

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER DECEMBER 12, 2013  
LA QUINTA MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on December 12, 2013 at the City of La Quinta, Council Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Rod Ballance, Vice Chairman  
John Lyon  
Richard Stewart  
Russell Betts, alternate for Greg Pettis

**COMMISSIONERS ABSENT:** Arthur Butler  
Glen Holmes  
Greg Pettis

**STAFF PRESENT:** Ed Cooper, ALUC Director  
John Guerin, Principal Planner  
Russell Brady, Contract Planner  
Barbara Santos, ALUC Secretary  
Anna Wang, ALUC Counsel

**OTHERS PRESENT:** Sean Harrison, Southwest Land Consultants  
Al Rattan, Continental East Development  
Mark Quental, Watermark Development, Inc.

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I. **AGENDA ITEM 2.1:** ZAP1012BA13 – Rancho San Gorgonio LLC (Representative: Pitassi Architects, Peter J. Pitassi) - City Case Nos. Specific Plan 13-2001, Zone Change 13-3501, General Plan Amendment 13-2503, Tentative Tract Map 13-4501, Development Agreement 13-1502. Specific Plan 13-2001 is a proposal to develop 848.6 gross acres generally located southerly of Westward Avenue, easterly of Sunset Avenue, northerly of Coyote Trail, and westerly of San Gorgonio Avenue as a master planned community with 3,753 dwelling units, 10 acres of commercial land, and 188.5 acres of open space. Zone Change 13-3501 proposes to change the existing zoning from Very Low/Rural/Medium Density Residential to a Specific Plan. General Plan Amendment 13-2503 proposes to change existing land use from Very Low/Rural/Medium Density Residential to a Specific Plan. Tentative Tract Map 13-4501 proposes to subdivide 848.56 acres into 38 lots for financing, rough grading, and backbone street dedication purposes. Development Agreement 13-1502 proposes to define the parameters for the orderly development of the property with regard to the developer's obligation to provide infrastructure and public improvements and facilities and to define the City's obligations with regard to permitting and approvals. (Zone E of Banning Municipal Airport Influence Area). Continued from September 12 and November 14, 2013.

II. **MAJOR ISSUES**

The applicant team has decided to pursue FAA obstruction evaluation review at this time, in lieu of submittal of subsequent subdivisions and structures in the portion of this project in the Airport Influence Area (even though such projects would be evaluated at the staff level).

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE to January 9, 2014, pending acceptance of Form 7460-1 by the FAA. In the event that such acceptance (acknowledgement as a "Work in Progress" by the FAA) occurs prior to the forthcoming December 12 hearing, staff would recommend a finding of CONSISTENCY for the General Plan Amendment and Zone Change and a finding of CONDITIONAL CONSISTENCY for the specific plan and tentative tract map.

IV. **PROJECT DESCRIPTION**

Specific Plan 13-2001 is a proposal to develop 848.6 gross acres as a master planned community with 3,412 dwelling units, 9.3 acres of commercial land, and 214.3 acres of open space. Zone Change 13-3501 proposes to change the existing zoning from Very Low/Rural/Medium Density Residential to a Specific Plan. General Plan Amendment 13-2503 proposes to change existing land use from Very Low/Rural/Medium Density Residential to a Specific Plan. Tentative Tract Map 13-4501 proposes to subdivide 848.56 acres into 38 lots for financing, rough grading, and backbone street dedication purposes. Development Agreement 13-1502 proposes to define the parameters for the orderly development of the property with regard to the developer's obligation to provide infrastructure and public improvements and facilities and to define the City's obligations with regard to permitting and approvals.

**CONDITIONS: (as modified to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on January 16, 2014):**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
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

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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, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
  - (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 shall be provided to all potential purchasers and/or tenants of properties within the portions of this project in the Airport Influence Area.
  4. Any new retention 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.
  5. Prior to adoption of this Specific Plan by the City Council, the applicant shall have received a determination of "Not a Hazard to Air Navigation" from the Federal Aviation Administration (FAA) Obstruction Evaluation Service. Copies of the FAA determination shall be provided to the City of Banning Planning Department and the Riverside County Airport Land Use Commission. **[This condition shall be considered to have been MET as of January 16, 2014.]**

**The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on January 16, 2014 for Aeronautical Study No. 2013-AWP-6999-OE:**

6. **The Federal Aviation Administration has conducted an aeronautical study of the proposed tract map (Aeronautical Study No. 2013-AWP-6999-OE) and has determined that neither marking nor lighting of structures will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.**
7. **The maximum elevation at the top of any proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 2,340 feet above mean sea level; provided, however, that structures located more than 12,100 feet from the westerly terminus of the runway at Banning Municipal Airport may exceed an elevation of 2,340 feet at top point by one foot for every 100 feet that their distance to the runway exceeds 12,100 feet. Thus, a structure located 15,000 feet from the westerly terminus**

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of the runway shall not exceed an elevation of 2,369 feet above mean sea level.

