrounding areas are largely developed. All energy facilities required to serve the subject area have been planned for and are available. Permitted development within the Specific Plan area will not call for any substantial upgrading of existing facilities.

Solid Waste Disposal: This component is not addressed because the City of Cathedral City contracts trash services from Burrtec and sewer service from Coachella Valley Water District. Private septic systems are serviced by private companies. All disposal sites are located outside the limits of Cathedral City. These services will continue throughout the city and are currently available to the Specific Plan area. Detailed analysis of solid waste disposal system and trash enclosures will be studied during development review.

The adoption of a specific plan constitutes a project under the California Environmental Quality Act and therefore an Environmental Assessment will accompany this report.

GENERAL PLAN COMPLIANCE

This Specific Plan is based on the Cathedral City General Plan and its goals, objectives and policies. The Specific Plan will serve as an implementation tool for the General Plan and work in conjunction and as a supplement to all other City codes including the Zoning Ordinance. General Plan Land Use policy and applicable zoning standards will remain the guide for land use development.

GOAL A To stimulate changes in land use of existing nonconforming uses and to allow mixed land use in appropriate areas to foster development. Also, to allow for changes without adversely affecting existing uses.

OBJECTIVE To create standards which facilitate individual development interests and provide a unified concept while protecting the nature of the residential area by limiting certain commercial uses.

OBJECTIVE To allow various housing types as permitted in the R2-B (Multiple Family Residential with Bonus Density Overlay) zone within areas zoned for commercial development.

GOAL B To enhance traffic safety by minimizing direct access to Date Palm Drive, Dinah Shore Drive and Rancho Vista Drive.

OBJECTIVE To provide an access alternative through common drives and access ways.

OBJECTIVE To require reciprocal access and common parking lot arrangements for all commercial properties when individual lots or groups of lots develop.

GOAL C To encourage better planned development which is in scale with Date Palm Drive as major corridor.

OBJECTIVE To encourage owners to consolidate lots of record or assemble parcels through acquisitions into larger parcels to maximize development potential and provide a practical design solution for this area

GOAL D To encourage innovative design approaches along Date Palm Drive and Dinah Shore Drive, two major corridors into the City.

OBJECTIVE To provide an architectural theme for commercial and multiple family projects which compliment the style of housing occurring in the neighborhood.

OBJECTIVE To provide development standards which facilitate quality planned development of both commercial and residential uses.

GOAL E To encourage the use of innovative designs in the Date Palm Corridor that incorporate both residential and commercial land uses.

OBJECTIVE To provide opportunity for mixed use development that incorporate both commercial and residential land uses in the same building to facilitate more flexible land uses.

OBJECTIVE To provide opportunity for live/work units that will facilitate home based businesses that will seamlessly fit into residential development.

The following are the development conditions that will implement the above mentioned goals and objectives:

General:

1. The site shall consist of one Planning Units as depicted in Exhibit A, dated May 31, November 1, 2006. The base zones is:

PCC (Planned Community Commercial)

2. Uses permitted and/or conditionally permitted in the R2-B Zone shall be limited to the Specific Plan Area north of Corral Street that have frontage on Rancho Vista Drive or south of Corral Street and a point to the south approximately 384 feet north of Dinah Shore Drive (which excludes the Walgreens Parcel which is 680-482-022) except as otherwise specified herein and subject to the following Development Standards:

- a. A Conditional Use Permit shall be required for all residential development including any mixed use development which includes residential within the Specific Plan area; and
- b. All residential development in the Specific Plan area shall comply with the requirements of the Multiple Family Residential District (R2) and Density Bonus (B) Development Standards unless otherwise specified herein; and

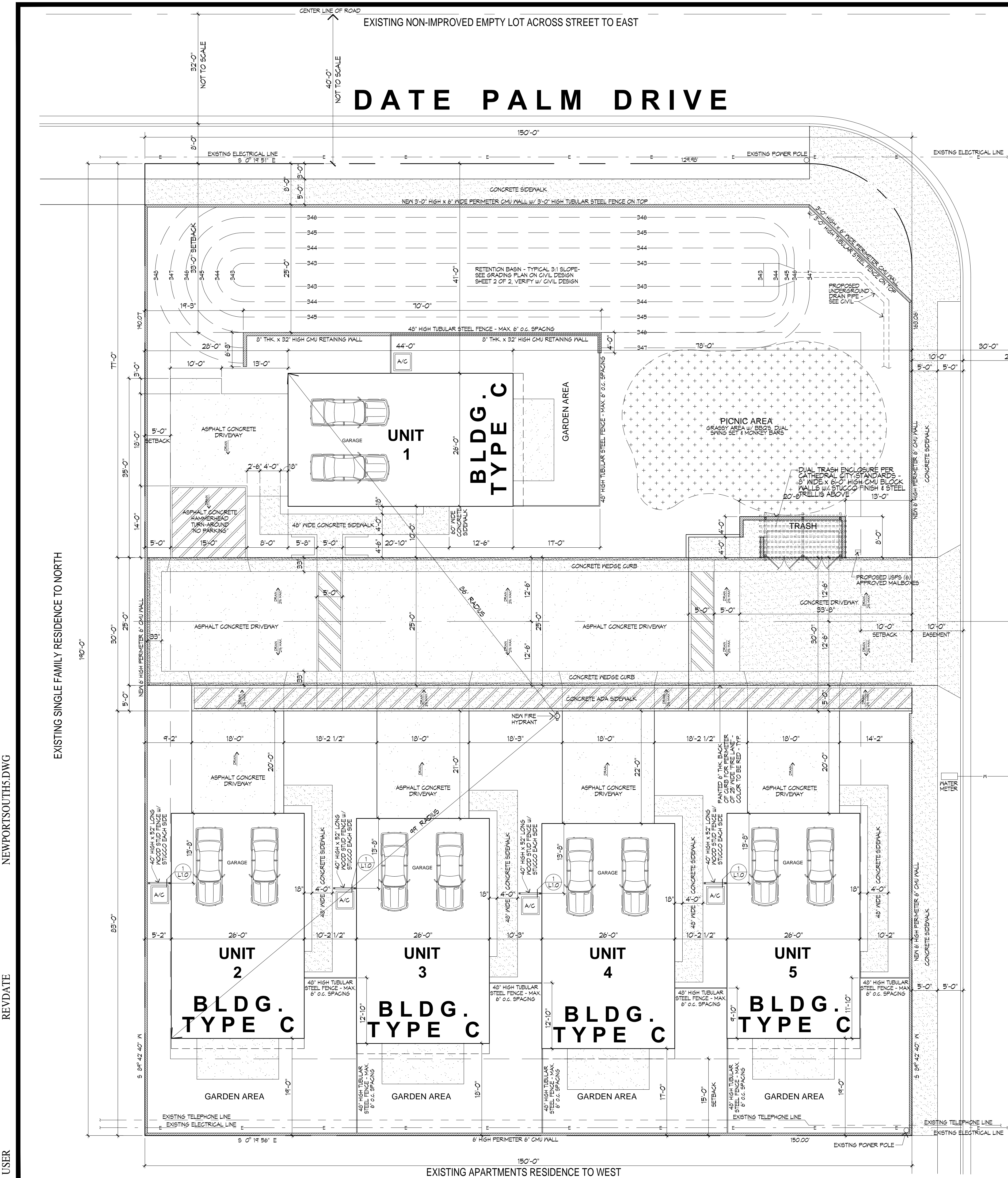
- c. All residential development shall provide the required sound insulation in exterior walls, doors, windows and required ventilation systems in order to comply with the requirements for residential land uses as required in the Noise Element of the General Plan; and
- d. All residential development shall provide at least one common recreational amenity on the project site which may include, but not be limited to a, pool, clubhouse, tennis court, spa, pedestrian garden, or courtyard of adequate size and configuration or similar amenity to promote social activity; and
- e. Residential land uses at R2-B density may be permitted above ground level commercial land uses subject to a Conditional Use Permit and the following criteria:
 - (1. Ground level commercial land uses shall only be as permitted or conditionally permitted in the Mixed Use Commercial (MXC) zone;
 - (2. Parking shall be provided pursuant to R2-B standards for residential and Section 9.58 of the City Zoning Ordinance for commercial standards. A parking structure utilizing shared parking arrangements may be approved in lieu of R2-B garage standards. A parking study shall be required pursuant to Section 9.58.060 if shared parking is proposed.
 - (3. Maximum lot coverage and setbacks shall comply with the requirements as set forth in the PCC Zone.
 - (4. Maximum height shall be 36 feet as required in the PCC Zone.
 - (5. Exterior living space in the form of open space, patios, balconies and/or terraces shall be provided for all residential land uses. Each dwelling shall provide a minimum exterior living space of 80 square feet per dwelling unit and at least 5 feet in depth. Exterior living space above commercial land

uses shall be subject to the commercial provisions of the City Noise Element.

- (6. Permitted residential densities shall be as prescribed in the R-2 Zoning District (Section 9.16.050 B, C, and D) except that lots less than 31,350 square feet, based on legal lots of record, shall have no greater than one unit per 4,800 square feet of lot area. All Developments with live/work and/or first-floor commercial components may provide densities based on the R-2 Zoning District's Density for the pro rata share of lot that is devoted to live/work and the remainder shall meet the applicable density required by this Section. The fraction of a unit of the pro rata share of different densities can be added together but any fraction remaining after the sum cannot be rounded up.
- (7. All mixed use projects shall have separate entrances for both the residential and commercial portions of the project. There shall be no internal access between the commercial and residential land uses.
3. Any transient occupancy use such as a hotel, motel, inn or lodging facility as permitted or conditionally permitted in the PCC zone shall provide at least one active, common, recreational amenity on the project site which may include, but not necessarily limited to a pool, clubhouse, tennis court, spa, or similar amenity.
4. The following uses are prohibited within the Specific Plan area.
 - Automotive, truck and/or recreational vehicle sales
 - Automotive repair and/or service
 - Automobile service stations
 - Mobile home, RV, and other similar vehicle sales and/or service
 - Fast food restaurants, drive-thru restaurants
 - Bars and cocktail lounges (except when in conjunction with a restaurant of greater than 1,800 feet of customer service area dedicated to dining)
 - Convenience Markets/Liquor stores.
 - Any other similar use that is oriented to vehicle sales and service or to high customer concentrations.
 - Large family day care homes

- One-family dwellings
 - Small family day-care homes in one and two-family dwellings only
 - Day-care center
 - Mobile home park
5. Where a commercial use has frontage on Rancho Vista Drive, a minimum five foot high masonry wall shall be constructed along the Rancho Vista frontage 7 feet from the property line, except where building orientation creates a buffer by eliminating activity on that side of the project. The 7-foot wall setback shall be maintained as a planter and contain: an irrigation system and landscape material sufficient to screen commercial activity as approved by the Architectural Review Committee.
 6. The designated alignment of Date Palm Drive shall be dedicated based on the City General Plan or as amended by the City. In addition, all necessary street improvements and widenings shall be guaranteed to the satisfaction of the City Engineer prior to the issuance of building permits.
 7. Each parcel shall be limited to a single access drive from Date Palm Drive except no access shall be permitted to Date Palm Drive where access is available to a side street or via a reciprocal access drive. Any improvement to an existing development requiring design review and/or Conditional Use Permit shall also require reevaluation of Date Palm access and existing driveways.
 8. Any commercial property, or mixed use residential project, having Rancho Vista Drive frontage shall be limited to a single access drive from Rancho Vista. The drive shall be a maximum of 16 feet wide, limited to employee, and customer or resident access only, and designed so as to be prohibitive for or to greatly discourage delivery truck access.
 9. All corner lots on Date Palm Drive shall take access from side streets or common accessways unless this condition is prohibitive to any access.
 10. The setback from Date Palm Drive and/or Dinah shore Drive shall be a minimum of 25 feet from curb face. Said setback area shall be landscaped except where driveway approaches are permitted to cross.
 11. The minimum spacing between access driveways on Date Palm Drive and Dinah Shore Drive shall be 200 feet, and no access will be allowed within 200 feet of Date Palm Drive/Dinah Shore Drive corner unless this condition is prohibitive to any access.
 12. At time of development of any property, reciprocal public street access provisions shall be offered which state that common street access shall be constructed at the interior lot line so as to be shared by adjacent future development. This condition shall apply only when adjacent property(ies) are undeveloped or when previous development has planned for reciprocal access.

13. Any parcel under consideration for site plan approval or building permits between Dinah Shore and 33rd Avenue shall contribute a pro rata share of funds toward the installation of a future traffic signal at the intersections of Date Palm Drive and Ortega Road. Signal share contributions shall be based on the rate of \$500.00 per net acre.
14. The overall architectural style of the project shall consist of a California Spanish or Desert Modern architectural motifs. The California Spanish theme shall include architectural features such as: Architectural plant-ons, wing walls, arches, sloped concrete tile roofs, heaving beam trim or patio trellis work, heavy textured stucco exterior walls or walls of heavy textured masonry (slumpstone or split-face concrete block). The Desert Modern theme should include features such as simple geometric forms, non-textured stucco or block exterior, minimal ornamentation, large glass windows, deep overhangs, flat low pitched or angular roofs, and stone veneers
15. All commercial buildings shall contain covered pedestrian arcades for the front yards facing any public right-of-way and/or private parking lot.
16. Commercial signage shall not be permitted along the frontage of Rancho Vista Drive. Wall signage shall only be permitted at the ground level.
17. Live/work uses shall be allowed within the Specific Plan area and comply with Zoning Ordinance provisions as follows:
 - a. Definition described in Section 9.08.020.
 - b. Conditional Uses per Section 9.25.030
 - c. Parking requirements of Section 9.25.90.
 - d. All live/work units shall have the same tenant in both the commercial and residential portions of the project.
18. Residential Yard Requirements: Pursuant to Section 9.16.70, the following may be utilized to vary the building frontage (i.e. massing) along front and rear yard setbacks:
 - a. An encroachment of up to three feet may be allowed for the front and rear yard setbacks if limited to 33% of the total frontage and the overall average setback is fifteen feet or greater.
 - b. Garage vehicular doors may not face the street within the encroachment.



