



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

December 14, 2015

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Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

Mr. Salvador Quintanilla, Associate Planner
City of Cathedral City Planning Department
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234

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

File No.: ZAP1036PS15
Related File No.: CUP 15-007 (Conditional Use Permit)
APN: 678-322-024

Dear Mr. Quintanilla:

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 the above referenced proposal to develop a 4,375 square foot commercial building for a pest control company on a 0.58-acre parcel located on the southerly side of Aliso Road, easterly of its intersection with Avenida Del Yermo and westerly of Avenida Del Padre, and northerly of Ramon Road, in the City of Cathedral City.

The project is located in Airport Compatibility Zone E of the 2005 Palm Springs Airport Land Use Compatibility Plan, which does not limit land use intensity. The elevation of Runway 13R-31L at its closest point to the project site is 395.5 feet above mean sea level (395.5 feet AMSL). The existing approximate site elevation is 364 feet AMSL and the project proposes a maximum building height of 17.5 feet for a total maximum elevation of 381.5 feet AMSL. This is lower than the runway elevation. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, subject to the following conditions:

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:

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION December 14, 2015

- (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, production of cereal grains, sunflower, and row crops, artificial marshes, 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 tenants of the building.
4. Any new retention or 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 retention 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 Russell Brady, Contract Planner, at (951) 955-0549, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachment: Notice of Airport in Vicinity

cc: Carlos Campos (applicant/owner)
Bill Wright, Wew Construction, Inc. (representative/payee)
Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1036PS15\ZAP1036PS15.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)

Legend

Compatibility Zones

Airport Influence Area Boundary

Zone A

Zone B1

Zone B2

Zone C

Zone D

Zone E

Height Review Overlay Zone

Boundary Lines

Airport Property Line

City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

See Chapter 2, Table 2A for compatibility criteria associated with this map.

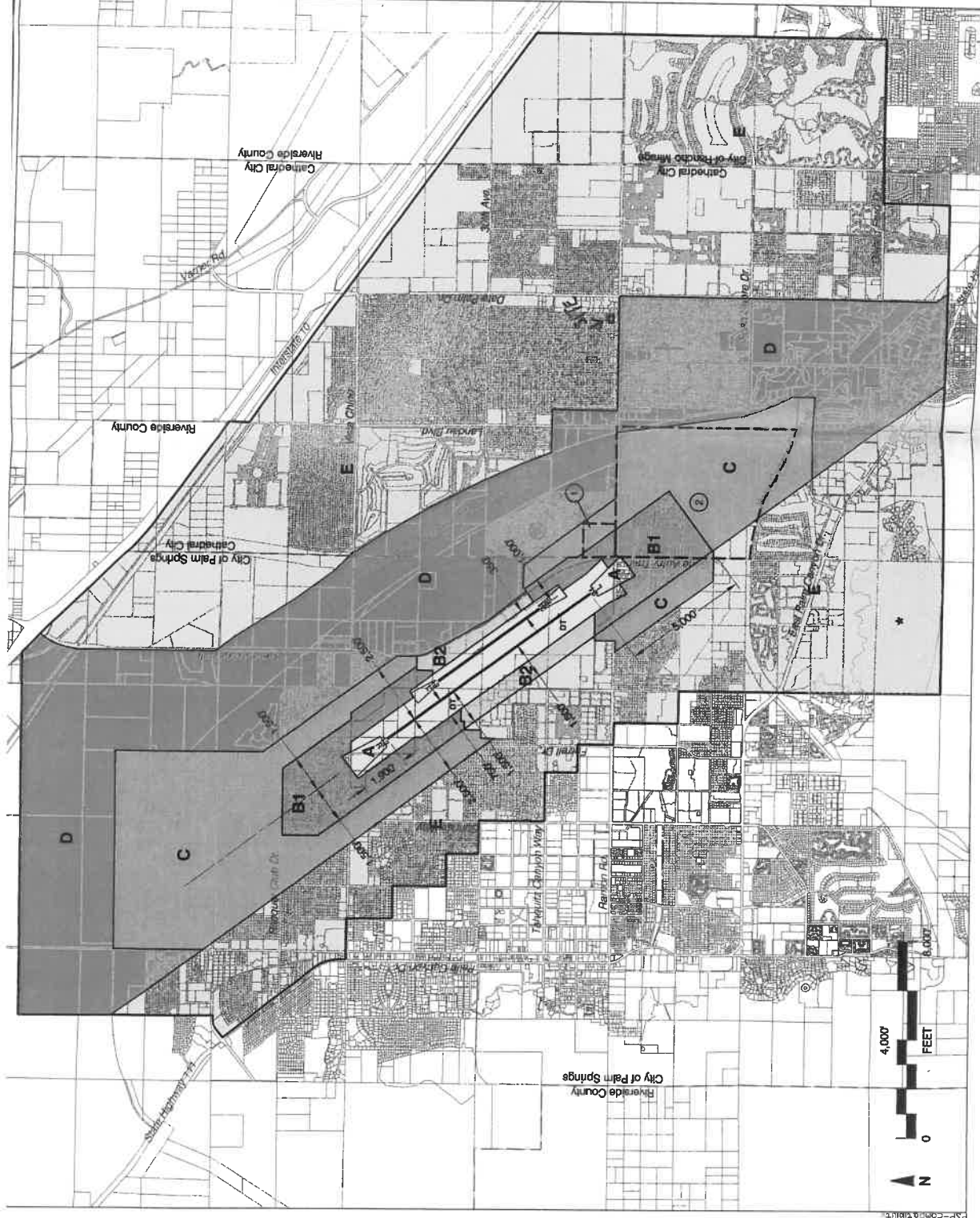
See Policy PS.2.1.

