



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number:

Date Submitted:

AIA:

March

Zone:

E

Public Hearing

☐

Staff Review

☒

Applicant

Applicant

Full Name: Larry Canale - LJC Enterprises

Applicant Address: PO Box 2739, Mammoth Lakes, CA 93546

Phone:

951-760-0760

Email:

ljcenterprise10@gmail.com

Representative/ Property Owner Contact Information

Representative: Nick Johnson

Email: nick@jacair.com

Phone: 818.606.3560

Address: 30141 Agoura Rd, Suite 104, Agoura Hills, CA 91301

Property

Owner: Larry Canale - LJC Enterprises

Email: ljcenterprise10@gmail.com

Phone: 951-760-0760

Address: PO Box 2739, Mammoth Lakes, CA 93546

Local Jurisdiction Agency

Agency

Name: County of Riverside

Phone: 951-955-0314

Staff Contact: Jose Merlan

Email: jmerlan@rivco.org

Address:

:

:

Local Agency

Case No.: _____

Project Location

Street

Address: northwest corner of Van Buren Boulevard and Washington Street Gross Parcel Size: 9.42 acres

Assessor's Parcel No.: 273-130-014, 273-130-019, 273-141-003, 273-141-004, 273-141-005, 273-141-006

Solar

Is the project proposing solar Panels? Yes

☐

No

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If yes, please provide solar glare study.
(only if in Zone C or higher)

Data

Site Elevation:(above
mean sea level) 1,495

Height of Building or
structures: 38 feet to High Tower Roof

What type of drainage basins are
being proposed and the square
footage: Bio filtration ponds

Notice

A. NOTICE: Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

B. REVIEW TIME: Estimated time for “staff level review” is approximately 30 days from date of submittal. Estimated time for “commission level review” is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

SCHEDULE OF DEVELOPMENT REVIEW FEES (effective 05/13/2024)

CASE TYPE	ALL OTHERS		MARCH ZONE E	
	INITIAL REVIEW FEE	AMENDED REVIEW FEE	INITIAL REVIEW FEE	AMENDED REVIEW FEE
General Plan or General Plan Element (County or City)	\$4,250	\$2,827	\$2,310	\$1,537
Community Plan or Area Plan (County or City)	\$4,250	\$2,762	\$2,310	\$1,502
(New) Specific Plan or Master Plan	\$3,750	N/A	\$2,038	N/A
Specific Plan Amendment	N/A	\$2,508	N/A	\$1,363
General Plan Amendment	\$1,531	N/A	\$832	N/A
Change of Zone or Ordinance Amendment	\$1,531	\$1021	\$832	\$554
Non-Impact Legislative Project (as determined by staff)	\$483	N/A	\$375	N/A
Tract Map	\$1,742	\$1,170	\$947	\$636
Conditional Use Permit or Public Use Permit	\$1,531	\$1,021	\$832	\$554
Plot Plan, Development Review Plan or Design Review	\$1,531	\$1,021	\$832	\$554
Parcel Map	\$1,531	\$1,021	\$832	\$554
Environmental Impact Report*	\$3,506	\$2,338	\$1,906	\$1,271
Other Environmental Assessments*	\$1,922	\$1,275	\$1,044	\$693
Building Permit or Tenant Improvement	\$659	\$447	\$359	\$243

Effective May 13, 2024, an additional fee of \$219.00 will be charged to projects requiring ALUC public hearings (no additional fee for staff review cases).

ADDITIONAL PROJECT SPECIFIC FEES (in addition to the above fees)				
Location in APZ I or II of March	\$2,500	\$2,500	N/A	N/A
AIA Large Commercial Solar Project (Energy Generation Facility)	\$3,000	\$3,000	\$3,000	\$3,000
Heliports/Helicopter Landing Sites	\$1,000	\$1,000	\$1,000	\$1,000
Speculative Nonresidential Multiple Buildings (4 or more)	\$8,210	\$8,210	N/A	N/A

NOTE: * THIS FEE IS COLLECTED ONLY FOR PROJECTS THAT ARE NOT CLASSIFIED UNDER ONE OF THE ABOVE CATEGORIES.

Checks should be made payable to: Riverside County Airport Land Use Commission