BUILDING & SITE INFORMATION

ASSESSOR'S PAREL NUMBER (A.P.N.) - 680-411-032
 PROPERTY SIZE: 28,414 SQ. FT. (0.65 ACRES)
 TYPE OF CONSTRUCTION: TYPE VB - SPRINKLERED
 HIGH FIRE HAZARD: NO
 ZONING: GENERAL COMMERCIAL w/ SPECIFIC PLAN OVERLAY
 OCCUPANCY: R2 / U1
 SETBACK REQUIREMENTS: FRONT YARD = 33'-0"
 SIDE YARD = 5'-0"
 REAR YARD = 10'-0"
 REAR YARD = 15'-0"

NOTES:
 1. PROPOSED CONSTRUCTION SHALL CONFORM TO THE 2016 CALIFORNIA RESIDENTIAL (C.R.C.), THE 2016 CALIFORNIA BUILDING CODE (C.B.C.), THE 2016 MECHANICAL CODE (C.M.C.), THE 2016 CALIFORNIA ELECTRICAL CODE (C.E.C.), THE 2016 CALIFORNIA PLUMBING CODE (C.P.C.), THE 2016 CALIFORNIA GREEN BUILDING & ENERGY CODES, AS WELL AS THE CITY OF CATHEDRAL CITY MUNICIPAL CODE.

CATHEDRAL CITY NOTES:

- HOURS OF CONSTRUCTION ALLOWED: SEE BUILDING PERMIT CARD.
- SANITARY FACILITIES: OWNER TO ALLOW USAGE OF EXISTING FACILITIES.
- ALL GENERAL CONTRACTOR AND SUB-CONTRACTORS TO HAVE VALID CITY BUSINESS LICENSE PRIOR TO ISSUANCE OF BUILDING PERMIT.
- GENERAL CONTRACTOR AND SUB-CONTRACTORS MUST SUBMIT 'CERTIFICATE OF WORKER'S COMPENSATION' INSURANCE COVERAGE PRIOR TO ISSUANCE OF BUILDING PERMIT. CALIFORNIA LABOR CODE SECTION 1800.
- GENERAL CONTRACTOR OR OWNER TO PROVIDE A TRASH BIN TO ENSURE PROPER CLEAN-UP OF ALL BUILDING MATERIALS PER CITY MUNICIPAL CODE.
- STORAGE OF BUILDING MATERIALS AND DEBRIS SHALL BE CONFINED TO THE LOT OR PROPERTY FOR WHICH THE BUILDING PERMIT IS ISSUED. THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED IN A CLEAN CONDITION AT ALL TIMES PER CITY MUNICIPAL CODE AND/OR PER HOME OWNER'S ASSOCIATION (HOA) REQUIREMENTS (IF HOA EXISTS).
- SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING WORK: BLOCK GARDEN WALLS, TRASH ENCLOSURES, TEMPORARY POWER POLES, POOLS, SITE LIGHTING AND PERMANENT SIGNAGE.

UTILITY PURVEYORS

WATER:	COACHELLA VALLEY WATER DISTRICT	760.346.2651
SEWER:	COACHELLA VALLEY WATER DISTRICT	760.346.2651
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	800.421.2200
CABLE:	TIME WARNER CABLE	760.340.2225
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON	800.684.8123
TELEPHONE:	VERIZON	800.493.4000
TRASH:	BURRTEC	760.340.2113

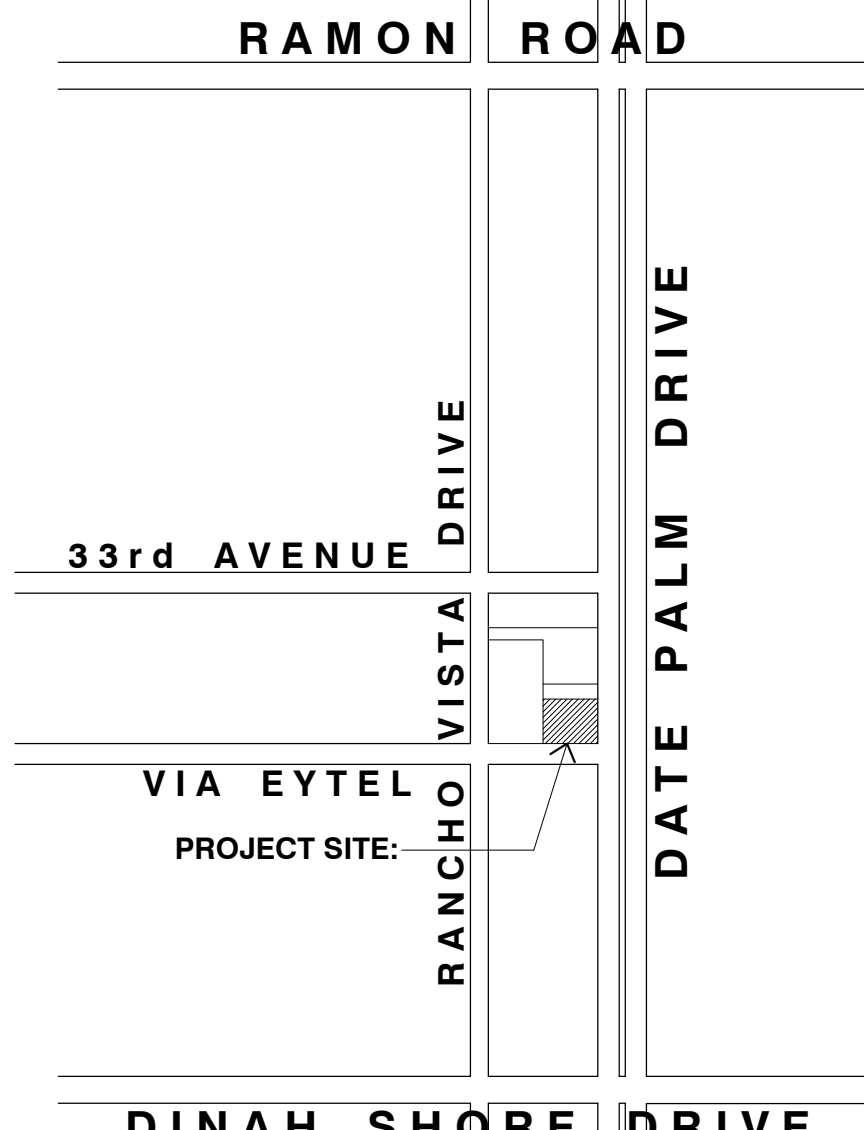
PROJECT DATA & NOTES:

	UNIT 1 (C)	UNIT 2 (C)	UNIT 3 (C)	UNIT 4 (C)	UNIT 5 (C)	TOTALS
LIVING AREA (sf)	1994 sf	1994 sf	1994 sf	1994 sf	1994 sf	9970 sf
GARAGE AREA (sf)	939 sf	939 sf	939 sf	939 sf	939 sf	4695 sf
BALCONY AREA (sf)	79 sf	79 sf	79 sf	79 sf	79 sf	395 sf
PRIVATE OUTDOOR AREA (sf)	252 sf	1022 sf	704 sf	704 sf	704 sf	4165 sf
SITE COVERAGE AREA (Bldg. sf)	1144 sf	1144 sf	1144 sf	1144 sf	1144 sf	5720 sf
SITE COVERAGE AREA (%)	4%	4%	4%	4%	4%	20%
SITE COVERAGE TOTAL AREA (Bldg. & PRIVATE OUTDOOR sf)	1996 sf	2146 sf	1920 sf	1920 sf	1920 sf	9902 sf
INT. CONG. SIDEWALK AREA (sf)	200 sf	148 sf	148 sf	148 sf	148 sf	792 sf
UNIT DRIVEWAY AREA (sf)	301 sf	360 sf	360 sf	360 sf	360 sf	1641 sf
ADA CONG. SIDEWALK AREA (sf)						109 sf
TRASH ENCLOSURE AREA (sf)						166 sf
RETENTION AREA (sf)						3248 sf
COMMON DRIVEWAY AREA (sf)						3950 sf
EXT. CONG. SIDEWALK AREA (sf)						914 sf
PICNIC GRASSY AREA (sf)						1450 sf
OPEN AREA (sf)						6240 sf
TOTAL SITE AREA (sf)						28,414 sf

NOTE: MOST OF THE OPEN AREA STATED ABOVE IS TO BE DECOMPOSED GRANTE DESERT LANDSCAPED AREAS w/ NO PLANNED GRASSY AREAS.

SHEET INDEX

- 1 A0.0 COVER SHEET
 - C1.0 CIVIL ENGINEER - COVER SHEET
 - 3 C2.0 CIVIL ENGINEER - GRADING PLAN
 - A1.0 SITE PLAN, BUILDING & SITE INFORMATION, VICINITY MAP & NOTES
 - A2.2 TYPE C FLOOR PLANS & NOTES
 - A3.0 TYPE C UNITS 1 & 5 EXTERIOR ELEVATIONS & NOTES
 - A3.1 TYPE C UNITS 2 & 4 EXTERIOR ELEVATIONS & NOTES
 - A3.2 TYPE C UNIT 3 EXTERIOR ELEVATIONS & NOTES
 - A4.2 TYPE C BUILDING SECTIONS & NOTES
 - A5.0 TYPE C ROOF PLAN & NOTES
 - 11 S1.0 GENERAL STRUCTURAL NOTES, BUILDING NOTES & PLUMBING NOTES
 - L1.0 SITE LANDSCAPE PLAN & NOTES
 - 13 PL.0 SITE PHOTOMETRIC LIGHTING PLAN
- COLOR COPIES**
- A3.0 TYPE C EXTERIOR ELEVATIONS (BROWNS) & NOTES
 - A3.1 TYPE C EXTERIOR ELEVATIONS (GREYS) & NOTES
 - L1.1 SITE LANDSCAPE PLAN (COLOR) & NOTES



VICINITY MAP

NO SCALE:

NEWPORT SOUTH 5 UNITS - SITE PLAN

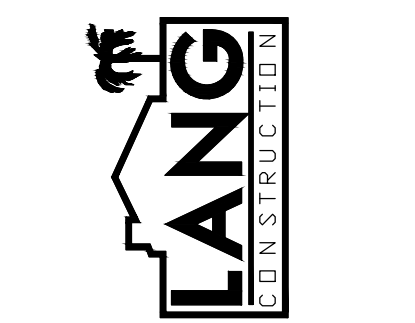
SCALE: 1" = 10' - 0"
 0 5' 10' 15' 20' 25' 50' 75' 100'

APN: 680-411-032

REVISIONS

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4		

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NEWPORT SOUTH 5 UNITS
 Date Palm Drive & Eytel Road
 Cathedral City, CA 92234 APN: 680-411-032
NEWPORT - 2015, LLC c/o FRED BRILMAN
 31-855 Date Palm Drive #3-471
 Cathedral City, CA 92234
 ph: (702) 328 - 5002 fax: (855) 620-3927 email: cfcf@me.com

DRAWN BY: MVP
 CHECKED BY: LWL
 DATE: 11/01/16
 JOB NO: LCD-110116

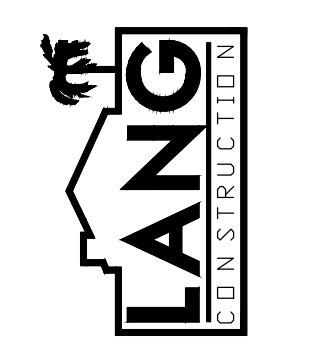
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REVISIONS