See Policy PS.2.1.

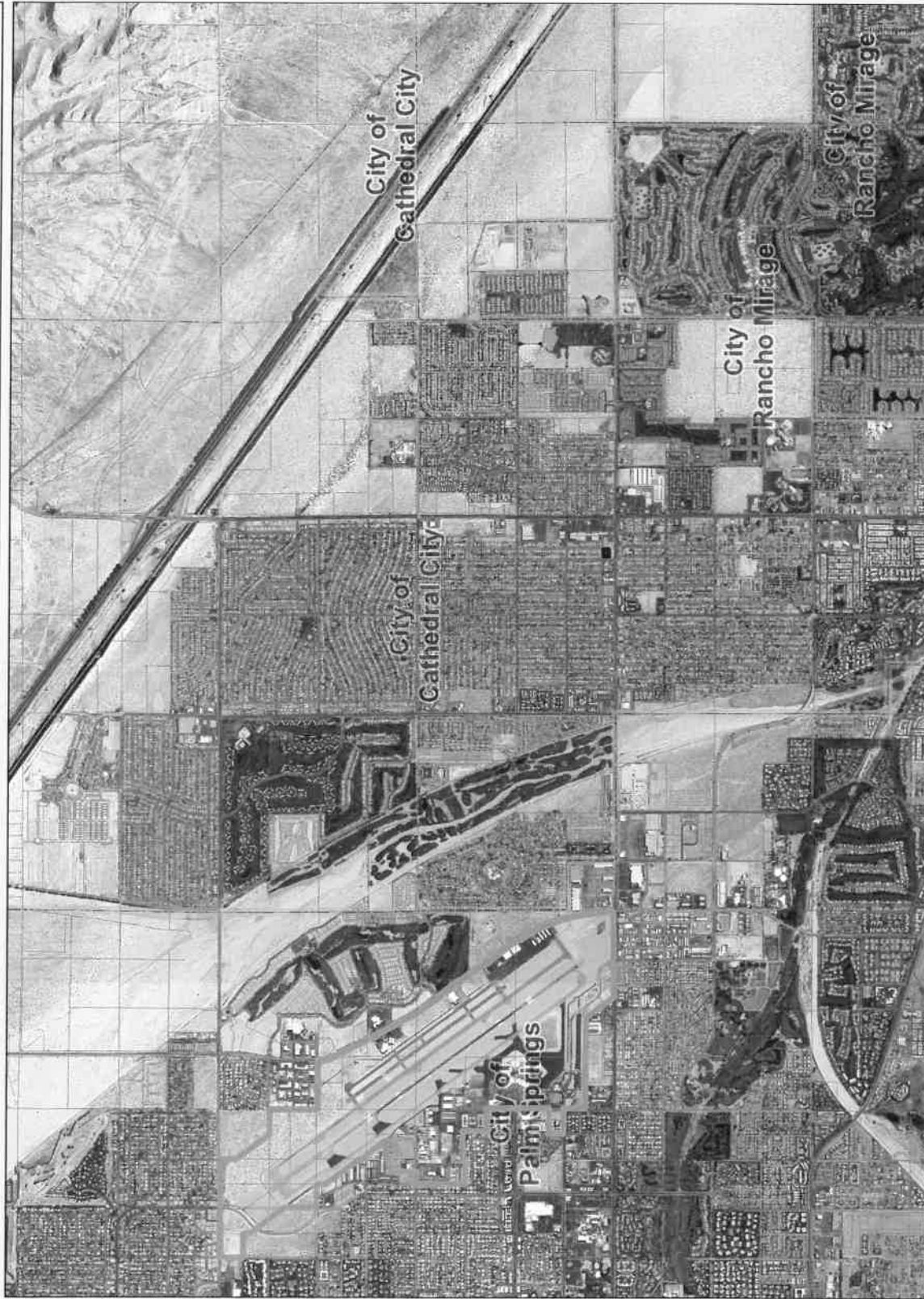
Riverside County Airport Land Use Commission Riverside County Airport Land Use Compatibility Plan Policy Document (Adopted March 2005)

