

CHAPTER 13

SPECIFIC PLAN ADMINISTRATION



Specific Plan Administration

A. General Provisions

1. Responsibility

The City Planner or designee shall be responsible for administering the provisions of the North City Specific Plan in accordance with the provisions of this Specific Plan, the State of California Government Code, the Cathedral City General Plan, and the Cathedral City Municipal Code (CCMC).

2. Land Uses Not Listed

All uses not specifically listed in this Specific Plan are prohibited. However, the City Planner or designee may determine that a use not listed is comparable to a listed use and, once so determined, it shall be treated in the same manner as the listed use. Such determination may be appealed to the Planning Commission, and a Planning Commission determination may be appealed to the City Council. A determination by the City Council is final. A list of comparable use determinations shall be kept on file in the Planning Department.

3. Development Regulations and Standards Not Listed

Any development regulation or standard not specifically covered in this Specific Plan shall be subject to CCMC Title 9 (Planning and Zoning). In cases where development regulations and standards set forth in this Specific Plan are inconsistent with CCMC Title 9 (Planning and Zoning), the Specific Plan shall prevail.

The provisions of this Specific Plan shall also prevail where there is an inconsistency between this Specific Plan and other City ordinances, rules and regulations. However, the provisions of this Specific Plan will not prevail should there be an inconsistency between the Specific Plan and the City's General Plan. Any development regulation and standard not addressed in this Specific Plan shall be subject to the City's adopted regulations in place at the time of the individual application.



Chapter 13: Specific Plan Administration

4. Application of City-wide Performance Standards

In mixed use districts or other Specific Plan-only designated districts, the performance standards contained in CCMC Chapter 9.86 (Performance Standards) shall be applied to each particular use as if the use were located in a city-wide district that would allow that use either as a matter of right or subject to a Conditional Use Permit or similar discretionary process.

5. Interpretation

The City Planner or designee shall interpret the phrases “other similar uses,” “uses customarily incidental to,” etc., as used in this Specific Plan. In interpreting and applying the provisions of this Specific Plan, such provisions will be held to be the minimum standards for the promotion of the public health, safety, comfort, convenience and general welfare.

Whenever there is any question regarding the interpretation of the provisions of this Specific Plan or the application of those provisions to any individual case or situation, the City Planner or designee shall interpret the intent of this Specific Plan. Such determination may be appealed to the Planning Commission, and a Planning Commission determination may be appealed to the City Council. A determination by the City Council is final.

6. District Boundary Adjustments

The locations of the zoning districts shown in Figure 7-1, Chapter 7, are approximate. Minor changes in boundary alignment and location are permissible with approval by the City Planner or designee. However, the intended character and overall location of the zoning districts will be maintained. For example, moving a boundary to conform to an exact street alignment instead of a conceptual location would be a logical interpretation of the Plan's intent.

7. Severability

If any section, subsection, sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Plan.



8. Nonconforming Uses

Any use within the Specific Plan boundary that is nonconforming to the requirements and standards of this Plan shall be subject to CCMC Chapter 9.66 (Nonconforming Uses, Lots, Structures and Other Improvements).

9. Approval Process

All development projects and new uses shall be subject to the review and appeal procedures, findings and provisions of the CCMC, such as Conditional Use Permits, Variances, Precise Plans, Design Review, etc.

B. Application of the CEQA Process (Program EIR)

The Environmental Impact Report (EIR) prepared for the North City Specific Plan (NCSP) per City Project No. SPL 07-001 provides the required level of review per California Environmental Quality Act (CEQA) Section 15168. This is a program-level EIR for the entire Specific Plan area. Hence, individual development projects will be subject to additional environmental review based on the specifics of the development proposal.

I. Development Analyzed in the Environmental Impact Report

The EIR analyzed development scenarios for the horizon year 2030 to evaluate the potential environmental impacts of the NCSP. The horizon year development capacity represents an estimate as to the overall development capacity of the Specific Plan area within the foreseeable future (20-25 years) based on market analysis and environmental constraints. Development scenarios analyzed in the EIR range from “No Project” (retain existing zoning and allow development to happen pursuant to that zoning) to aggressive development scenarios including residential, retail, office, business park and industrial uses. Table I3-1 identifies two potential development scenarios, both of which are consistent with this Specific Plan and the environmental analysis contained in the Final Program EIR for the project.