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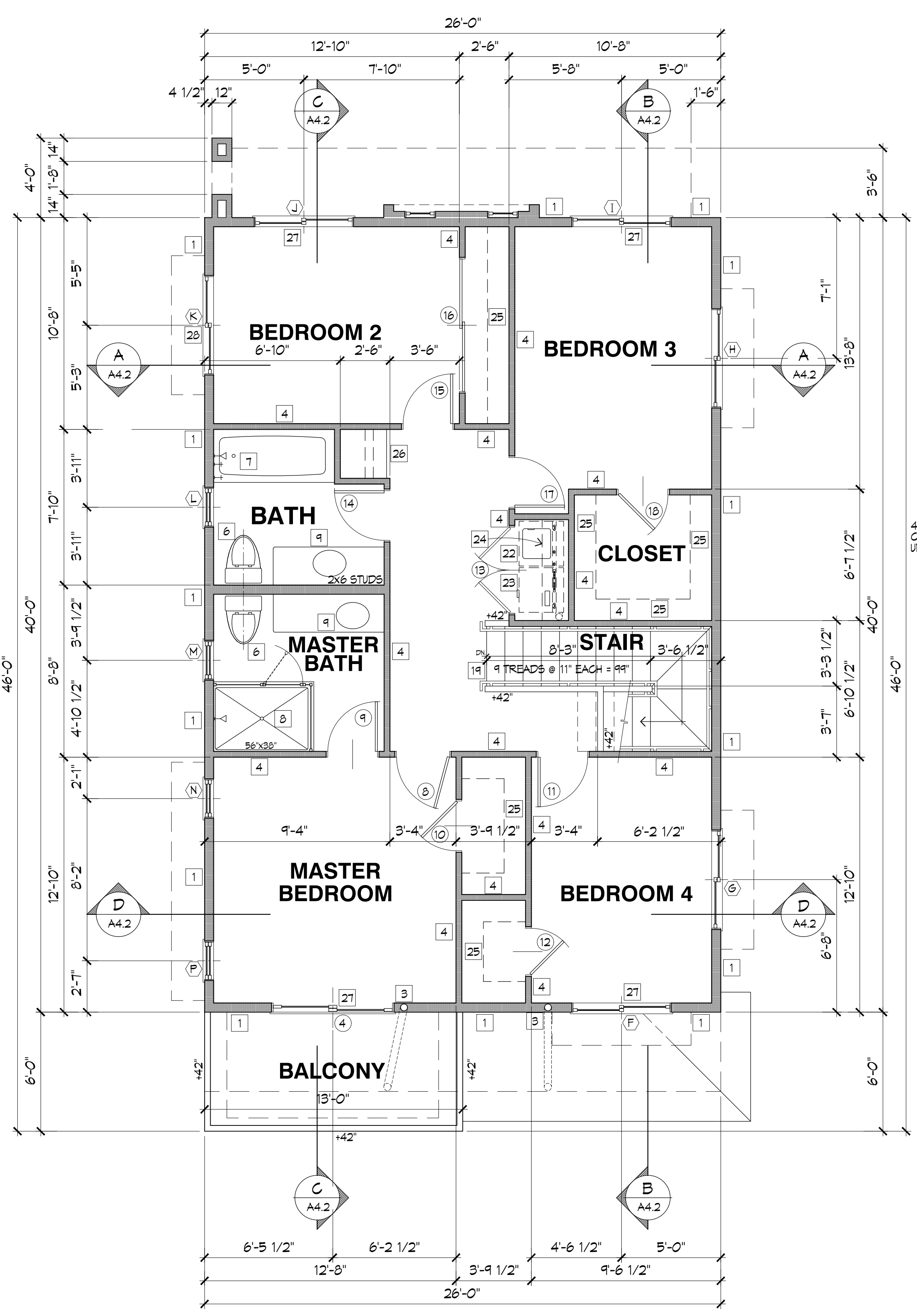


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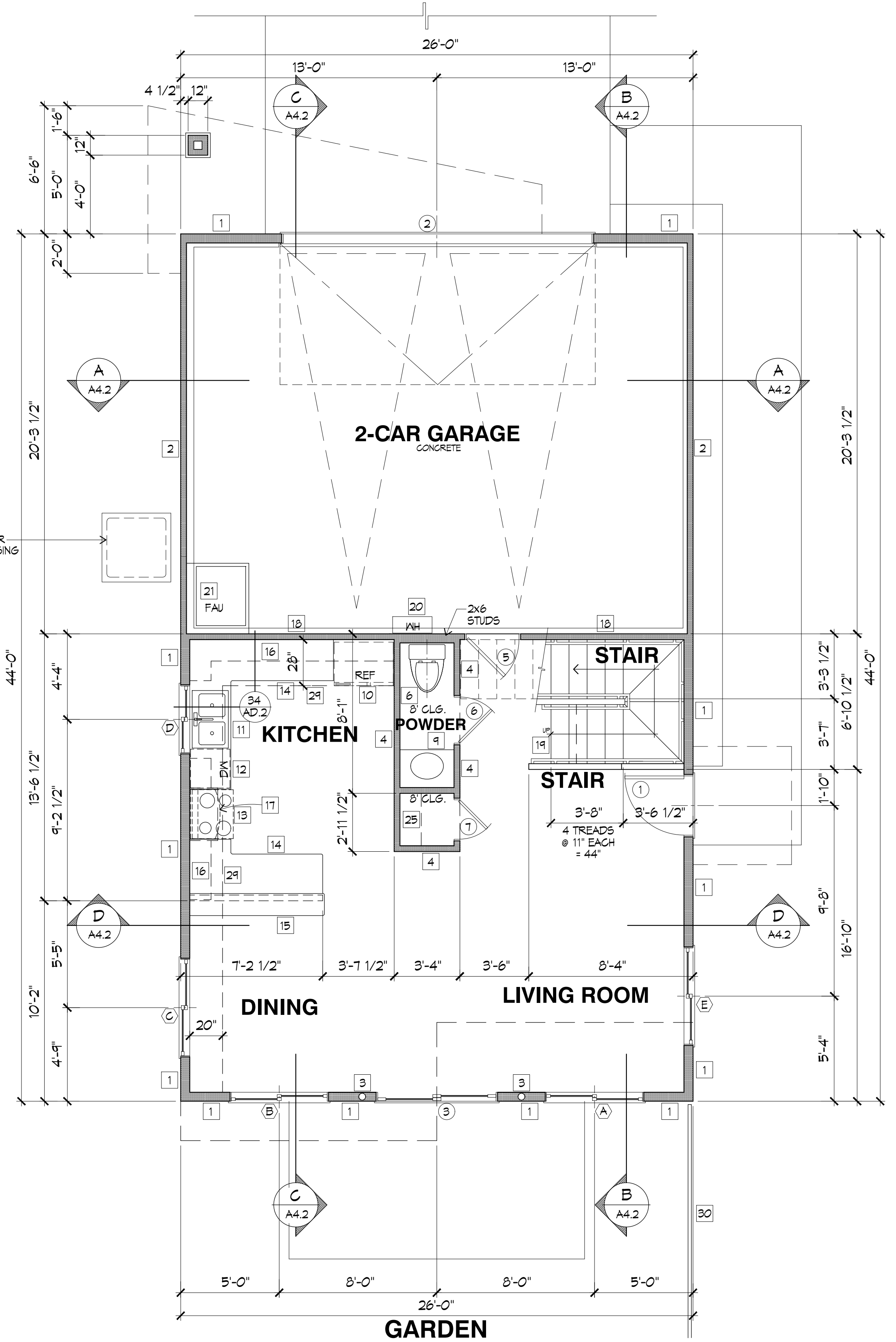
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Attachment: Attachment 4 - Floor Plan (719) : Conditional Use Permit No. 16-0299



NEWPORT SOUTH 5 - SECOND FLOOR PLAN
UNITS 3 & 5
 SCALE: 1/4" = 1' - 0"



NEWPORT SOUTH 5 - FIRST FLOOR PLAN
UNITS 3 & 5
 SCALE: 1/4" = 1' - 0"

FLOOR PLAN KEY NOTES

- NEW 2x6 STUDS @ 16" o.c. - EXTERIOR WALLS w/ MIN. R-21 INSULATION w/ STUCCO FINISH AND GYP. BD. INTERIOR.
- NEW 2x4 STUDS @ 16" o.c. - EXTERIOR WALLS w/ MIN. R-15 INSULATION w/ STUCCO FINISH AND 5/8" TYPE 'X' GYP. BD. INTERIOR.
- PROVIDE MIN. 4" DIA. PVC PIPE FOR ROOF DRAINAGE.
- NEW 2x4 STUDS @ 16" o.c. - INTERIOR WALLS w/ GYP. BD. FINISH.
- NEW PAINTED 4" THICK x 8" HIGH x 16" LONG CMU x 64" HIGH GARDEN WALLS.
- NEW TOILET PER OWNER - PROVIDE DRAIN & VENT PIPING PER CODE.
- NEW 12" LONG TUB PER OWNER w/ NEW STONE OR CERAMIC TILE WALLS & SHOWER HEAD PER OWNER - PROVIDE DRAIN & VENT PIPING PER CODE.
- NEW NEW SHOWER - PROVIDE NEW CERAMIC TILE OR STONE SLOPED FLOOR & WALLS PER OWNER, SHOWER PAN, DRAIN & VENT PIPING PER CODE. SEE FLOOR PLANS FOR SHOWER SIZES.
- NEW 32" HIGH HARDWOOD BASE VANITY CABINET & NEW LAV. SINK PER OWNER w/ STONE COUNTERTOP & BACKSPASH - PROVIDE DRAIN & VENT PIPING PER CODE.
- VERIFY 31" WIDE REFRIGERATOR SPACE - LESSEE SUPPLIED - PROVIDE WATER HOOK-UP & FILTER FOR ICE MAKER.
- PROVIDE NEW UNDER COUNTER DBL. KITCHEN SINK PER OWNER w/ GARBAGE DISPOSAL - PROVIDE DRAIN & VENT PIPING PER CODE.
- PROVIDE NEW UNDER COUNTER DISHWASHER PER OWNER - PROVIDE WATER HOOK-UP INTO WALL.
- PROVIDE NEW 30" WIDE GAS RANGE PER OWNER - PROVIDE GAS HOOK-UP & 4" DIA. MTL. VENT w/ BACK-DRAFT DAMPER THRU ROOF.
- PROVIDE NEW 36" HIGH HARDWOOD BASE CABINETS w/ 25" DEEP STONE COUNTERTOP & FULL HEIGHT BACKSPASH PER OWNER.
- PROVIDE NEW 42" HIGH x 16" WIDE STONE BAR TOP PER OWNER ON TOP OF LOW WALL BELOW MADE OF 2x4 STUDS @ 16" o.c.
- PROVIDE NEW 36" HIGH x 13" DEEP HARDWOOD WALL MOUNTED CABINETS PER OWNER.
- PROVIDE NEW 30" WIDE CABINET MOUNTED MICROWAVE PER OWNER w/ BUILT-IN EXHAUST HOOD BELOW - EXHAUST THRU ROOF.
- NEW 2x4 STUDS @ 16" o.c. - INTERIOR WALLS w/ MIN. R-15 INSULATION w/ 5/8" TYPE 'X' GYP. BD. FINISH - GARAGE SIDE.
- PROVIDE NEW STAIRS w/ HARDWOOD TREADS & RISERS PER OWNER, HARDWOOD RAILS AND 42" HIGH GUARDRAIL PER DETAIL.
- NEW WALL MOUNTED GAS INSTANTANEOUS TANKLESS WATER HEATER w/ RECIRCULATING PUMP BY A.O. SMITH RESIDENTIAL 15 KU 3.5 GPM - MODEL# T9AB222B23 OR EQUAL. SEE "ENERGY CONSERVATION" NOTES ABOVE ON SHEET E2.1 FOR ADDITIONAL NOTES.
- PROVIDE NEW FORCED AIR UNIT PER MECHANICAL ON NEW 18" HIGH WD. PLATFORM.
- WASHER SPACE - OWNER SUPPLIED - PROVIDE WATER HOOK-UP INTO WALL.
- GAS DRYER SPACE - OWNER SUPPLIED - PROVIDE FUEL GAS CONNECTION w/ MIN. 4" DIA. METAL DRYER VENT w/ BACK-DRAFT DAMPER THRU ATTIC SPACE & ROOF TO OUTSIDE AIR.
- PROVIDE NEW 16" DEEP WOOD SHELF PER OWNER FOR NEW LAUNDRY.
- PROVIDE SINGLE WD. POLE & COATED METAL WIRE SHELF.
- PROVIDE OPEN 3/4" THK. WD. SHELVES - (2) 15" DEEP, (2) 20" DEEP AND (1) 28" DEEP WD. SHELF @ LINEN CLOSET.
- WINDOW OR DOOR PROVIDING SECONDARY MEANS OF EXIT FROM SLEEPING ROOM: MIN. NET OPENING SIZE = 5.7 SQ. FT., MIN. CLEAR OPENING SIZE = MIN. 24" HEIGHT x MIN. 20" WIDTH. MAX. SILL HEIGHT = 44" ABOVE FINISH FLOOR.
- NEW PAINTED WD. FRAMED EYEBROW SHADE DEVICES w/ DIAGONAL BRACING OVER DOORS & WINDOWS PER EXTERIOR ELEVATIONS AND ARCHITECTURAL DETAILS ON SHEET AD.2.
- 18" DEEP MECHANICAL SOFFIT FOR A/C DUCT WORK AT CEILING PER DETAIL 33/AD.2
- 4'-0" HIGH WROUGHT IRON FENCE (WHERE OCCURS) - SEE SITE PLAN

WALL LEGEND:

- NEW 2x4 STUDS @ 16" o.c. (DF #1) INTERIOR
 - NEW 2x6 STUDS @ 16" o.c. (DF #1) EXTERIOR
 - NEW 2x4 STUDS @ 16" o.c. LOW WALL BELOW BAR
 - NEW 2x4 STUDS @ 16" o.c. (DF #1) w/ MIN. 3" THK. STONE VENEER
 - NEW 3 1/2" THK. x 42" TALL WOOD BALCONY RAIL
 - NEW 4" THK. x 5' TALL CMU EXTERIOR GARDEN WALL
 - NEW 2" THK. x 5' TALL WROUGHT IRON FENCE
- TYPICAL WALL STUD SPACING UNLESS NOTED OTHERWISE ON THE PLAN.

FIRST FLOOR AREA: = 609 SQ. FT.
 2-CAR GARAGE AREA: = 595 SQ. FT.
 SECOND FLOOR AREA: = 995 SQ. FT.
 BALCONY AREA: = 18 SQ. FT.
 TOTAL LIVING AREA: = 1,594 SQ. FT.
 TOTAL LIVING & GARAGE: = 2,124 SQ. FT.
 TOTAL BUILDING AREA: = 2,207 SQ. FT.