8. The maximum elevation cited above shall not be increased, nor shall any structure be developed at coordinates that are closer to the runway than the coordinates specified in the Federal Aviation Administration letter dated January 16, 2014, without further review by the Airport Land Use Commission and the Federal Aviation Administration.
9. Temporary construction equipment such as cranes used during actual construction of the structure shall not exceed a height of 77 feet and shall not be stationed at coordinates that are closer to the runway than the coordinates specified in the Federal Aviation Administration letter dated January 16, 2014, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process. The maximum elevation at the top point of such cranes shall not exceed 2,340 feet above mean sea level; provided, however, that, should such crane be situated at a location more than 12,100 feet from the westerly terminus of the runway at Banning Municipal Airport, its elevation at top point may exceed 2,340 feet by one foot for every 100 feet that its distance from the runway exceeds 12,100 feet. Thus, the top point of a crane located 15,000 feet from the westerly terminus of the runway shall not exceed an elevation of 2,369 feet above mean sea level.
10. Within five (5) days after construction of structures reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

No one spoke in favor, neutral or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 4.0 found the project **CONSISTENT** for the zone change and GPA; **CONDITIONAL CONSISTENCY** for the specific plan and tentative tract map, subject to the conditions included in the staff report and such additional conditions as may be required to comply with the requirements of the Federal Aviation Administration. Absent: Commissioner Glen Holmes and Arthur Butler; Recused: Chairman Simon Housman

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.1: TIME IS 10:05 A.M.

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I. **AGENDA ITEM 2.2:** ZAP1014BA13 – Mark Quental – City of Banning Case No. DR 13-7003 (Design Review). A proposal to develop a two-story, 73,127 square foot mixed-use (“live/work”) building comprised of 24 individual spaces (“airport industrial work lofts”), with office, manufacturing, storage, and warehouse uses on the first floor and the option for either residential or office uses on the second floor (potential for up to 22 dwelling units) on a 3.57 net acre (3.74 gross acres) site located southerly of Lincoln Street, northerly of Barbour Street, westerly of Hathaway Street, and easterly of Juarez Street in the City of Banning. (Airport Compatibility Zones B1 and D of the Banning Municipal Airport Influence Area). Continued from November 14, 2013.

II. **MAJOR ISSUES**

The proposed building would exceed both the average and single-acre intensity criteria and residential density criteria of Compatibility Zone B1. The applicant requested a continuance to the December meeting in order to discuss eligibility for the risk-reduction design bonus with City officials. As of November 26, 2013, staff has not received new information since the November 14 ALUC meeting.

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE to January 9, 2014, to allow the applicant additional time to meet with the City and make further changes to the project, as needed. However, if the Commission is willing to use the Parking Space Method to evaluate average occupancy and accepts the applicant’s position on the anticipated occupancy for the units as a means of dealing with the single-acre intensity in Zone B1, the Commission may find the project CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional conditions as may be necessary to incorporate FAA Obstruction Evaluation Service requirements.

IV. **PROJECT DESCRIPTION**

DR-13-7003 is a proposal to develop a 64,327 square foot live/work building consisting of 24 total live/work units on 3.74 acres gross that would include 52,463 square feet of 1<sup>st</sup> floor area total for office/industrial use and 11,864 square feet of 2<sup>nd</sup> floor area total for loft/living space.

**CONDITIONS:** (as modified to incorporate the provisions of the FAA’s Determination of No Hazard to Air Navigation letter issued on January 24, 2014)

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
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, including landscaping utilizing water features, trash transfer stations that are