Chapter 13: Specific Plan Administration

Table 13-1: 2030 Potential Development Scenarios

		SCENARIO A				SCENARIO B			
	GROSS LAND AREA (ACRES)	RESIDENTIAL CAPACITY (DWELLING UNITS)	NON-RESIDENTIAL CAPACITY (SQUARE FEET)	HOTEL (NUMBER OF ROOMS)	RV RESORT (NUMBER OF SPACES)	RESIDENTIAL CAPACITY (DWELLING UNITS)	NON-RESIDENTIAL CAPACITY (SQUARE FEET)	HOTEL (NUMBER OF ROOMS)	RV RESORT (NUMBER OF SPACES)
Western Area (west of MSHCP)									
Mixed Use-Urban	235	2,041	2,999,106			2,040	2,999,106		
Mixed Use-Neighborhood	171	1,964	377,665			1,964	377,665		
Area Sub-total	406	4,005	3,376,771	0	0	4,004	3,376,771	0	0
Central Area (MSHCP to Date Palm)									
Mixed Use-Urban	179	1,244	1,390,751	0	527	347	811,020	200	800
Business Park	258	n/a	2,860,481			n/a	1,530,676		
Light Industrial	15	n/a	162,840			n/a	162,840		
Residential Estate	136	46	n/a			46	n/a		
Open Space	21	n/a	n/a			n/a	n/a		
Area Sub-total	609	1,290	4,414,072	0	527	393	2,504,536	200	800
Eastern Area (Date Palm Drive to DaVall)									
Mixed Use-Urban	275	1,307	1,474,904	250	553	500	3,586,730	853	620
Mixed Use-Neighborhood	213	3,017	none			1,859	none		
Business Park	18	n/a	205,272			n/a	342,120		
Open Space	6	n/a	n/a			n/a	n/a		
Area Sub-total	512	4,324	1,680,176	250	553	2,359	3,928,850	853	620
Edom Hill Area									
Edom Hill - Light Industrial	289	n/a	2,093,498			n/a	544,903		
Area Sub-total	289	0	2,093,498	0	0	0	544,903	0	0
MSHCP Area									
Mixed Use-Urban	45	none	831,848			none	431,244		
Edom Hill - Light Industrial	10	n/a	none			n/a	none		
Residential Estate	327	none	none			none	none		
Open Space - Residential	389	none	none			none	none		
Open Space	2,077	n/a	n/a			n/a	n/a		
Area Sub-total	2,848	0	831,848	0	0	0	431,244	0	0
Totals	4,664	9,619	12,396,365	250	1,080	6,756	10,786,304	1,053	1,420

Note: This land use summary represents the assumptions used to evaluate the potential environmental impacts of the North City Specific Plan. The assumptions do not limit the ultimate amount of square footage that could be developed under the Specific Plan. The maximum density, intensity, and the total amount of development are dictated by the development standards provided in this Specific Plan.



2. Environmental Review Process for Projects within the North City Specific Plan

Pursuant to the provisions of CEQA, all discretionary actions must be reviewed for their potential effects on the environment. Thus, future actions within the Specific Plan area will require subsequent environmental review. Pursuant to the provisions of Section 15162 of CEQA Guidelines, subsequent discretionary permits within the Specific Plan area (e.g., tentative maps, site development plans) will be reviewed to determine whether:

- (a) The proposed project represents a substantial change from the Specific Plan that was analyzed in the Final EIR. Generally, Specific Plan amendments would be considered to be a substantial change.
- (b) Substantial changes have occurred with respect to the circumstances under which the proposed permit is being undertaken as compared to the circumstances assumed in the Final EIR. Such substantial changes could include (but are not necessarily limited to) substantial changes in land use or circulation patterns surrounding the Specific Plan area.
- (c) New information of substantial importance, which was not known and could not have been known at the time the Final EIR was certified, shows that, as the result of the proposed project, either new significant impacts would occur, significant impacts identified in the Final EIR will be substantially more severe, or mitigation measures proposed in the Final EIR are infeasible or not included in the proposed project.

