

Attachment 4

Airports Land Use Commission Finding

The site is located within Airport Compatibility Zone E of the 2005 Palm Springs Influence Area (AIA). Within Compatibility Zone E of the 2005 Palm Springs Compatibility Plan, residential density is not restricted.

No buildings or structures are proposed by this action. Further, based on the relative elevations of Runway 13R-31L at Palm Springs International Airport at its northerly terminus (Approximately 474.4 feet above mean sea level)AMSL) and the project site (450 feet AMSL) and the distance from the runway to the project property line (11,800 feet), future structures would not likely require Federal Aviation Administration Obstruction Evaluation Service review.

As ALUC Director, I hereby find the above-referenced General Plan Amendment and Change of Zone **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan (PSALUCP) and find the Specific Plan Amendment **CONSISTENT**, subject to the following 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 toward an aircraft engaged in a straight final approach toward 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, production of cereal grains, sunflower, and row crops, artificial marches, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any uses 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.

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)