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open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) In Zone B1: Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical infrastructure facilities, or hazards to flight.
  - (f) In Zone D: Highly noise-sensitive outdoor non-residential uses or hazards to flight
3. The attached notice shall be provided to all potential purchasers of the property.
  4. Any new retention 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.
  5. Incorporate noise attenuation measures into the building construction to ensure interior noise levels are at or below 45 CNEL for the included residential uses.
  6. ~~The deed notice for the property and any properties created by subdivision of the site shall record that occupancy for units 1 through 16 as identified on the site plan dated October 17, 2013, shall be limited to a maximum of three (3) people per unit to limit building occupant intensity near the Banning Municipal Airport and reduce potential hazards. [deleted at hearing by Airport Land Use Commission]~~
  7. Covenants, Conditions, and Restrictions (CC&Rs) shall be recorded prior to occupancy of the proposed units that notes that occupancy for units 1 through 16 as identified on the site plan dated October 17, 2013, shall be limited to a maximum of **five three (5) (3)** people per unit to limit building occupant intensity near the Banning Municipal Airport and reduce potential hazards. [modified at hearing by Airport Land Use Commission]
  8. Prior to any tenant improvement for units 1 through 16 **for uses other than office, manufacturing and warehousing** as identified on the site plan dated October 17, 2013, the plans for the tenant improvement and any pertinent business plan or other document indicating planned use and occupancy shall be transmitted to ALUC for evaluation of occupancy levels to confirm whether any individual unit would exceed **five three (5) (3)** people. [modified at hearing by Airport Land Use Commission]
  9. Individual units shall not be further subdivided so as to allow separate ownership and use of residential and commercial/industrial uses within the same unit.
  10. Prior to issuance of building permits, the applicant shall have received a determination of "Not a Hazard to Air Navigation" from the Federal Aviation Administration (FAA) Obstruction Evaluation Service. Copies of the FAA determination shall be provided to the City of Banning Planning Department and the Riverside County Airport Land Use Commission. **[This condition shall be considered to have been MET as of January 24, 2014.]**

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11. Prior to issuance of building permits, the applicant shall convey and have recorded an avigation easement to the City of Banning as owner-operator of Banning Municipal Airport. (In the event that the City of Banning declines to accept an avigation easement, the attached notice shall be recorded as a deed notice.)

**The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on January 27, 2014 for Aeronautical Study No. 2013-AWP-6265-OE:**

12. The Federal Aviation Administration has conducted an aeronautical study of the proposed building (Aeronautical Study No. 2013-AWP-6265-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
13. The maximum height of the proposed structure shall not exceed 29 feet above ground level, and the maximum elevation of the proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 2,248 feet above mean sea level.
14. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
15. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
16. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

No one spoke in favor, neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 4-0 found the project **CONDITIONALLY CONSISTENT** as amended, with deletion of Condition No. 6 and amendments to Conditions Nos. 7 and 8. Absent: Commissioner Holmes and Butler; Recused: Chairman Housman

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VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.2: TIME IS 9:55 A.M.



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I. **AGENDA ITEM 3.1:** ZAP1052BD13 – Continental East Fund IX, LLC – (Representative: Jei Kim, Pacific Coast Land Consultants, Inc.) – City of Indio Case Nos. CUP 13-7-363 (Conditional Use Permit) and PM 36580 (Parcel Map). CUP 13-7-363 (“Renaissance Village of Indio”) is a proposal to develop an assisted living (State licensed community care) and memory care facility comprised of up to four buildings with a total of 143 living units on a 9.95-acre portion of a 20-acre (gross area) lot located westerly of Jefferson Street and southerly of 40<sup>th</sup> Avenue in the City of Indio. Parcel Map No. 36580 would divide the 20-acre property into four lots, one of which would be the 9.95-acre facility site. (Airport Compatibility Zone D of the Bermuda Dunes Airport Influence Area).

II. **MAJOR ISSUES**

The Tentative Parcel Map proposes division of a parcel with a gross acreage of 20.12 acres, while the Conditional Use Permit area consists of 9.95 gross acres. Per Policy 4.2.4(c), open space requirements are applicable to developments of 10 acres or greater. Since the proposed Tentative Parcel Map would divide the property into lots smaller than 10 acres in area, there would be no further opportunities to assure compliance with the open space requirement once these proposals have been approved. Staff suggested that some of the open space required could be incorporated within the Conditional Use Permit site, with the remaining open space area included in the other proposed parcels via easements, street right-of-way, other guarantee of open space, or some combination thereof. Staff requested an exhibit depicting on-site open areas from the applicant, but the applicant is requesting that the Commission consider nearby open space area to the east of the project site within a golf course as adequate to meet emergency landing needs and find this project conditionally consistent pursuant to Countywide Policy 3.3.6. Additionally, the proposed land use – an assisted living facility including memory care units – is characterized by vulnerable occupants and, therefore, bears some similarities to nursing homes, which are discouraged uses within Compatibility Zone D.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of INCONSISTENCY for the Conditional Use Permit and Tentative Parcel Map, based on the proposed project not providing adequate open area as required for Compatibility Zone D. However, if the Commission is willing to further consider the applicant's request regarding offsite open area as noted above, the Commission may CONTINUE this matter to its January hearing, pending notification and acceptance for FAA review.

IV. **PROJECT DESCRIPTION**

The Tentative Parcel Map is a proposal to subdivide the overall 18.66 net acres (20.12 gross acres) into four parcels with lot sizes ranging from 2.67 acres to 9.95 acres gross, including one parcel for the proposed Conditional Use Permit. The Conditional Use Permit is a proposal to develop a senior assisted living care facility on 9.95 net acres.