In reviewing subsequent development proposals within the Specific Plan area to determine whether any of the above findings can be made, the impacts of subsequent development proposals will be compared to the level of impacts addressed in the Final EIR. To accomplish this, the City may require technical reports for traffic, noise, air quality, biological resources, and/or cultural resources to be prepared. Generally, small projects will not require such reports, while larger projects within areas designed for mixed use or industrial development may require one or more technical reports.

Pursuant to Sections 15162 and 15163 of CEQA Guidelines, a subsequent or supplemental EIR would be required if any of the above findings are made regarding a proposed development permit. If none of these above findings can be made, Section 15162(a) of CEQA Guidelines requires the City to prepare (1) a subsequent negative declaration, (2) an addendum, or (3) no further documentation.

Section 15164 of CEQA Guidelines states that an addendum to a previously-certified EIR shall be prepared if some changes or additions are necessary to a project, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. An addendum, unlike a subsequent EIR and supplement to an EIR, need not be circulated for public



Chapter 13: Specific Plan Administration

review and can be included in or attached to the final EIR. A brief explanation of the decision not to prepare a subsequent EIR should be included in an addendum to an EIR.

It is anticipated that site-specific mitigation measures will be implemented as the result of future technical studies, permitting subsequent development projects to proceed utilizing addendums or subsequent negative declarations as the appropriate form of CEQA documentation. It is not anticipated (but could nevertheless occur) that preparation of a supplemental or subsequent EIR would be needed unless the level of overall development within the Specific Plan area exceeds the overall level of development addressed in the Final EIR. As previously noted, the actual determination as to the appropriate form of environmental documentation must be made on a project-by-project basis pursuant to the provisions of CEQA Guidelines Sections 15162, 15163, and 15164.

3. Mitigation Monitoring and Reporting Program

Following is Table 13-2, Mitigation Monitoring and Reporting Program Checklist, which is also contained in the Final EIR for the North City Specific Plan. Pursuant to Section 21081.6 of the Public Resources Code and the California Environmental Quality Act (CEQA) Guidelines Section 15097, public agencies are required to adopt a monitoring or reporting program to assure that the mitigation measures and revisions identified in the Final Environmental Impact Report (FEIR) are implemented. As stated in Section 21081.6 of the Public Resources Code:

“...the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.”



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
AIR QUALITY								
AQ-1	As development of the NCSP moves forward, for each new project, a project-specific mitigation verification report shall be prepared to ensure that each new project incorporates the vehicle trip reduction measures identified in mitigation measure AQ-2. For projects on parcels greater than 20 acres within the mixed-use, business park, or industrial zones, the report shall also include a site-specific air quality analysis to determine if the project would generate emissions in excess of adopted SCAQMD thresholds. If exceedance of adopted thresholds is anticipated, the project-specific air analysis shall prescribe mitigation measures to reduce the impact to below a level of significance.	Project applicant to submit mitigation verification report to City Planner.	Report review.	City Planner	Prior to approval of Subdivision Application and/or discretionary action	City Planner	_____	Cathedral City Planning Department
AQ-2	A reduction of vehicle trips represents the most effective way to reduce operation-related emissions resulting from project trip generation. However, the NCSP area will be developed with residential, commercial, industrial, and mixed uses, and such uses require vehicle trips to get residents, employees and patrons to and from the area. Goals and policies that will work toward reducing vehicle emissions include: • Facilitate bicycle use and circulation • Promote a safe and attractive pedestrian environment through	Project applicant shall include specified measures to meet stated goals and policies in project site plans.	Site plan review	City Planner	Prior to approval of Tentative Map(s)	City Planner	_____	Cathedral City Planning Department



