

✓

# COUNTY OF RIVERSIDE AIRPORT LAND USE COMMISSION

## STAFF REPORT

**AGENDA ITEM:** 3.2

**HEARING DATE:** August 13, 2020

**CASE NUMBER:** ZAP1099RI20 – The Motorcycle Company (Representative: Adkan Engineers)

**APPROVING JURISDICTION:** City of Riverside

**JURISDICTION CASE NO:** P20-0214 (General Plan Amendment), P20-0215 (Specific Plan Amendment), P20-0216 (Rezone), P20-0217 (Design Review)

**LAND USE PLAN:** 2005 Riverside Municipal Airport Land Use Compatibility Plan

**Airport Influence Area:** Riverside Municipal Airport

**Land Use Policy:** Airport Compatibility Zone E

**Noise Levels:** Outside the 55 CNEL contour

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends that the General Plan Amendment, Specific Plan Amendment, and Rezone be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and that the Design Review also be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

**PROJECT DESCRIPTION:** The applicant proposes to expand the existing Harley Davidson facility for motorcycle storage increasing the total building area from 35,794 square feet to 48,194 square feet (an increase of 12,400 square feet), to be constructed on new parcels increasing the total site acreage from 2.20 acres to 2.47 acres (an increase of 0.27 acres). The applicant also proposes to amend the newly added parcel's General Plan land use designation from Medium Density Residential to Commercial Regional Center, as well as a rezone from Residential R-1-7000 to Commercial General. The applicant also proposes to amend the Riverside Auto Center Specific Plan to include the new parcels into the specific plan boundaries.

**PROJECT LOCATION:** The site is located southerly of Indiana Avenue, westerly of Winstrom Street, northerly of Casablanca Street, and easterly of Jefferson Street, approximately 10,380 feet

southeasterly of the southeasterly terminus of Runway 9-27, and 13,206 feet southeasterly of the southerly terminus of Runway 16-34 at Riverside Municipal Airport.

**BACKGROUND:**

Non-Residential Land Use Intensity: Pursuant to the Riverside Municipal Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone E, which does not restrict non-residential intensity.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone E (hazards to flight).

Noise: The site is located outside the 55 dBA CNEL contour from Riverside Municipal Airport. Therefore, no special measures to mitigate aircraft noise are required at this location.

Part 77: While the site's distance from the southeasterly terminus of Runway 9-27 (at approximately 10,380 feet) is less than its distance from the southerly terminus of Runway 16-34 (approximately 13,206 feet), the latter point has a much lower elevation (747.5 feet above mean sea level [AMSL]) than the former point (815.8 feet AMSL). Therefore, Runway 16-34 is the applicable runway for determination of Part 77 noticing requirements at the project location. At a distance of 13,206 feet from Runway 16-34, structures with a top point elevation of 879.5 feet above mean sea level (or greater) would require notification to the Federal Aviation Administration Obstruction Evaluation Service (FAAOES). The project site elevation is 856 feet above mean sea level, and proposes a maximum building height of 24 feet, resulting in a top point elevation of 880 feet AMSL. Therefore, review of buildings by the FAAOES was required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study No. 2020-AWP-7672-OE to this project. Its status is currently a "work in progress".

Open Area: The site is located within Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area, which does not require projects to designate area as ALUC qualifying open area that could potentially serve as emergency landing areas.

General Plan Amendment/Specific Plan Amendment/Rezone: The proposed Commercial Regional Center General Plan land use designation, Commercial General zoning, and incorporation of the project site into the Riverside Auto Center Specific Plan boundary would be as, or more consistent, with the Compatibility Plan than the existing designation.