Map PS-1

Compatibility Map Palm Springs International Airport



My Map



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

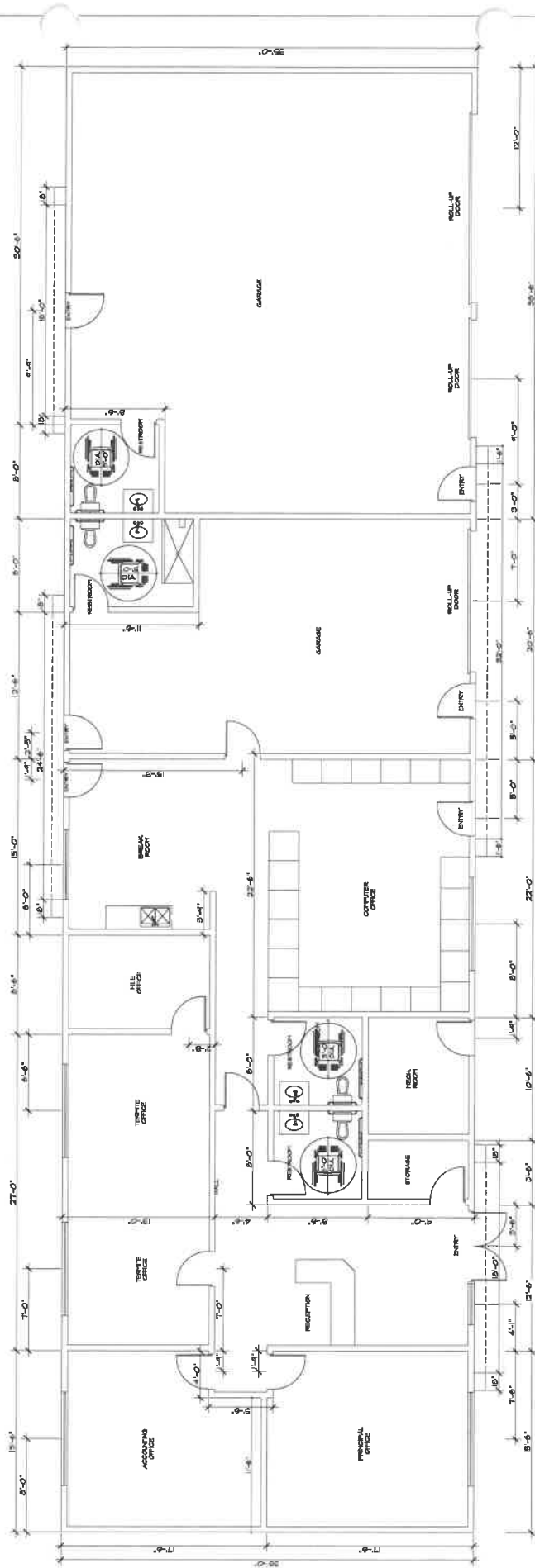


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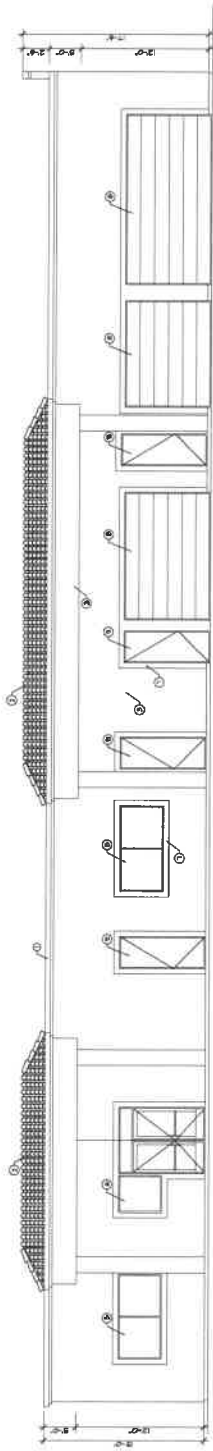
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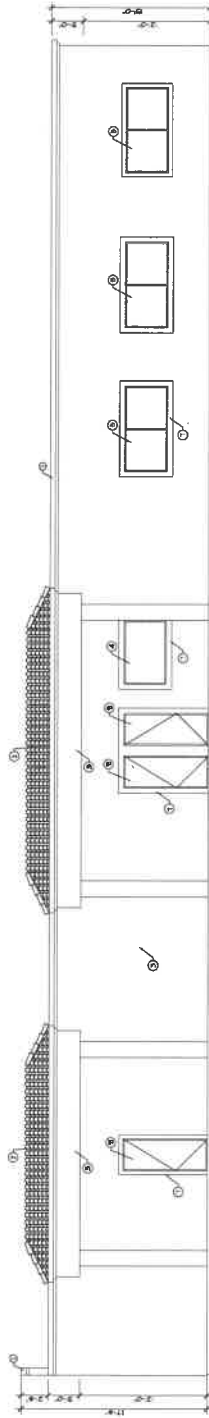
FLOOR PLAN
SCALE 1/8"=1'-0"

LEGEND:
43715 SQ. FT. TOTAL BUILDING
23271 SQ. FT. NEW BUILDING
13300 SQ. FT. STORAGE
718 SQ. FT.

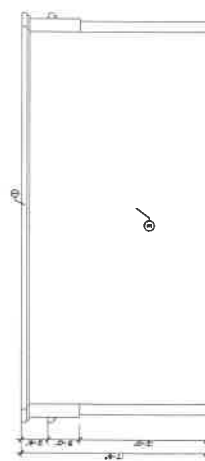
PLAN PREPARED BY ARCHITECT & ENGINEER THOMAS & MCKINLEY THOMAS & MCKINLEY, P.C. 1700 17th St. Cathedral City, CA 92234 CELL: (760) 320-2500	APN: 678-372-0710 JOB ADDRESS: CARLOS CAMPOS 68-835 ALISO RD. CATHEDRAL CITY, CA 92234 CELL: (760) 202-6456	OWNER ADDRESS: CARLOS CAMPOS 68-835 ALISO RD. CATHEDRAL CITY, CA 92234 CELL: (760) 202-6456	CITY OF CATHEDRAL CITY FLOOR PLAN SHEET NO. 2 OF 6 DATE: SEPTEMBER 2009 SCALE: AS SHOWN FILE NO.