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	the provision of sidewalks, trails, paseos, and pedestrian amenities. - Improve and expand public transit services - Provision of bus passes by employers in the NCSP area - Preferential parking for vehicle pooling							
AQ-3	As phases are initiated and individual projects are approved, construction within the NCSP area shall utilize Tier 2 (or better) equipment which meets the Blue Sky Series Engine designation ¹ .	Contractor to implement construction measures as detailed	Construction plan check/ Site inspections during construction	Engineering Manager	During construction	Engineering Manager	_____	Cathedral City Engineering Department
BIOLOGICAL RESOURCES								
BIO-1	As development moves forward within the NCSP area, a jurisdictional wetland delineation shall be required to determine the extent of impacts to jurisdictional areas. Impacts to jurisdictional areas would require permits from the wetland resource agencies, which may include USACE, CDFG, and/or the Regional Water Quality Control Board (RWQCB). Additionally, if impacts to jurisdictional areas are identified, these impacts shall be mitigated at ratios established by the applicable wetland resource agency (e.g., USACE, CDFG and/or RWQCB) at the time a permit is issued.	Project applicant to submit jurisdictional wetland delineation to City Planner. If jurisdictional areas are identified, applicant to implement mitigation in accordance with resource agency ratios.	Jurisdictional wetland delineation, and if applicable, jurisdictional mitigation plan for watercourses to be reviewed by the City Planner and applicable wetland resource agency.	City Planner/ CDFG/ USACE/ RWQCB	Jurisdictional delineation submitted prior to approval of Tentative Map(s)/ Mitigation plan submitted prior to Issuance of Grading Permit(s).	City Planner/ CDFG/ USACE/ RWQCB	_____	Cathedral City Planning Department

¹ Blue Sky Series Engines are engines with lower emission levels (usually at least 40 percent cleaner) than mandatory United State Environmental Protection Agency (USEPA) standards (USEPA 2002).



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
CULTURAL RESOURCES								
CR-1	If development is proposed in the western portion of the NCSP area over the identified building debris of unknown age, a field inventory survey and site assessment shall be conducted to determine the historical significance of the building debris. If the debris is considered historical, the following activities shall occur: - The resource shall be documented on Department of Parks and Recreation (DPR) 523 forms. These forms and the cultural resources report shall be distributed to local museums, libraries, city offices, historical societies, and any other research institution. - The resource shall be formally evaluated for the California Register of Historical Resources. If the resource is deemed eligible, additional research and documentation shall be conducted to exhaust the research potential of the site. If a resource is deemed eligible for listing with the California Register of Historical Resources, it shall be avoided. The resource shall be formally evaluated for the California Register of Historical Resources. If the resource is deemed eligible, additional research and	Building debris to be surveyed and assessment for historical significance. If applicable, DPR 523 forms shall be submitted and distributed as detailed	Survey results to be reviewed by City Planner	City Planner	Prior to approval of Subdivision Application and/or discretionary action	City Planner		Cathedral City Planning Department



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
CR-2	documentation shall be conducted to exhaust the research potential of the site. If a resource is deemed eligible for listing with the California Register of Historical Resources, it shall be avoided. Prior to approval of a development permit or grading permit, the project proponent shall submit a Cultural Resources Report identifying archaeological resources on the project site. If the potential for unknown cultural resources exists, all ground disturbing activities shall be monitored by a qualified archaeologist and Tribal monitor (if applicable). If cultural resources are discovered, the following activities shall occur: - The archaeologist shall have the authority to halt all activities within a 50-foot radius while he/she investigates the discovered resources. The archaeologist shall also have the authority to make an informed, final decision to either resume construction or require more extensive investigation. - If required, testing/evaluation and data recovery will be conducted. Any materials collected will require curation at a qualified institution. - At the end of the monitoring period, the archaeological monitor shall submit a letter report to the City Planner detailing the duration and results of the monitoring. A	If recommended by the cultural resources report(s), an applicant retained qualified archaeologist to monitor all ground disturbing activities	Cultural resources report to be reviewed by City Planner. If applicable, cultural resource monitoring report including daily log of all monitoring activities and recommendations to be reviewed by City Planner	City Planner/ Applicant retained archaeologist	Cultural resources report submitted prior to issuance of Grading Permit/ Monitoring to occur during project grading/ Summary report submitted prior to issuance of Certificate(s) of Occupancy	City Planner	_____	Cathedral City Planning Department