NEWPORSOUTH5.DWG

REVDATE

LWL

REVISIONS

LARRY W. LANG, P.E.

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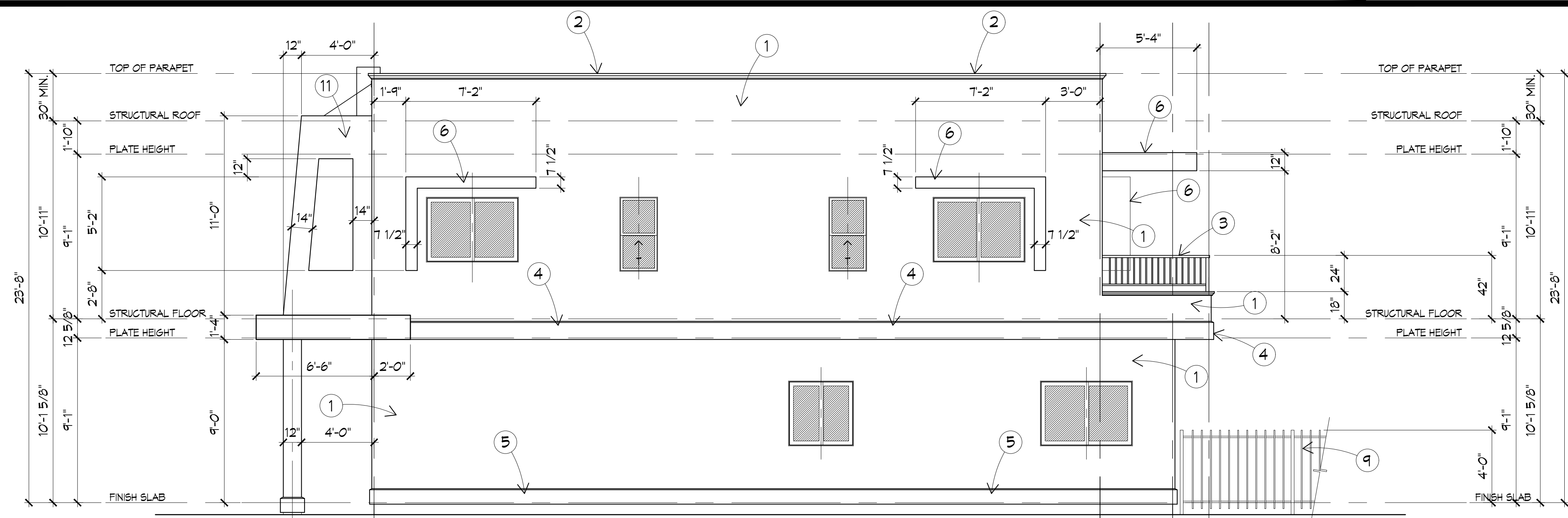
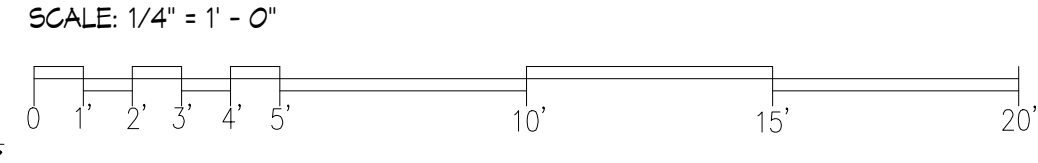
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Attachment 5 - Elevations (1719 - Conditional Use Permit No. 18-029)

BUILDING NOTES

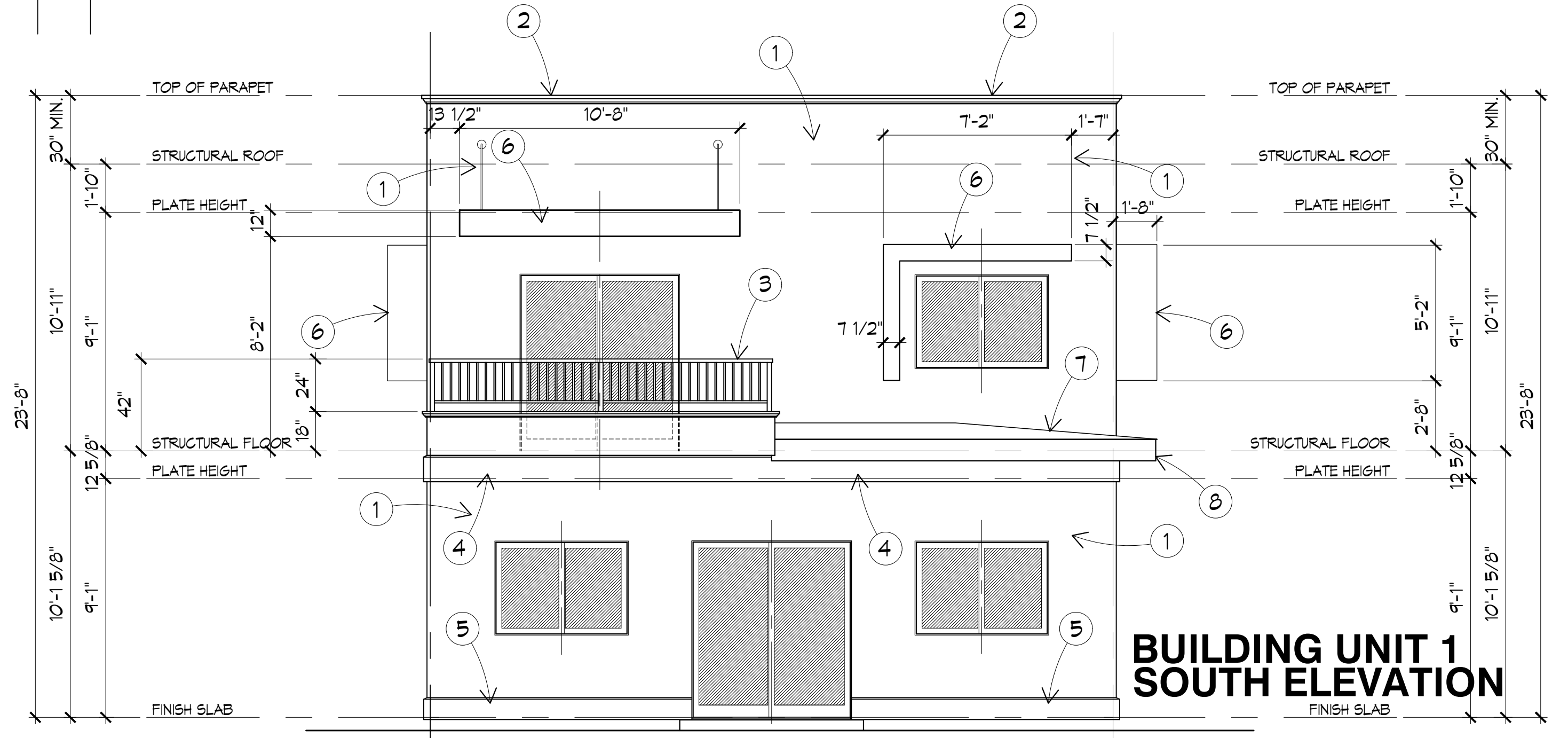
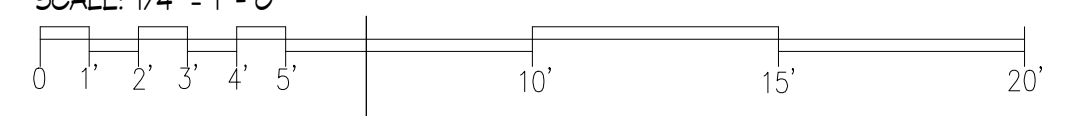
- NEW STUCCO EXTERIOR FINISH - COLOR & TEXTURE PER OWNER.
- NEW COMPOSITE PAINTED WOOD PARAPET WALL CAP - SEE DETAILS 25/AD.2 THRU 27/AD.2.
- NEW TUBULAR STEEL RAILING ABOVE LOW WALL - 1 1/2" x 3" TOP RAIL, 2" x 2" CORNER POSTS PER PLAN, 1" x 2" BOTTOM RAIL w/ 3/8" DIA. HORIZONTAL WIRE @ MAX. 4" O.C. - SEE DETAIL 14/AD.1.
- NEW HORIZONTAL 2x12 V.D. TRIM w/ STUCCO FINISH - SEE DETAIL 11/AD.1 THRU 15/AD.1.
- NEW HORIZONTAL 2x10 V.D. TRIM w/ STUCCO FINISH - SEE DETAIL 1/AD.1 & 4/AD.1.
- NEW PAINTED V.D. FRAMED EYEBROW SHADE DEVICES w/ WIRE SUPPORT BRACING OVER DOORS & WINDOWS PER EXTERIOR ELEVATIONS AND ARCHITECTURAL DETAILS 28/AD.2 THRU 30/AD.2.
- PROVIDE CLASS A SINGLE-PLY BUILT-UP ROOFING MEMBRANE SYSTEM OVER 90# FELT & RIGID INSULATION w/ MIN. R-5 RATING. MANUFACTURER: POLYGLASS - PRODUCT: POLYFRESKO 6 FR" w/ 'HIGHLY REFLECTIVE WHITE' FINISH. ICC® ESR-2018
- NEW PAINTED 2x V.D. FASCIA PER DETAIL 14/AD.1.
- NEW PAINTED 48" HIGH TUBULAR STEEL FENCE w/ 2x2 POSTS @ 6'-0" O.C. & 3/4" SQ. VERTICALS @ 6' O.C. MAX. - VERIFY LOCATIONS PER SITE PLAN.

BUILDING UNIT 1 WEST ELEVATION
BUILDING UNIT 5 NORTH ELEVATION

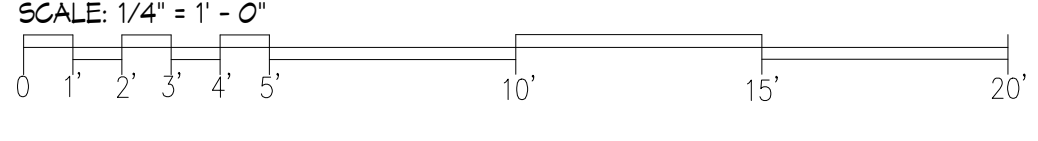


BUILDING UNIT 1 SOUTH ELEVATION

BUILDING UNIT 5 WEST ELEVATION



BUILDING UNIT 1 NORTH ELEVATION
BUILDING UNIT 5 EAST ELEVATION

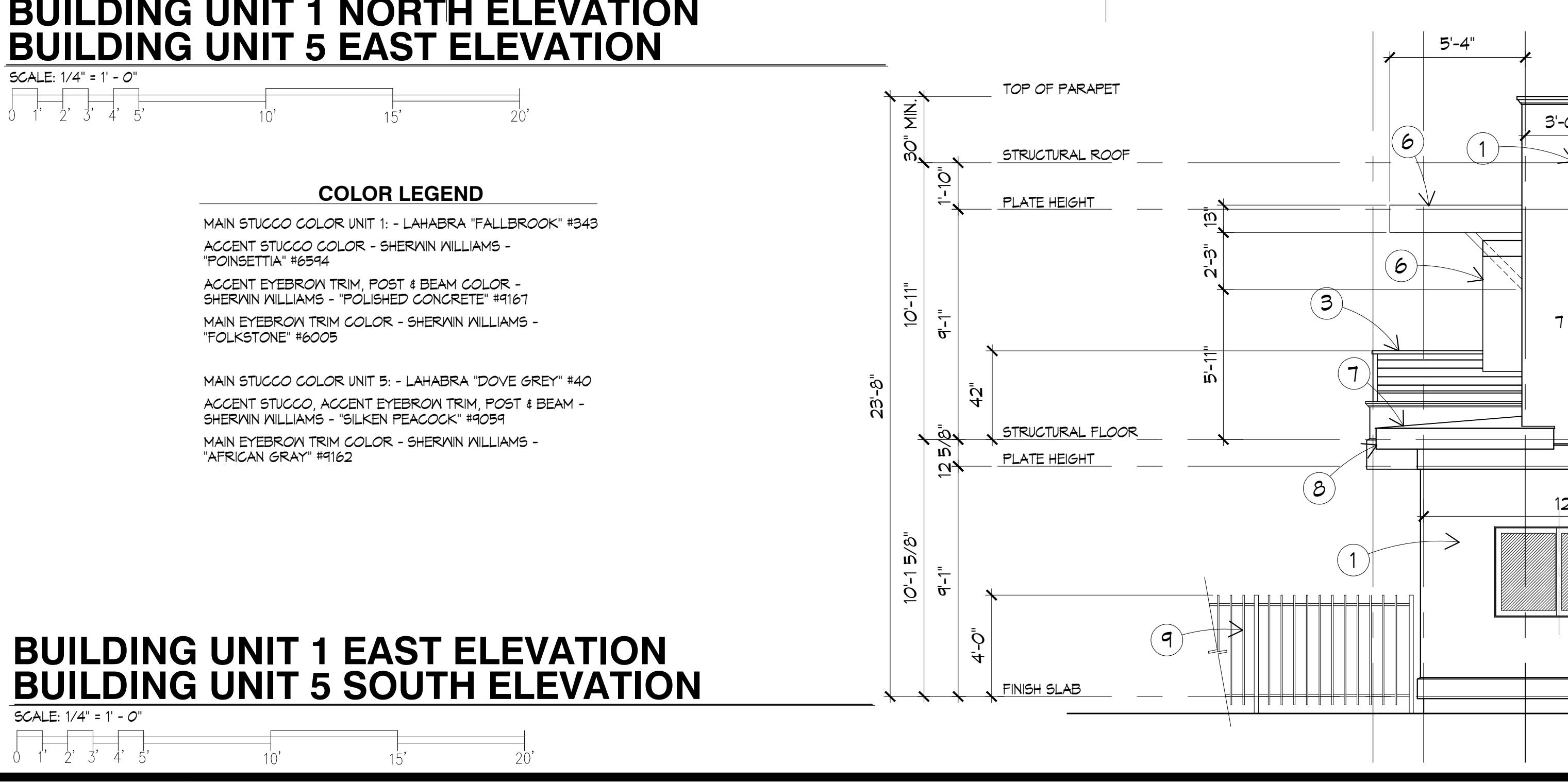
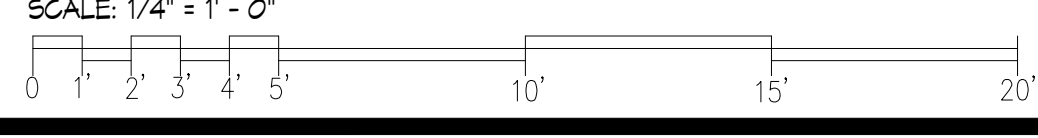