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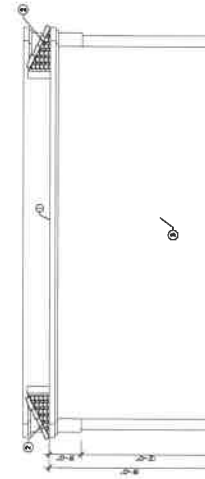
SOUTH ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"

LEGEND

- 1 ASPHALT AND BUILT-UP ROOFING ON FULL ROOF
2 CONCRETE MASONRY UNIT
3 DOUBLE-HUNG WINDOW
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SHEET NO.	3	CITY OF CATHEDRAL CITY	ELEVATION PLAN	DATE: SEPTEMBER, 2015
DRAWN	A. FERRER	SCALE	AS SHOWN	FILE NO.
PROJECT ADDRESS	APN# 618-372-020	CITY ADDRESS	CARLOS CAMPOS 68-835 ALISO RD. CATHEDRAL CITY, CA 92234	CELL: (760) 202-6456
PLAN PREPARED	ANDREW A. FERRER HOBAS & ASSOCIATES, INC. 10000 ALISO RD., SUITE 200 CATHEDRAL CITY, CA 92234 TEL: (760) 202-6456	CITY ADDRESS	CARLOS CAMPOS 68-835 ALISO RD. CATHEDRAL CITY, CA 92234	CELL: (760) 202-6456