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
CR-3	report of findings shall be prepared by the archaeologist. The report shall be submitted prior to the issuance of the Certificate of Occupancy. As each new phase or individual project is proposed under the NCSP, prior to issuance of a grading permit, the project applicant shall submit a Paleontological Resources report identifying paleontological resources on the project site. If the Paleontological Resources Report identifies the potential for unknown paleontological resources to exist, a qualified paleontologist shall monitor all grading that includes initial cutting. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays, and to remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. If any paleontological resources are identified during these activities, the following activities shall occur: - All recovered specimens shall be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. - Specimens shall be identified and curated into an established, accredited, professional museum repository with permanent retrievable storage.	Project applicant to submit paleontological resources report to the City Planner for review; If recommended by the retained qualified paleontologist shall monitor all ground disturbing activities	Paleontological resources report to be reviewed by City Planner. If paleontological resources are identified, paleontological monitoring report including daily log of all monitoring activities and recommendations to be reviewed by City Planner	City Planner/ Applicant retained paleontologist	Paleontological resources report submitted prior to issuance of a Grading Permit/ Monitoring to occur during project grading/ Summary report to be submitted prior to issuance of Certificate(s) of Occupancy	City Planner		Cathedral City Planning Department



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	The paleontologist shall have a written repository agreement in hand prior to the initiation of mitigation activities. At the end of the monitoring period, the paleontological monitor shall submit a letter report to the Director of Planning detailing the duration and results of the monitoring. A report of findings shall be prepared by the paleontologist. The report shall be submitted prior to the issuance of the Certificate of Occupancy.							
CR-4	As each new individual project is implemented under the NCSP, if human remains are encountered the Cathedral City Police Department (CCPD) shall be notified immediately and upon further investigation, the CCPD shall notify the Riverside County Coroner. The Riverside County Coroner will make the necessary findings as to the origin of the remains. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition have been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted within a reasonable time frame. Subsequently, the NAHC shall identify the "most likely descendent." The most likely descendent shall then make recommendations and engage in	Applicant-retained qualified Archaeologist to stop construction if human remains are encountered and contact County Coroner.	Notification of discovery to CCPD, Riverside Coroner, and NAHC.	City Planner	During project grading	Police Department	_____	Cathedral City Planning Department



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.							
HYDROLOGY AND WATER QUALITY								
HWQ-1	As each new phase or individual project is proposed under the NCSP, prior to issuance of a grading permit, the project applicant shall submit evidence to the satisfaction of the City Engineer, demonstrating that post-development off-site flows would not exceed their pre-existing, natural levels and surface runoff would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Project applicant to submit final engineering plans demonstrating compliance with performance criteria to City Engineer.	Review of final engineering plans	City Engineer	Prior to issuance of Grading Permit(s).	City Engineer	_____	Cathedral City Engineering Department
HWQ-2	As each new phase or individual project is proposed under the NCSP, the new phase or project shall integrate water conservation strategies as provided by the CVWD. This includes, but is not limited to, installation of ultra-low flush toilets, use of drought-tolerant plants in landscaping plans, use of smart controllers in landscape irrigation, use of recycled water for non-potable uses, use of high-efficiency washing machines, and participation in any water waste prohibition programs, as available.	Project applicant to design building plan in accordance with water conservation measures as detailed.	Building plans and landscape plans demonstrating adherence to water conservation measures to be reviewed by Planning Director and Chief Building Official	Planning Director and Chief Building Official	Review of building plans prior to approval of any project and/or issuance of Building Permit(s), as appropriate.	Planning Director and Chief Building Official	_____	Cathedral City Planning Department



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
NOISE								
Noise-1	As each new phase or individual project is proposed under the NCSP, the project applicant shall demonstrate to the satisfaction of the Chief Building Officer that design plans for all structures ensure that interior noise levels do not exceed 45 dBA, in accordance with the California Noise Insulation Standards. This shall apply to all noise sensitive residential land uses as well as non-residential noise generating uses.	Project applicant to design site plan and building plans such that interior noise levels do not exceed 45 dBA measured inside the dwelling unit.	Site and/or floor plan(s) to be reviewed by the Chief Building Official	City Planner/Chief Building Official	Review of Subdivision maps and/or Development project	City Planner/Chief Building Official	_____	Cathedral City Planning Department
PUBLIC SERVICES								
PS-1	Each applicant shall consult with the Cathedral City Police Department (CCPD) to ensure that adequate police protection resources are available to serve the area. Individual projects shall mitigate impacts to achieve a performance standard of at least 1.5 police officers per 1,000 residents. When construction of a new police station is required, environmental review for the new police station shall occur at that time.	Project applicant to submit letter from CCPD verifying sufficient levels of protection resources are available to serve the project. If applicable, applicant to pay mitigation fee. If new police station is warranted, supplemental environmental review is required.	City Planner to review payment status of each project	City Planner/CCPD	Prior to approval of Development project and/or Building Plan(s)	Planning Department	_____	Cathedral City Planning Department
PS-2	As specific projects are proposed for development within the NCSP area, the respective project proponent(s) shall consult with the Cathedral City Fire Department (CCFD) to ensure that adequate fire protection resources are available to serve the area. Individual projects shall mitigate impacts to achieve a performance standard	Project applicant to submit letter from CCFD verifying sufficient levels of protection resources are available to serve the project. If applicable, applicant to	City Planner to review payment status of each project	City Planner/CCFD	Prior to approval of Development project and/or Building Plan(s)	Planning Department	_____	Cathedral City Planning Department