COLOR LEGEND

MAIN STUCCO COLOR UNIT 1 - LAHABRA "FALLBROOK" #343
 ACCENT STUCCO COLOR - SHERWIN WILLIAMS - "POINSETTIA" #6994
 ACCENT EYEBROW TRIM, POST & BEAM COLOR - SHERWIN WILLIAMS - "POLISHED CONCRETE" #9167
 MAIN EYEBROW TRIM COLOR - SHERWIN WILLIAMS - "FOLKSTONE" #6005

MAIN STUCCO COLOR UNIT 5 - LAHABRA "DOVE GREY" #40
 ACCENT STUCCO, ACCENT EYEBROW TRIM, POST & BEAM - SHERWIN WILLIAMS - "SILKEN PEACOCK" #9059
 MAIN EYEBROW TRIM COLOR - SHERWIN WILLIAMS - "AFRICAN GRAY" #9162

BUILDING UNIT 1 EAST ELEVATION
BUILDING UNIT 5 SOUTH ELEVATION



NEWPORTSOUTH5.DWG

REVDATE

LWL

REVISIONS

LARRY W. LANG, P.E.

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Indio, CA 92203-7434
PH/FX - (760) 834-9020



NEWPORT SOUTH 5 UNITS
Date Palm Drive & Eytel Road
Cathedral City, CA 92234 APN: 680-411-032
NEWPORT - 2015, LLC c/o FRED BRILMAN
31-855 Date Palm Drive #3-471
Cathedral City, CA 92234
ph: (702) 328-5002 fax: (855) 620-3927 email: cfcf@me.com

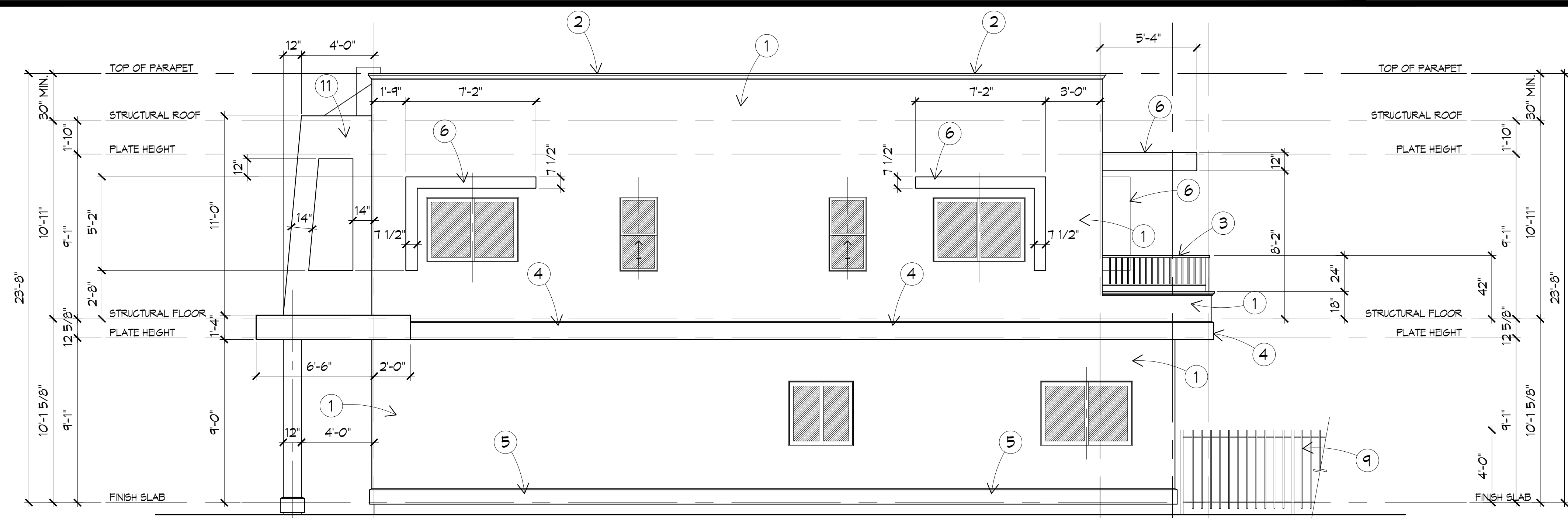
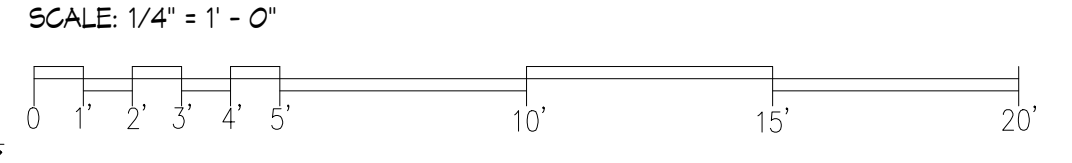
DRAWN BY: MVP
CHECKED BY: LWL
DATE: 11/01/16
JOB NO: LCD-110116

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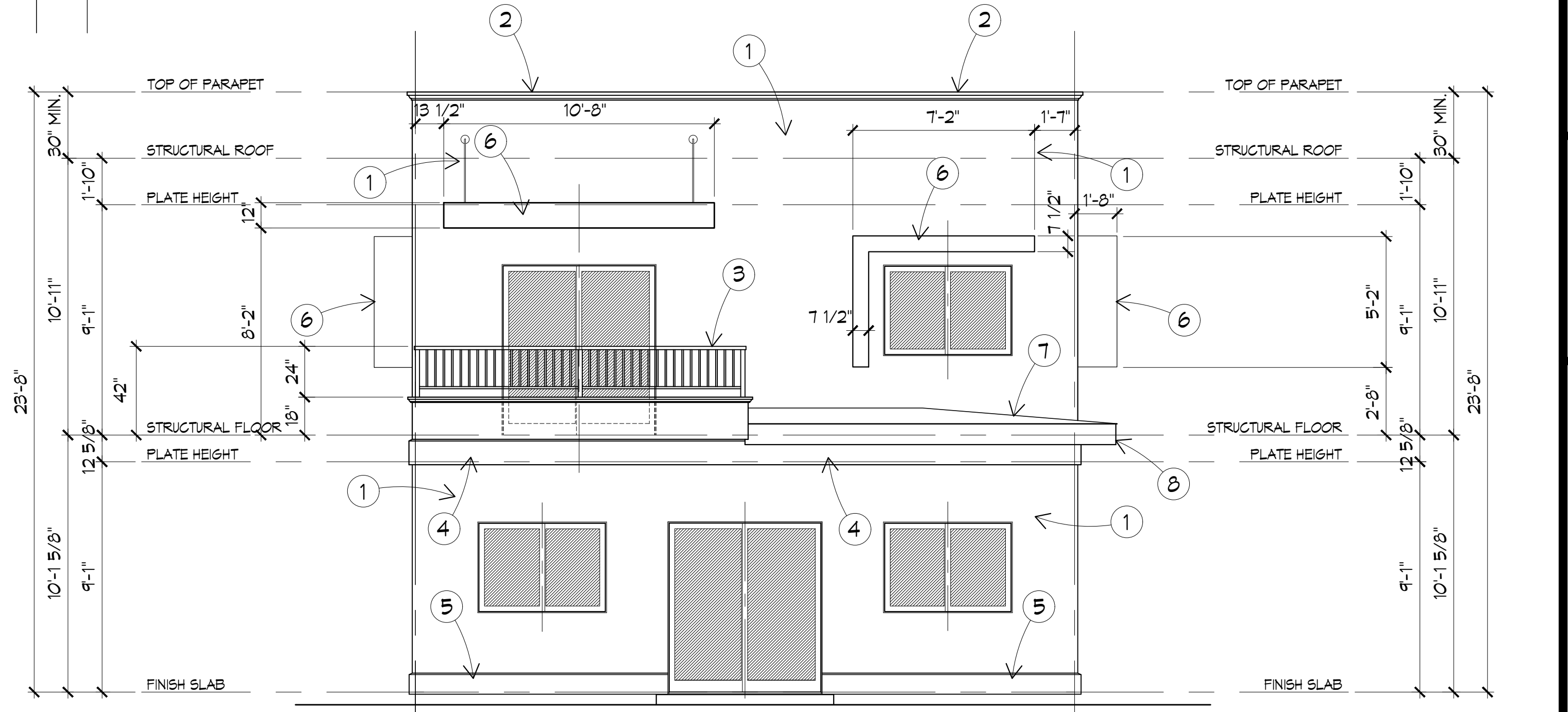
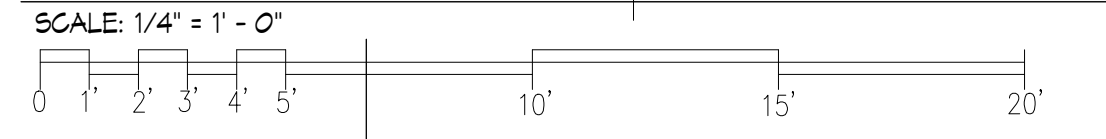
BUILDING NOTES

- NEW STUCCO EXTERIOR FINISH - COLOR & TEXTURE PER OWNER.
- NEW COMPOSITE PAINTED WOOD PARAPET WALL CAP - SEE DETAILS 25/AD.2 THRU 27/AD.2.
- NEW TUBULAR STEEL RAILING ABOVE LOW WALL - 1 1/2" x 3" TOP RAIL, 2" x 2" CORNER POSTS PER PLAN, 1" x 2" BOTTOM RAIL w/ 3/8" DIA. HORIZONTAL WIRE @ MAX. 4" o.c. - SEE DETAIL 14/AD.1.
- NEW HORIZONTAL 2x12 V.D. TRIM w/ STUCCO FINISH - SEE DETAIL 11/AD.1 THRU 15/AD.1.
- NEW HORIZONTAL 2x10 V.D. TRIM w/ STUCCO FINISH - SEE DETAIL 1/AD.1 & 4/AD.1.
- NEW PAINTED V.D. FRAMED EYEBROW SHADE DEVICES w/ WIRE SUPPORT BRACING OVER DOORS & WINDOWS PER EXTERIOR ELEVATIONS AND ARCHITECTURAL DETAILS 28/AD.2 THRU 30/AD.2.
- PROVIDE CLASS A SINGLE-PLY BUILT-UP ROOFING MEMBRANE SYSTEM OVER 90# FELT & RIGID INSULATION w/ MIN. R-5 RATING. MANUFACTURER: POLYGLASS - PRODUCT: 'POLYFRESKO 6 FR' w/ 'HIGHLY REFLECTIVE WHITE' FINISH. ICC# ESR-2018
- NEW PAINTED 2x V.D. FASCIA PER DETAIL 14/AD.1.
- NEW PAINTED 48" HIGH TUBULAR STEEL FENCE w/ 2x2 POSTS @ 6'-0" o.c. & 3/4" SQ. VERTICALS @ 6' o.c. MAX. - VERIFY LOCATIONS PER SITE PLAN.