**CONDITIONS:**

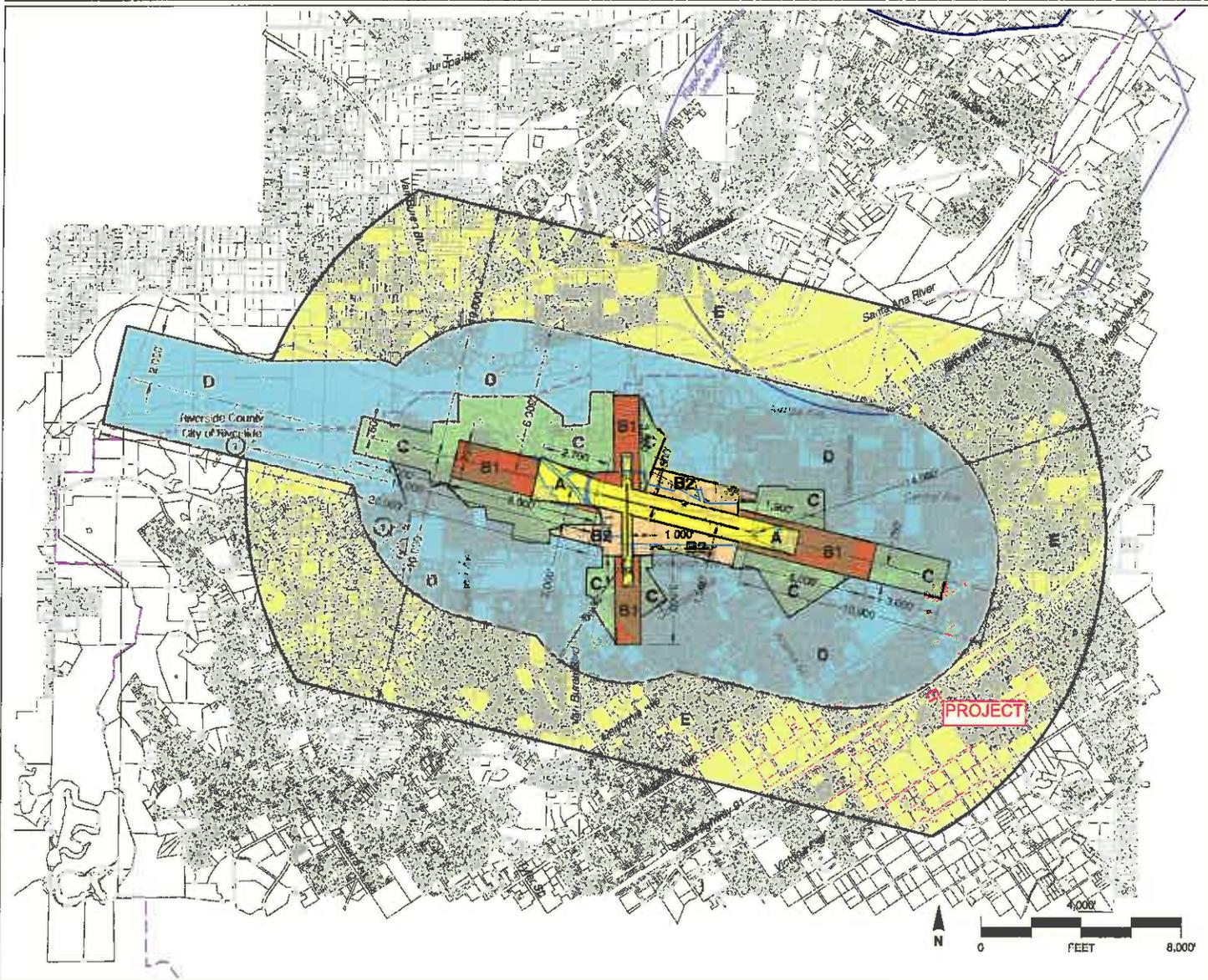
1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:

- (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. (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. The attached disclosure notice shall be provided to all potential purchasers, lessees, and/or tenants of the property.
4. Any new detention 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 detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping.

Y:\AIRPORT CASE FILES\Riverside\ZAP1099RI20\ZAP1099RI20sr.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)



**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

**Note**

Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map. See Section RL.2 for special exceptions to the Table 2A criteria.