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	of at least 1.0 firefighter per 1,000 residents. When construction of a new fire station is required, environmental review for the new police station shall occur at that time.	pay mitigation fee. If new fire station is warranted, supplemental environmental review is required.						
TRANSPORTATION AND TRAFFIC								
TT-1	The NCSP shall pay fair-share of the cost of the following improvements: - Palm Dr/Verner Rd – Install a traffic signal. Add an exclusive westbound left turn lane and an exclusive eastbound left turn lane. - Palm Dr/Paul Rd-Valley Center Blvd – Add a dedicated northbound right turn lane. Add a second southbound left turn lane. Restripe westbound shared through-right turn lane as a dedicated right turn lane. Since Valley Center Boulevard will be designed as four lane roadway as part of the project, the configuration of the westbound approach lanes can be part of the intersection design. - Gene Autry Tr/Vista Chino – Add an eastbound through lane and a westbound through lane. Add a second exclusive westbound left turn lane. Modify signal phasing to provide northbound right turn overlap phasing.	Applicant to pay their portion of the fair share funding for off-site traffic improvement as determined by the City Engineer.	Review payment status.	City Engineer	Prior to approval of Tentative Map(s)	City Engineer	_____	Cathedral City Engineering Department



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	- Mountain View Rd/Varner Rd – Install a traffic signal. Add two southbound left turn lanes and restripe southbound shared left/right turn lane as a dedicated right turn lane. Add two dedicated westbound right turn lanes and restripe westbound shared through/right turn lane as a through lane. - Landau Blvd/Verona Rd – Install a traffic signal. Add a southbound through lane. - Landau Blvd/Vista Chino – Add a second exclusive northbound left turn lane. Restripe the southbound dedicated right turn lane as a shared through/right turn lane. Modify signal phasing to provide eastbound right turn overlap phasing. - Landau Blvd/Ramon Rd – Add a second exclusive eastbound left turn lane. Add a second dedicated southbound right turn lane. Add a third westbound through lane. - Edom Hill Rd/Varner Rd – Add an eastbound through lane and a westbound through lane. This intersection will be signalized as part of the project. - Date Palm Dr/Varner Rd – Install a traffic signal. Add two exclusive northbound left turn lanes and							



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	restripe northbound shared left/right turn lane as a dedicated right turn lane. Add a dedicated eastbound right turn lane and an eastbound through lane. Add an exclusive westbound left turn lane. - Date Palm Dr/Vista Chino – Add a second exclusive northbound left turn lane. Restripe southbound shared through-right lane as a dedicated right turn lane and add a second dedicated southbound right turn lane with overlap phasing. Add an additional eastbound and westbound through lane. - Date Palm Dr/30th Ave – Add dedicated eastbound and westbound right turn lanes. Restripe the shared through-right lanes as through lanes in both eastbound and westbound direction. - Date Palm Dr/Ramon Rd – Add a second exclusive southbound left turn lane. Add an eastbound through lane. - Date Palm Dr/Dinah Shore Dr – Add an eastbound through lane and a westbound through lane. - Da Vall Dr/Varnier Rd – This is a future intersection with Varnier Road having the existing configuration of one lane in each							