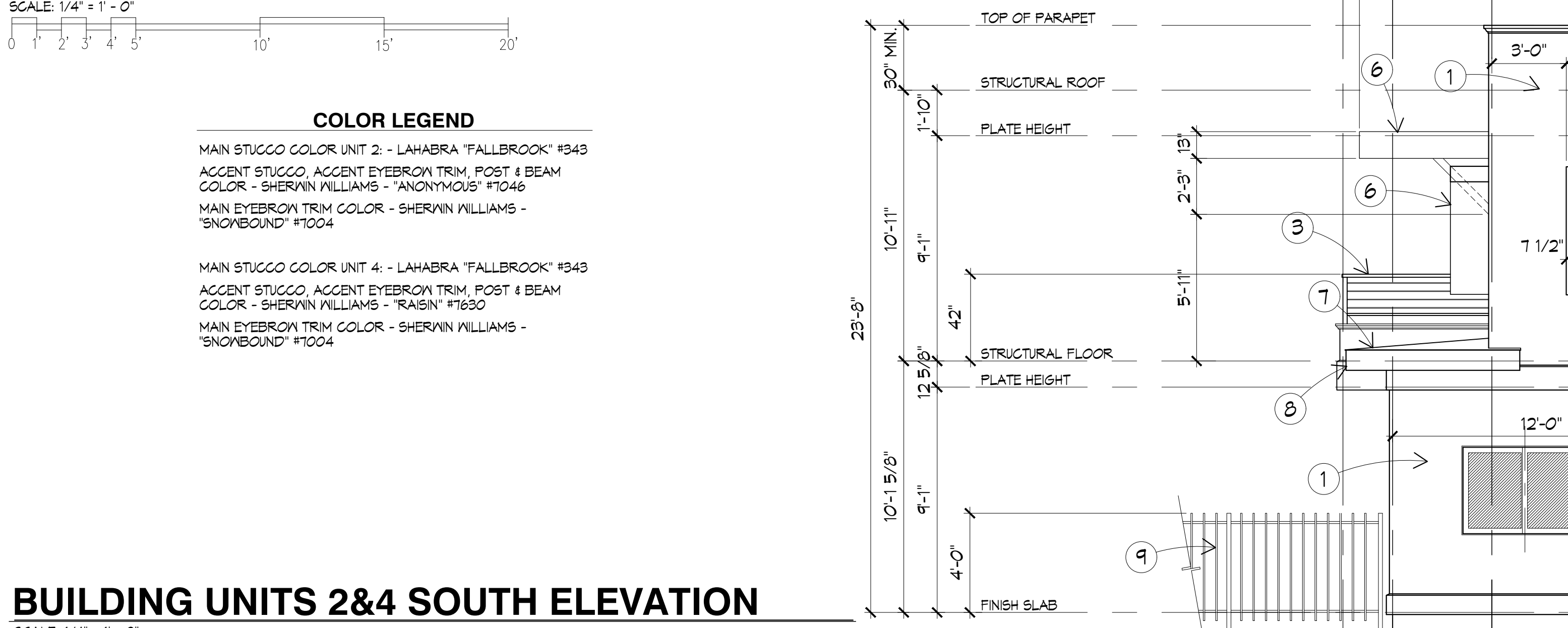
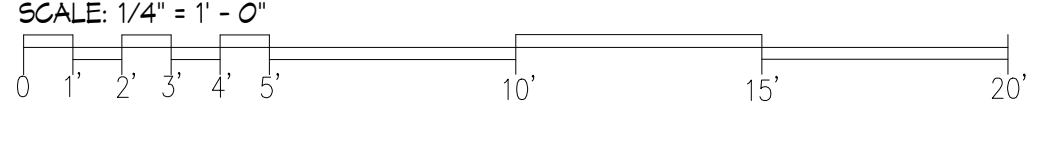
BUILDING UNITS 2&4 NORTH ELEVATION



BUILDING UNITS 2&4 WEST ELEVATIONS



BUILDING UNITS 2&4 EAST ELEVATIONS

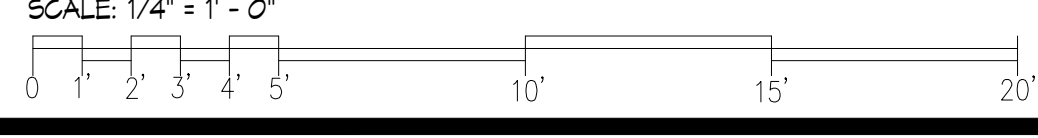


COLOR LEGEND

MAIN STUCCO COLOR UNIT 2 - LAHABRA 'FALLBROOK' #343
ACCENT STUCCO, ACCENT EYEBROW TRIM, POST & BEAM COLOR - SHERWIN WILLIAMS - 'ANONYMOUS' #1046
MAIN EYEBROW TRIM COLOR - SHERWIN WILLIAMS - 'SNOWBOUND' #1004

MAIN STUCCO COLOR UNIT 4 - LAHABRA 'FALLBROOK' #343
ACCENT STUCCO, ACCENT EYEBROW TRIM, POST & BEAM COLOR - SHERWIN WILLIAMS - 'RAISIN' #1630
MAIN EYEBROW TRIM COLOR - SHERWIN WILLIAMS - 'SNOWBOUND' #1004

BUILDING UNITS 2&4 SOUTH ELEVATION

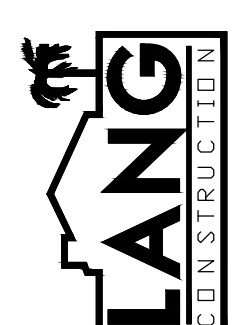


REVISIONS

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LARRY W. LANG, P.E.

California License #35749
 80590 Camino San Gregorio
 Indio, CA 92203-7434
 PH/FX - (760) 834-9020



NEWPORT SOUTH 5 UNITS
 Date Palm Drive & Eytel Road
 Cathedral City, CA 92234 APN: 680-411-032
NEWPORT - 2015, LLC c/o FRED BRILMAN
 31-855 Date Palm Drive #3-471
 Cathedral City, CA 92234
 ph: (702) 328 - 5002 fax: (855) 620-3927 email: cfbf@me.com

DRAWN BY: MVP
 CHECKED BY: LWL
 DATE: 11/01/16
 JOB NO: LCD-110116

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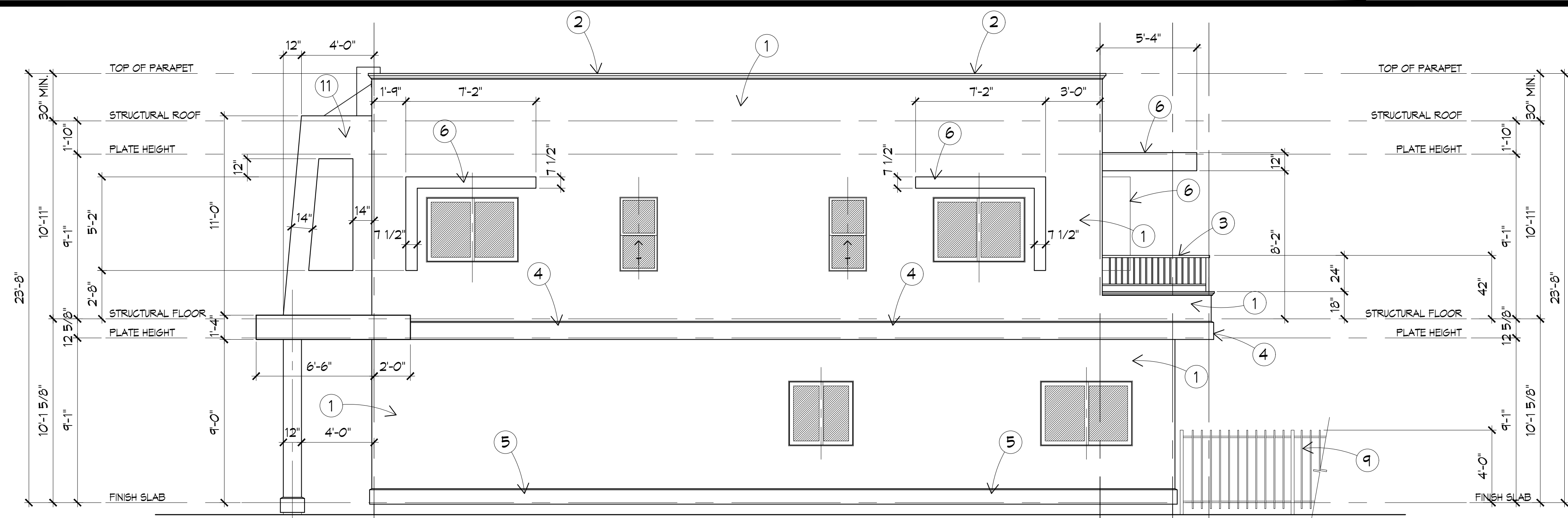
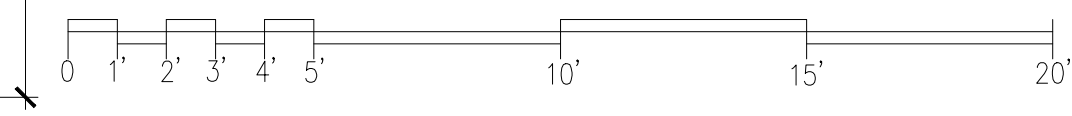
Attachment 5 - Elevations (1719 - Conditional Use Permit No. 18-029)

BUILDING NOTES

- 1 NEW STUCCO EXTERIOR FINISH - COLOR & TEXTURE PER OWNER.
- 2 NEW COMPOSITE PAINTED WOOD PARAPET WALL CAP - SEE DETAILS 25/AD.2 THRU 27/AD.2.
- 3 NEW TUBULAR STEEL RAILING ABOVE LOW WALL - 1 1/2" x 3" TOP RAIL, 2" x 2" CORNER POSTS PER PLAN, 1" x 2" BOTTOM RAIL w/ 3/8" DIA. HORIZONTAL WIRE @ MAX. 4" o.c. - SEE DETAIL 14/AD.1.
- 4 NEW HORIZONTAL 2x12 V.D. TRIM w/ STUCCO FINISH - SEE DETAIL 11/AD.1 THRU 15/AD.1.
- 5 NEW HORIZONTAL 2x10 V.D. TRIM w/ STUCCO FINISH - SEE DETAIL 1/AD.1 & 4/AD.1.
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- 7 PROVIDE CLASS A SINGLE-PLY BUILT-UP ROOFING MEMBRANE SYSTEM OVER 90# FELT & RIGID INSULATION w/ MIN. R-5 RATING. MANUFACTURER: POLYGLASS - PRODUCT: 'POLYFRESKO 6 FR' w/ 'HIGHLY REFLECTIVE WHITE' FINISH. ICC# ESR-2018
- 8 NEW PAINTED 2x V.D. FASCIA PER DETAIL 14/AD.1.
- 9 NEW PAINTED 48" HIGH TUBULAR STEEL FENCE w/ 2x2 POSTS @ 6'-0" o.c. & 3/4" SQ. VERTICALS @ 6' o.c. MAX. - VERIFY LOCATIONS PER SITE PLAN.

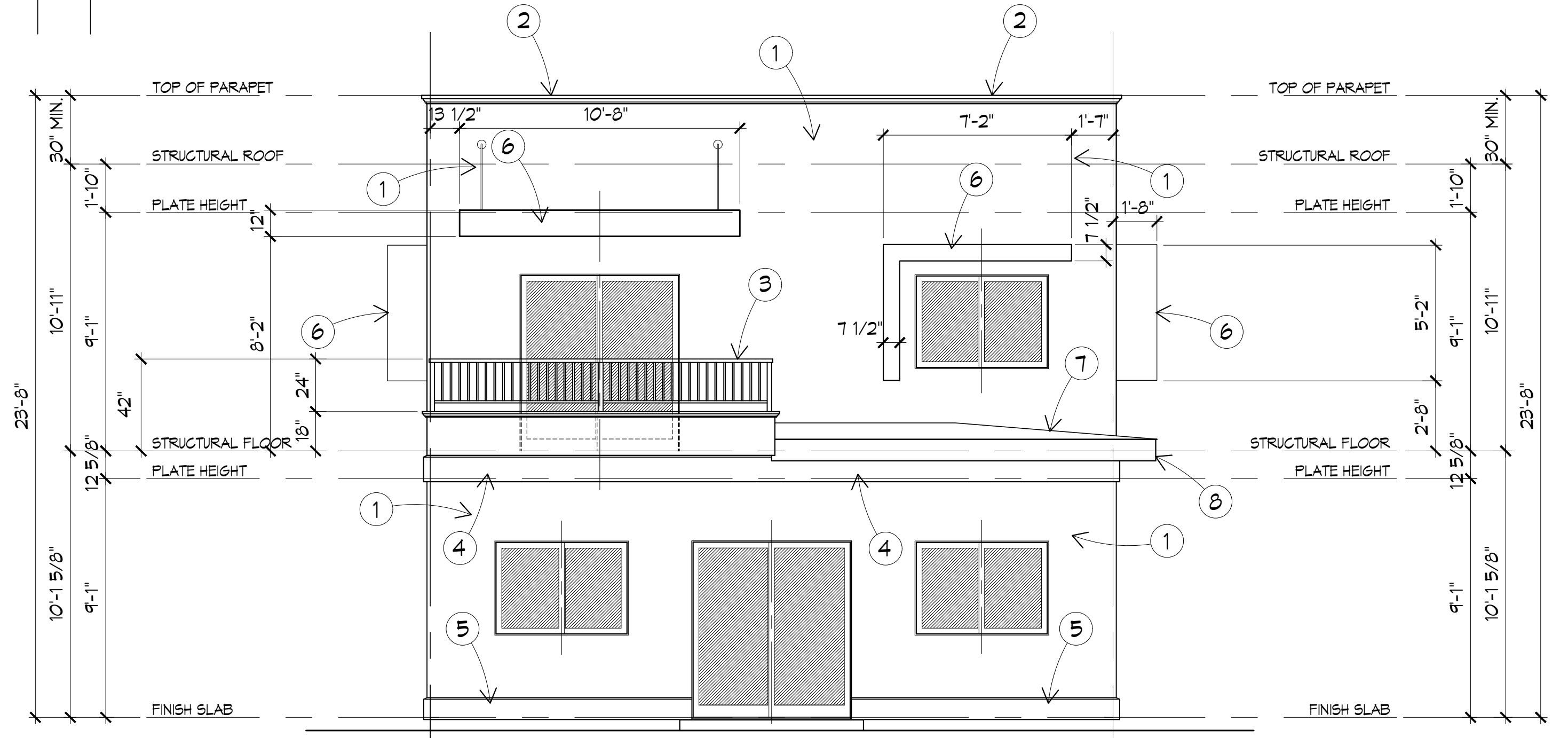
BUILDING UNIT 3 NORTH ELEVATION

SCALE: 1/4" = 1' - 0"