The Conditional Use Permit proposes four separate buildings consisting of one single-story main building and three other single-story buildings. The main building (Building 1) would include 101 Assisted Living units, dining facilities, offices, fitness facility, and other areas for activities and other support facilities. The other three buildings (Buildings 2, 3, and 4) would include 14 Memory Care units each, kitchen and dining area, activity area, and other support facilities.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

No one spoke in favor, neutral or opposition to the project.

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**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 5-0 **CONTINUED** the project to January 9, 2014.  
Absent: Commissioner Holmes and Butler

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.1: TIME IS 10:34 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1091MA13 – Southwest Land Consultants, for Romola General/Rimrock Trust (Representative: Sean Harrison). - City of Menifee Case No. 2010-090 - Menifee North Specific Plan No. 260, Amendment No. 3 “Palomar Crossing.” The Specific Plan Amendment proposes to amend the size, boundaries, and primary land uses permitted within Planning Areas 11,12,13, and 14, which together comprise 63.06 acres located adjacent to and northerly of State Highway Route 74, easterly of Palomar Road, and westerly of Menifee Road, both easterly and westerly of Junipero Road and the SCE easement. The existing Plan excludes the SCE easement and provides for 23 acres of Business Park uses in Planning Areas 11 and 12, 17.6 acres of Commercial/Business Park in Planning Area 13, and 12.4 acres of Commercial in Planning Area 14. The proposed Plan includes the SCE easement and provides for 20.17 acres of High Density Residential in Planning Area 11, 17.92 acres of High Density Residential and/or General Retail and Commercial in Planning Area 12, 15.79 acres of General Retail and Commercial in Planning Area 13, and 9.18 acres of Commercial in Planning Area 14. (Area III of the March Air Reserve Base Airport Influence Area).

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends that the proposed project be found CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area.

IV. **PROJECT DESCRIPTION:**  
City Case No. 2010-090 pertains to Menifee North Specific Plan No. 260, Amendment No. 3 “Palomar Crossing.” This Specific Plan Amendment proposes to amend the size, boundaries, and primary land uses permitted within Planning Areas 11, 12, 13, and 14, which together comprise 63.06 acres. The existing Plan excludes the area within an existing Southern California Edison (SCE) easement that bisects the amendment area, and provides for 23 acres of Business Park uses in Planning Areas 11 and 12, 17.6 acres of Commercial/Business Park uses in Planning Area 13, and 12.4 acres of Commercial uses in Planning Area 14. The proposed Plan includes the SCE easement and provides for 20.17 acres of High Density Residential uses in Planning Area 11, 17.92 acres of High Density Residential and/or General Retail and Commercial uses in Planning Area 12, 15.79 acres of General Retail and Commercial uses in Planning Area 13, and 9.18 acres of Commercial uses in Planning Area 14.

**While the Specific Plan Amendment is recommended for a finding of consistency without conditions, staff recommends that the City of Menifee apply the following conditions to subsequent projects within the amendment boundary.**

**CONDITIONS (to be applied to subsequent projects):**

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.

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- (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, composting operations, 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.
3. Prior to issuance of any building permits, **if required by the applicable Airport Land Use Compatibility Plan**, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
4. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
5. Any new retention 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.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 5-0 found the project **CONSISTENT**. Absent: Commissioners Holmes and Butler

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.2: TIME IS 10:56 A.M.

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**I. 4.0 ADMINISTRATIVE ITEMS**

**4.1 Contract with City of Banning: Amendment to Zone D Nonresidential Criteria**

Chairman Housman indicated that, as with all Banning cases, he will recuse from participation when this Compatibility Plan amendment comes forward. He also inquired as to the timing of the March and Hemet Ryan ALUCP consideration. John Guerin, ALUC staff, indicated the March Plan will be slightly delayed to March or April and the Hemet Ryan Plan may be available before June 2014.

**4.2 Thermal Motorsports Site Visit**

Following the Commission meeting, ALUC staff, Chairman Housman, Commissioners Lyon and Betts went on a site visit to the Thermal Motor Sports facility.

**II. 5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 4-0 approved the November 14, 2013 minutes. Absent: Butler, Pettis, Holmes; Abstained: Russell Betts, alternate for Pettis

**III. 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

**IV. 7.0 COMMISSIONER'S COMMENTS**

Chairman Housman thanked the Commissioners for taking the long trip to La Quinta and thanked the City of La Quinta for granting the Commission the opportunity to meet at their City Hall today. Commissioner Ballance thanked staff for this past year of interesting cases and is looking forward to 2014. Commissioner Betts also complimented staff.

**V. 8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 11:23 a.m.

**VI. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 4.0: TIME IS 11:01 A.M.