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	direction. This intersection should be designed to have two through lanes in each direction with an exclusive westbound left turn lane. The northbound approach should have one exclusive left turn lane, a shared left-right lane and a dedicated right turn lane. • Da Vall Dr/Valley Center Blvd – This is a future intersection with Valley Center Boulevard and Da Vall Drive as four-lane roadways. This intersection should be designed to accommodate dual northbound left turn lanes and a dedicated eastbound right turn lane. • Da Vall Dr/I-10 Westbound Ramps – This is a future ramp intersection with the assumption that Da Vall Drive will be a four lane roadway with shared approach lanes from the ramp. This intersection should be designed to accommodate dual northbound left turn lanes, dual westbound left turn lanes, a dedicated westbound right turn lane and a dedicated southbound right turn lane. • Da Vall Dr/I-10 Eastbound Ramps – This is a future ramp intersection with the assumption that Da Vall Drive will be a four							



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	lane roadway with shared approach lanes from the ramp. This intersection should be designed to accommodate dual northbound right turn lanes, a southbound exclusive left turn lane with a dedicated eastbound right turn lane. • Da Vall Dr/30th Ave – Install a traffic signal. Add a northbound through lane and a southbound through lane. Add an exclusive northbound left turn lane and restripe northbound shared through/left turn lane as a through lane. • Da Vall Dr/Ramon Rd – Add additional through lanes in each direction. Add dedicated westbound and eastbound right turn lanes. Add an additional southbound left turn lane and a dedicated southbound right turn lane. • Da Vall Dr/Dinah Shore Dr – Add a second exclusive northbound left turn lane. Add a dedicated southbound right turn lane and restripe southbound shared through-right lane as a through lane. Add an additional eastbound and westbound through lane.							



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
UTILITIES AND SERVICE SYSTEMS								
UTIL-1	Each project applicant shall prepare a Water Supply Assessment to demonstrate that adequate water supply is available for the 20-year build-out capacity per SB 221 and SB 610. Additionally the water supply assessment shall be reviewed and updated every five years to demonstrate adequate water supply. If a reliable water source would not be available as established by SB 221 and SB 610, then the next phase or individual project shall not move forward until a reliable water supply is identified.	Applicant to obtain a Water Supply Assessment from Coachella Valley Water District in compliance with SB 221 and SB 610. Applicant to update water supply assessment every five years to verify subsequent projects meet water demand projections.	Review of Water Supply Assessment (s)	City Engineer/ Coachella Valley Water District	Water supply assessment to be prepared prior to approval of each subdivision application and/or development application. Subsequent water supply assessments to be reviewed every five years.	City Engineer/ Coachella Valley Water District	_____	Cathedral City Engineering Department
UTIL-2	Prior to approval of each Subdivision Application and/or Development Application, the project applicant shall prepare a water master plan including detailed plans for the location and size of water infrastructure required to serve the 20-year build-out of the NCSP. Construction and installation of said water infrastructure shall occur as each new phase or individual project is implemented under the NCSP. Additionally, prior to issuance of building permits for each new phase or individual project, the phase or project shall demonstrate to the satisfaction of the City Engineer that the project can be feasibly connected to water infrastructure proposed in the water master plan without additional significant environmental impacts, as defined by stipulations of CEQA.	Applicant to submit water master plan; Water infrastructure to be included on subsequent site plans.	Review of water master plan	City Engineer and Coachella Valley Water District	Water master plan submitted prior to approval of subdivision application and/or development application. Construction and installation of water infrastructure to occur during construction.	City Engineer and Coachella Valley Water District	_____	Engineering Department