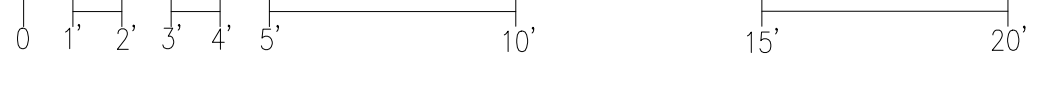
BUILDING UNIT 3 WEST ELEVATION

SCALE: 1/4" = 1' - 0"



BUILDING UNIT 3 EAST ELEVATION

SCALE: 1/4" = 1' - 0"

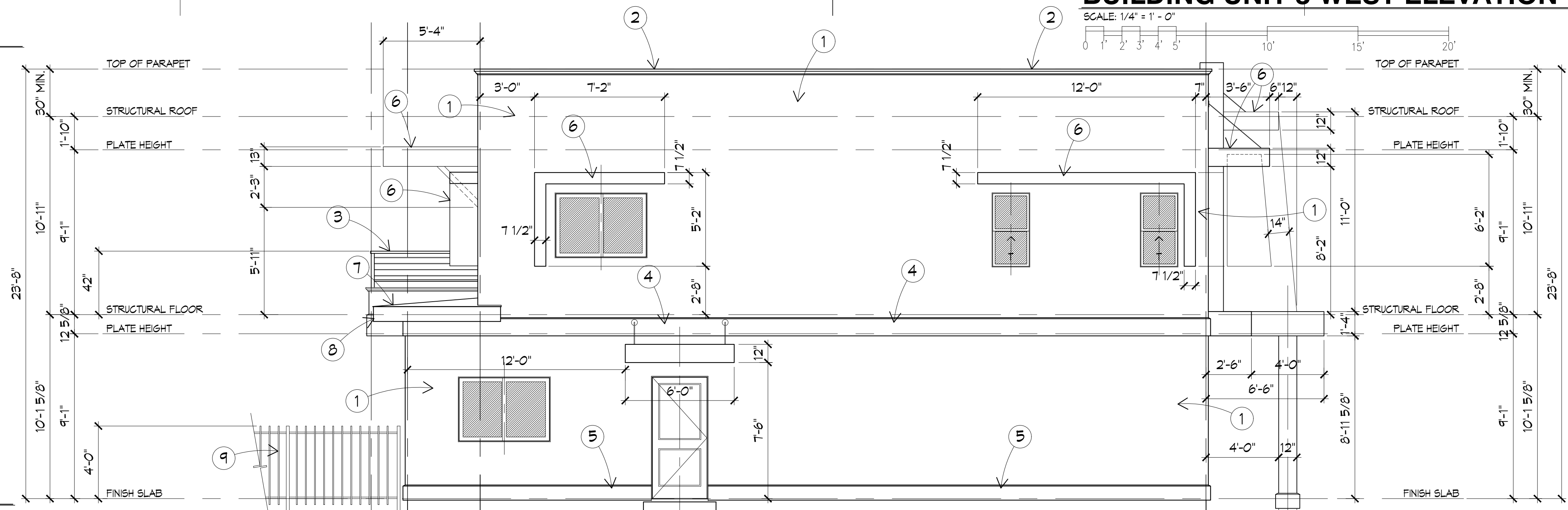
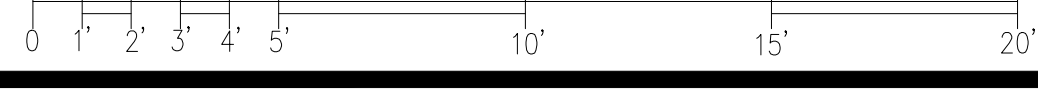


COLOR LEGEND

MAIN STUCCO COLOR UNIT 3: - LAHABRA 'DOVE GREY' #40
 ACCENT STUCCO, ACCENT EYEBROW TRIM, POST & BEAM COLOR - SHERWIN WILLIAMS - 'RAISIN' #1630
 MAIN EYEBROW TRIM COLOR - SHERWIN WILLIAMS - 'FOLKSTONE' #6005

BUILDING UNIT 3 SOUTH ELEVATION

SCALE: 1/4" = 1' - 0"



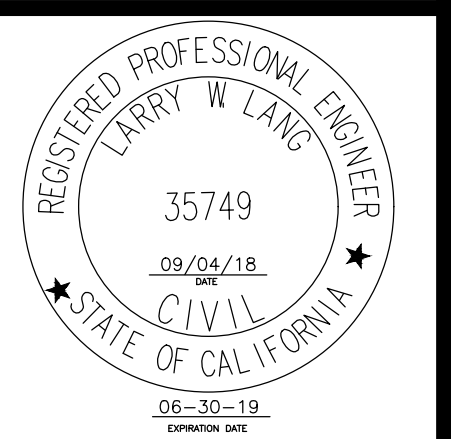
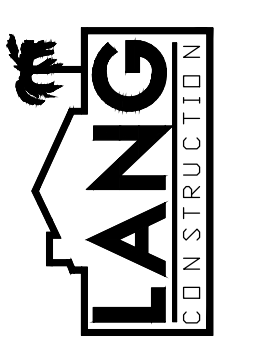
NEWPORTSOUTH5.DWG

REVDATE

LWL

REVISIONS	
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LARRY W. LANG, P.E.
 California License #35749
 80590 Camino San Gregorio
 Indio, CA 92203-7434
 PH/FX - (760) 834-9020

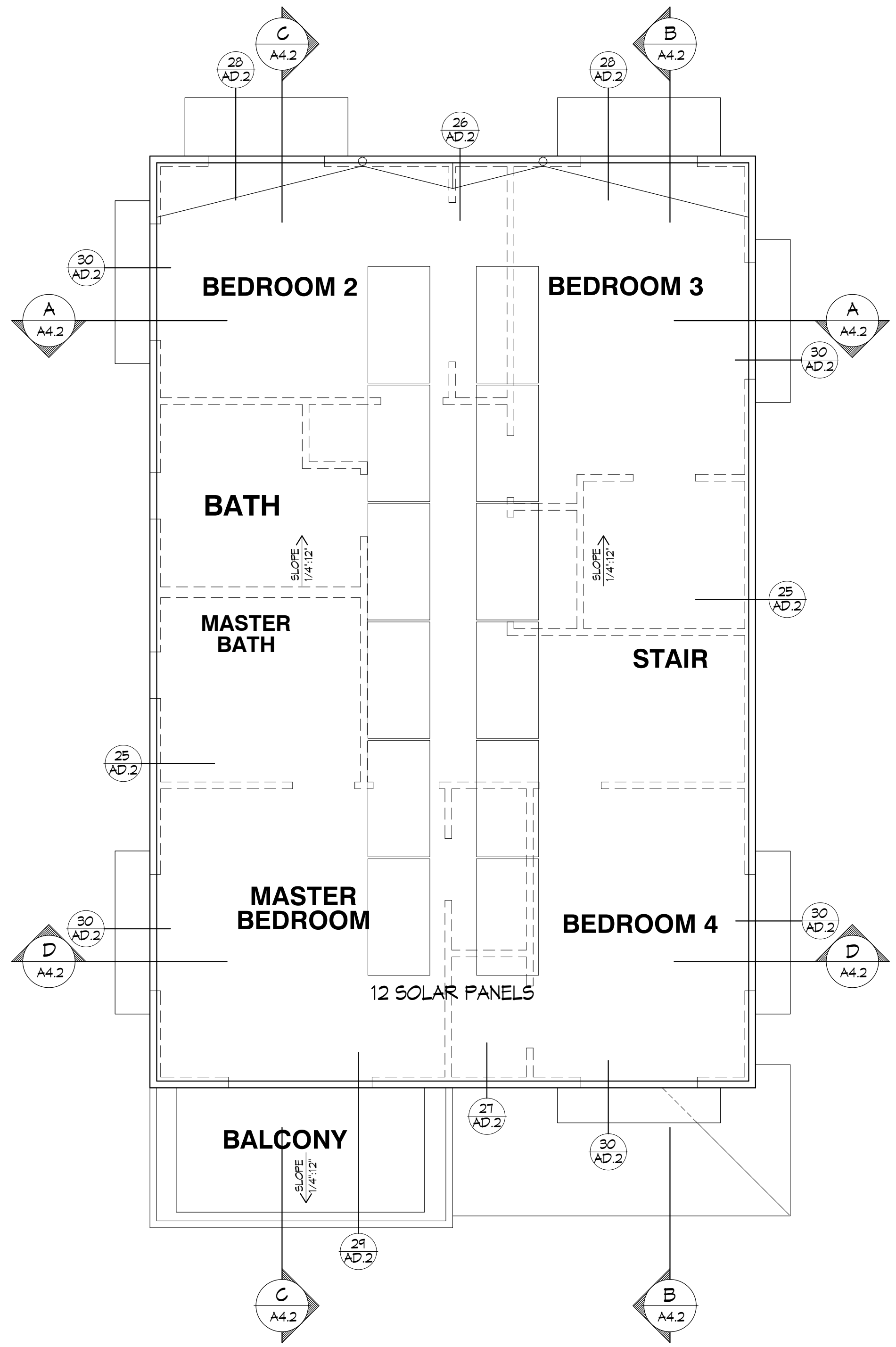


NEWPORT SOUTH 5 UNITS
 Date Palm Drive & Eysel Road
 Cathedral City, CA 92234 APN: 680-411-032
NEWPORT - 2015, LLC c/o FRED BRILMAN
 31-855 Date Palm Drive #3-471
 Cathedral City, CA 92234
 ph: (702) 328-5002 fax: (855) 620-3927 email: ccf@mc.com

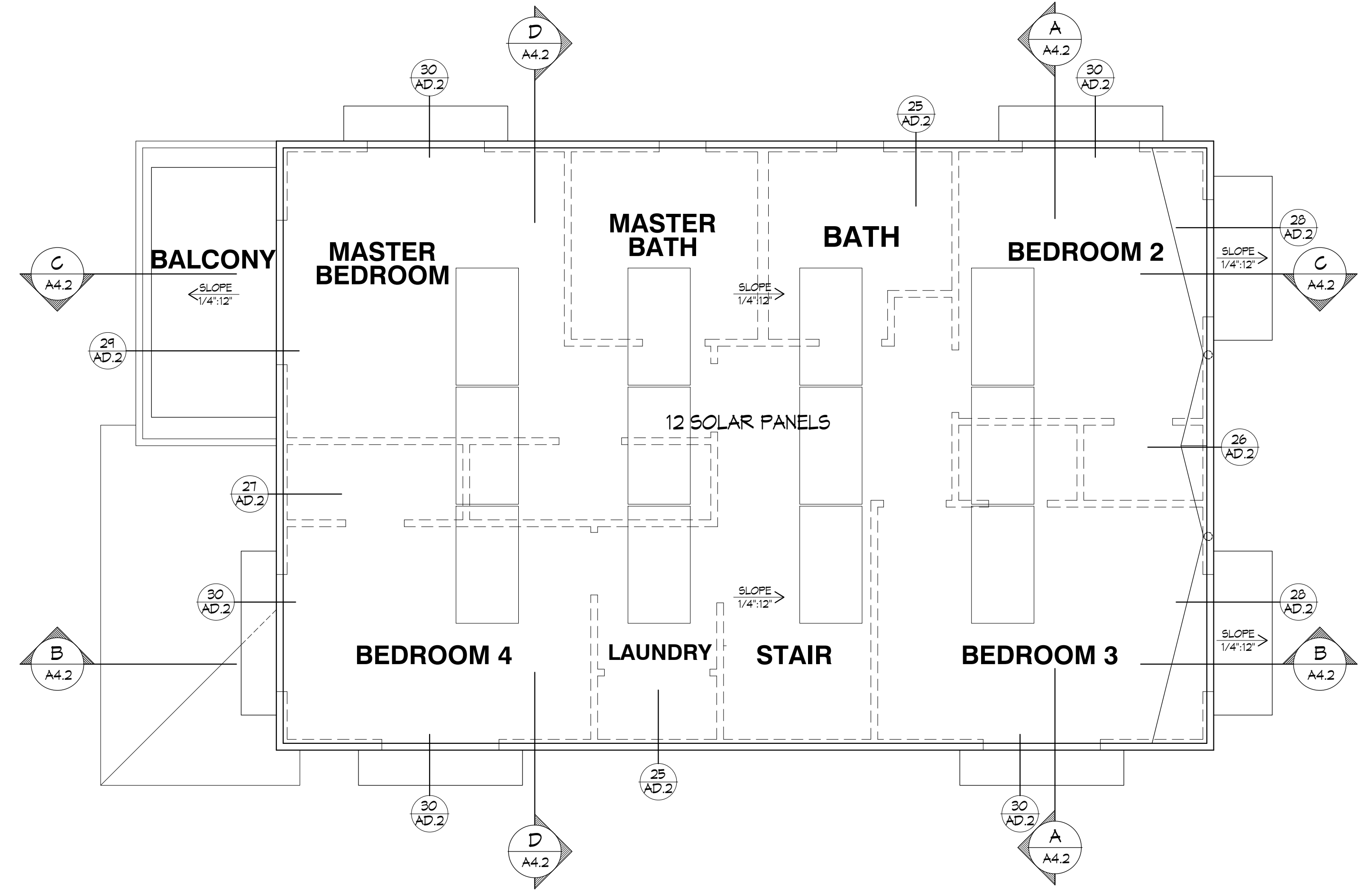
DRAWN BY: MVP
 CHECKED BY: LWL
 DATE: 11/01/16
 JOB NO: LCD-110116

A5.0
 10 of 13

Attachment 6 - Roof Plan (1719 : Conditional Use Permit No. 18-029)



NEWPORT SOUTH 5 - ROOF PLAN
 SCALE: 1/4" = 1' - 0"
UNITS 2-5



NEWPORT SOUTH 5 - ROOF PLAN
 SCALE: 1/4" = 1' - 0"
UNIT 1

- WALL LEGEND:**
- NEW 2x4 STUDS @ 16" o.c. (DF #1) INTERIOR
 - NEW 2x6 STUDS @ 16" o.c. (DF #1) EXTERIOR
 - NEW 2x4 STUDS @ 16" o.c. LOIN WALL BELOW BAR
 - NEW 2x STUDS @ 16" o.c. (DF #1) FIRST FLOOR BELOW
 - NEW 3 1/2" THK. x 42" TALL WOOD BALCONY RAIL
 - NEW 4" THK. x 5' TALL CMU EXTERIOR GARDEN WALL
 - NEW 2x STUDS @ 16" o.c. (DF #1) ROOF PARAPET WALL
- TYPICAL WALL STUD SPACING UNLESS NOTED OTHERWISE ON THE PLAN.

