

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



March 14, 2024

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[www.rcaluc.org](http://www.rcaluc.org)

Sandra Molina, Project Planner  
Cathedral City Planning Department  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1103PS23  
Related File Nos.: SPA97-55D (Specific Plan Amendment), TTM38709 (Tentative Tract Map), TTM38710 (Tentative Tract Map), TTM38711 (Tentative Tract Map), TTM38712 (Tentative Tract Map), TTM38713 (Tentative Tract Map)  
Compatibility Zones: Zone E  
APNs: 677-050-017, 677-050-018, 677-050-027, 677-050-031 to -034

Dear Ms. Molina:

On March 14, 2024, the Riverside County Airport Land Use Commission (ALUC) found City of Cathedral City Case Nos. SPA97-55D (Specific Plan Amendment), TTM38709 (Tentative Tract Map), TTM38710 (Tentative Tract Map), TTM38711 (Tentative Tract Map), TTM38712 (Tentative Tract Map), TTM38713 (Tentative Tract Map), a proposal to construct 459 single-family residential lots and 375 multi-family residential condominiums, with parking, landscape and park areas on 157.9 acres, located northerly of Verona Road, the applicant also proposes to amend the Rio Vista Village Specific Plan (RVVSP) to amend a series of text to provide a variety of home sizes and plans to suit the needs of different life stages and market segments, which allow for individual homeownership and rental opportunities in a higher density setting, homes may be located on fee simple lots, in condominium arrangements or in rental accommodations, the amendment will also change the allowed landscaping, circulation plan to provide additional egress to Verona Road, modifying location and size of neighborhood parks, removing the requirement for alley loaded units along Rio Vista drive, modifying the recreation center by removing the "Beach Club and Water Park" and adding pools and sport courts, and amending section 6.0 to provide updated information pertaining to the CEQA mitigation measures, **CONSISTENT** with the 2005 Palm Springs International Airport Land Use Compatibility Plan, subject to the conditions listed below.

**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 are 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, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

Supporting documentation was provided to the Airport Land Use Commission and is available online at [www.rcaluc.org](http://www.rcaluc.org), click Agendas 3-14-24 Agenda, Bookmark Agenda Item No. 3.1.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: NCP Verona, LLC (applicant/property owner)  
EPD Solutions (representative)  
Harry Barrett, Airport Manager, Palm Springs International Airport  
ALUC Case File

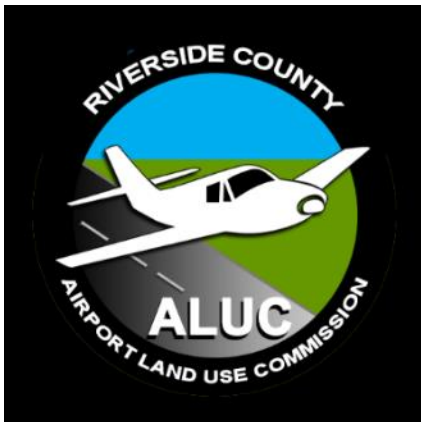
X:\AIRPORT CASE FILES\Palm Springs\ZAP1103PS23\ZAP1103PS23.LTR.doc

# **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)

# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS  
  
PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_