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
UTIL-3	The respective project applicants for individual projects proposed under the NCSP shall demonstrate to the satisfaction of the City Engineer that storm water drainage facilities serving the NCSP area are adequately located and sized to handle the anticipated storm water runoff from the NCSP area. Additionally, as each new phase or individual project is proposed under the NCSP, the phase or project shall demonstrate that construction of new storm water drainage facilities would not result in a significant environmental impact, particularly in relation to biological and cultural resources, as defined by stipulations of CEQA. If construction of storm water drainage facilities would result in a significant environmental impact, further environmental review shall be conducted and mitigation measures shall be proposed pursuant to CEQA.	Applicant shall submit final engineering plans demonstrating storm water drainage facilities are appropriate in location and size for each project or phase under the NCSP and would not result in additional environmental impacts that previously analyzed. If applicable, additional CEQA review to be required.	Review of storm water drainage plans by City Engineer	City Engineer, Riverside County Flood Control District, and Coachella Valley Water District	Prior to approval of approval of subdivision application and/or development application.	City Engineer, Riverside County Flood Control District, and Coachella Valley Water District	_____	Cathedral City Engineering Department
UTIL-4	Prior to issuance of building permits, each project applicant shall prepare a sewer master plan in consultation with the City Engineer and CVWD to design an adequately sized sewer system for wastewater disposal within the NCSP area. The respective project applicants for all individual projects proposed under the NCSP shall pay fair-share towards the construction of the new wastewater infrastructure proposed in the sewer master plan. Additionally, as each new phase or individual project is proposed under the NCSP, prior to issuance of building permits,	Applicant to submit a sewer master plan demonstrating an adequately sized sewer system. Future applicants to pay fair-share towards construction of a new facility. Additionally, future projects shall verify that new development can feasibly connect to wastewater	Review of sewer master plan by City Engineer.	City Engineer and Coachella Valley Water District	Prior to issuance of Building Permit (s)	City Engineer and Coachella Valley Water District	_____	Cathedral City Engineering Department



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
	the project applicant shall demonstrate to the satisfaction of the City Engineer that the project can be feasibly connected to wastewater infrastructure proposed in the sewer master plan without additional significant environmental impacts, as defined by stipulations of CEQA.	infrastructure without additional significant environmental impacts.						
UTIL-5	As each new phase or development is proposed under the NCSP, prior to approval of a Subdivision Application and/or Development Application, the project applicant for each phase or development shall demonstrate that adequate landfill capacity is available to serve the new development, as established by regulations of the CIWMB.	Applicant to submit a solid waste will serve letter demonstrating adequate capacity for each new phase of development to City Planner	Review of solid waste will serve letter	City Planner, Environmental Conservation Manager, and solid waste hauler	Prior to the issuance of Building Permits	City Planner, Environmental Conservation Manager, and solid waste hauler	_____	Cathedral City Planning Department
UTIL-6	Prior to issuance of building permits, the respective project applicants for individual projects proposed under the NCSP shall demonstrate that the anticipated electrical demand for the 20-year build-out of the NCSP can be met by the electric purveyor over the course of build-out of the NCSP. Additionally, as each new phase or individual project is proposed under the NCSP, the project applicant for each phase or project shall demonstrate that connection of distribution lines would not result in a significant environmental impact as defined by CEQA. If connection of distribution lines would result in a significant environmental impact, further environmental review shall be conducted and mitigation measures shall be proposed pursuant to CEQA.	Applicant to submit will serve letter from electric provider demonstrating the anticipated electrical demand can be met and that construction of new distribution lines would not result in a significant impact. If applicable, subsequent CEQA review to be required.	Review of will serve letter from electric purveyor and plans for distribution line connections	City Engineer and electric provider	Prior to the issuance of Building Permits	City Engineer and electric provider	_____	Engineering Department



Chapter 13: Specific Plan Administration

Table 13-2: Mitigation Monitoring and Reporting Program Checklist (Cont'd.)

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification/ Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record)
UTIL-7	Prior to issuance of building permits, individual projects proposed under the NCSP shall demonstrate that the anticipated natural gas demand for build-out can be met by the gas purveyor over the course of build-out of the NCSP. Additionally, as each new phase or individual project is proposed under the NCSP, the phase or project shall demonstrate that connection of distribution lines or improvements to existing gas transmission lines would not result in a significant environmental impact as defined by CEQA. If connection of distribution lines or improvements to existing transmission lines would result in a significant environmental impact, further environmental review shall be conducted and mitigation measures shall be proposed pursuant to CEQA.	Applicant to submit will serve letter from the natural gas provider demonstrating the anticipated natural gas demand can be met and that construction of new distribution lines would not result in a significant impact. If applicable, subsequent CEQA review to be required.	Review of will serve letter and plans for distribution line connections	City Engineer and the natural gas provider	Prior to the issuance of Building Permits	City Engineer and Southern California Gas Company		Engineering Department