NEWPORTSOUTH5.DWG

REVDATE

LWL





Attachment: Attachment 7 - Color Renderings (1719 : Conditional Use Permit No. 18-029)





Attachment: Attachment 7 - Color Renderings (1719 : Conditional Use Permit No. 18-029)



Attachment: Attachment 7 - Color Renderings (1719 : Conditional Use Permit No. 18-029)



DATE PALM DRIVE

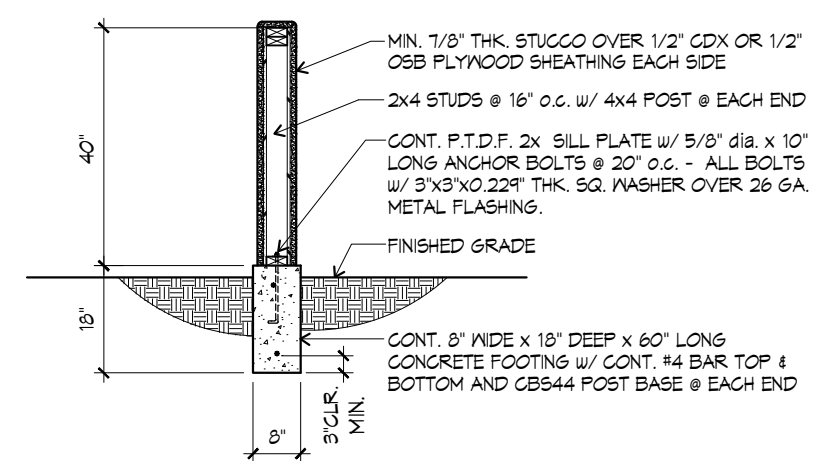


NOTE:
6' CMU PERIMETER WALL TO HAVE TOP ROW AND THIRD ROW FROM TOP TO BE MADE WITH SLUMP BLOCK MASONRY UNITS.

LANDSCAPING LEGEND

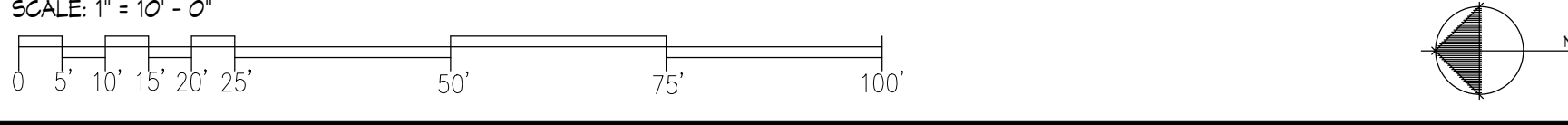
QTY.	SYMBOL	SIZE	COMMON NAME	SCIENCE NAME	MATURE GROWN	NOTES
4		28 GALLON (MIN. 24" BOX)	COOLIBAH	RHUS LANCIA - MALE	20-35 FT. TALL 25 FT. WIDE	EVERGREEN TREE
5		10 GALLON (MIN. 24" BOX)	PALO VERDE TREE 'DESERT MUSEUM'	PARKINSONIA X CERIDUM	20 FT. TALL 20 FT. WIDE	SMALL DECIDUOUS TREE - DESERT NATIVE
3		5 GALLON (MIN. 24" BOX)	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	60 FT. TALL MIN. 15 FT. TALL 12 FT. WIDE	EVERGREEN
9		5 GALLON (MIN. 24" BOX)	DESERT WILLOW	CHILOPSIS LINEARIS	12-18 FT. TALL 12-18 FT. WIDE	SMALL DECIDUOUS TREE - DESERT NATIVE
5		5 GALLON (MIN. 24" BOX)	DESERT MISSION OLIVE	FORESTIERA NEOMEXICANA - MALE	12-15 FT. TALL 12 FT. WIDE	DECIDUOUS SHRUB - NATIVE MALE
22		1 GALLON	BLADDERPOD	ISOMERIS ARBOREA	4-6 FT. TALL 3-6 FT. WIDE	SHRUB
32		5" DEEP POT	SAGE	SALVIA ULTRA VIOLET	18"-20" TALL 24"-28" WIDE	NATIVE PERENNIAL
37		5" DEEP POT	DESERT SAGE	SALVIA DORRII	28"-36" TALL 32" WIDE	NATIVE PERENNIAL
10		5 GALLON	FAIRY DUSTER	CALLIANDRA EIROPHYLLA	2-3 FT. TALL 1'-5" WIDE	SHRUB

NOTES:
DROUGHT RESISTANT NATIVE PLANTS TO FORM ABOUT 50% OF THE LANDSCAPE BECAUSE THEIR ADAPTATION TO DRY CLIMATES MAKES THEM LOW-MAINTENANCE, ECOLOGICALLY COMPATIBLE AND MORE RESISTANT TO FIRE THAN OTHER TYPES OF LANDSCAPING.
STANDARD GROUND COVER SHALL BE DECOMPOSED GRANITE. DECOMPOSED GRANITE TO BE MIN. 3" THICK AFTER COMPACTION AND DECOMPOSED GRANITE WILL BE AT LEAST 11% FINE.
PICNIC AREA GROUND COVER TO BE BERMUDAGRASS.



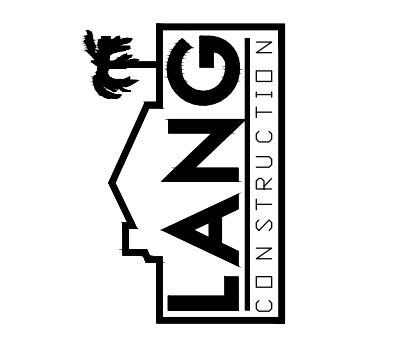
1 MECH. EQUIPMENT SCREEN WALL
SCALE: 3/4" = 1' - 0"

NEWPORT SOUTH 5 UNITS - LANDSCAPE SITE PLAN



REVISIONS	

LARRY W. LANG, P.E.
California License #53749
80590 Camino San Gregorio
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NEWPORT SOUTH 5 UNITS
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10 of 11

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REVDATE

USER

Attachment - Landscape Plan (1719 - Conditional Use Permit No. 18-029)

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



January 3, 2019



Ms. Brenda Ramirez, Project Planner
City of Cathedral City Planning Department
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION

File No.: ZAP1071PS18
Related File No.: CUP18-029 (Conditional Use Permit)
APN: 680-411-032

Dear Ms. Ramirez:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC’s general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Cathedral City Case No. CUP18-029 (Conditional Use Permit), a proposal to establish a five-unit apartment complex on a 0.65-acre site located on the northwest corner of Date Palm Drive and Via Eytel.

The site is located within Airport Compatibility Zone D of the Palm Springs International Airport Influence Area (AIA). Within Compatibility Zone D of the Palm Springs International Airport Land Use Compatibility Plan, residential density is limited to either below 0.2 dwelling units per acre or above 3.0 dwelling units per acre (through Additional Compatibility Policy 2.3 in the Palm Springs International Airport Land Use Compatibility Plan). The proposed project’s density of 8 dwelling units per acre is consistent with the Zone D density criterion.

The elevation of Runway 13R-31L at Palm Springs International Airport at its southerly terminus is approximately 395.5 feet above mean sea level (395.5 feet AMSL). At a distance of approximately 12,293 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 518.4 feet AMSL. The proposed pad elevation is 348 feet AMSL, and the proposed building height is 24 feet, resulting in a maximum top point elevation of 372 feet AMSL – lower than the runway elevation. Therefore, review by the FAA OES was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, provided that the City of Cathedral City applies the following recommended conditions:

Attachment: Attachment 9 - Airport Land Use Commission Review Letter (1719 : Conditional Use Permit No. 18-029)

www.rcaluc.org

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached "Notice of Airport in Vicinity" shall be provided to all potential purchasers of the property and to the tenants of the buildings, and be recorded as a deed notice.
4. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

cc: Fred Brilman, Newport 2015, LLC – Cathedral City address (applicant)
Fred Brilman, Newport 2015, LLC – Henderson address (landowner)
Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1071PS18\ZAP1071PS18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

3.D.i



City of Cathedral City Public Hearing Notice Notice of Availability for Public Review and Environmental Determination

Notice is hereby given that the Cathedral City Planning Commission will hold a Public Hearing on the following:

CASE(S)

Conditional Use Permit No. 18-029

APPLICANT/REPRESENTATIVE

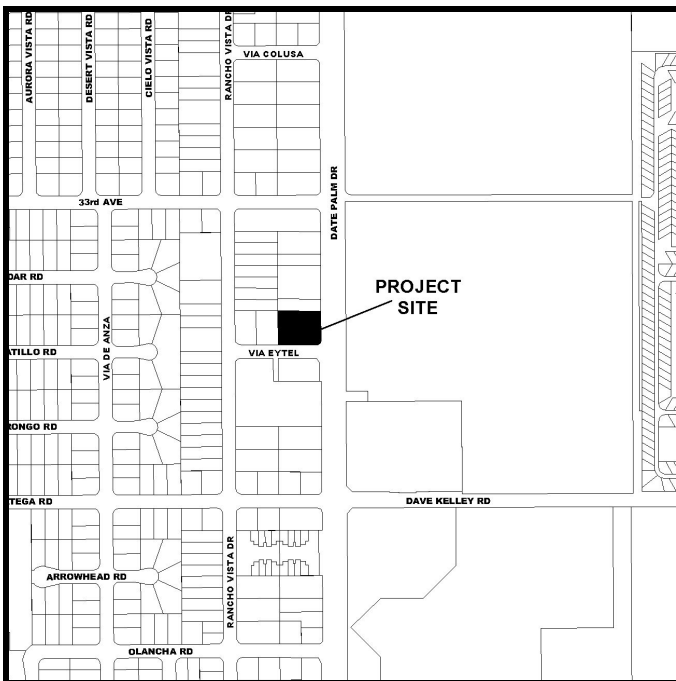
Newport 2015, LLC
Fred Brillman

PROPOSAL

Request to construct a five (5) unit residential apartment project on an approximately 0.65-acre site within the PCC (Planned Community Commercial) zoning district and Specific Plan No. 87-26B.

LOCATION

Northwest corner of Date Palm Drive and Via Eytel
Assessor's Parcel Number: 680-411-032



ENVIRONMENTAL DETERMINATION

The Project is exempt from the California Environmental Quality Act (CEQA) per Section No. 15332, Class No. 32 (In-fill Development Projects).

All information regarding the proposed project is available for public review at the City of Cathedral City Civic Center, Planning Department, 68-700 Avenida Lalo Guerrero during regular business hours (Monday through Thursday, 7:00 AM - 6:00 PM).

DATE AND TIME OF HEARING

August 21, 2019 at 6:00 PM, or as soon thereafter as the matter may be heard

PLACE OF HEARING

Cathedral City Civic Center
Council Chamber
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Any person may appear at the hearing and be heard in support of, or opposition to, or provide other testimony on the proposed project or environmental determination. In addition, persons may also submit written testimony on the proposed project or environmental determination, which must be received prior to the close of the public hearing by the Secretary of the Planning Commission, Robert Rodriguez. Please send all correspondence, written testimony or inquiries to Robert Rodriguez at:

68-700 Avenida Lalo Guerrero
Cathedral City, California 92234

The Planning Commission, at the public hearing or during deliberations, may approve, deny, or propose changes to the project or to the environmental determination.

If you challenge any of these items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence.

For further information, contact the Project Planner at

Brenda Ramirez, Associate Planner
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
(760) 770-0339

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (760) 770-0340. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations to ensure accessibility to this meeting. {28 CFR 35.104 ADA TITLE II}