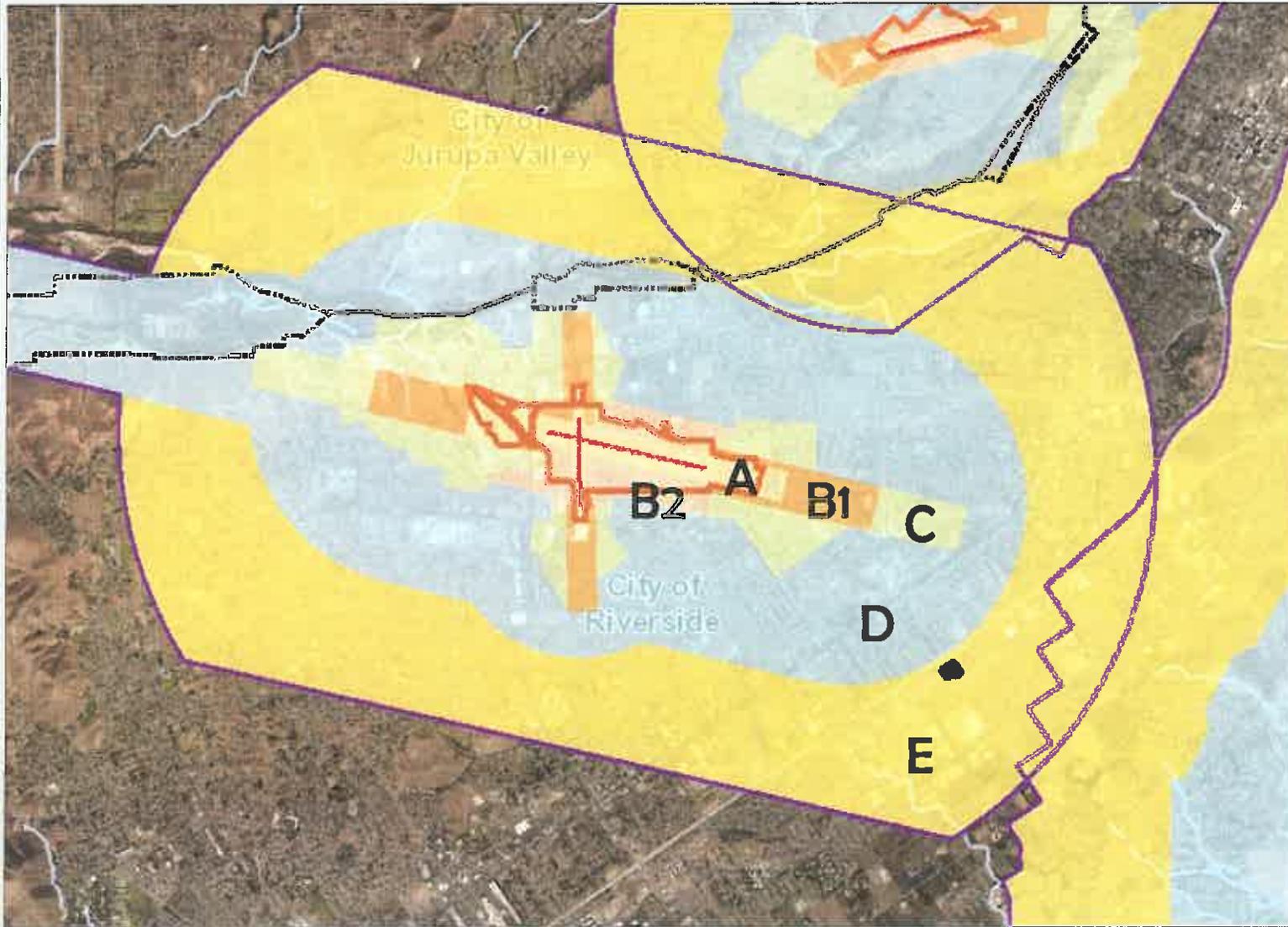
**Riverside County**  
**Airport Land Use Commission**  
**Riverside County**  
**Airport Land Use Compatibility Plan**  
**Policy Document**  
*(Adopted March 2005)*

Map RL-1

**Compatibility Map**  
**Riverside Municipal Airport**

P:\P20\Digital\ALUC\compatibility.dwg Mar 21, 2008 - 10:27 AM

# Map My County Map



**Legend**

- Runways
- ▭ Airports
- ▭ Airport Influence Areas
- ▭ Airport Compatibility Zones
- ▭ OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



**\*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.

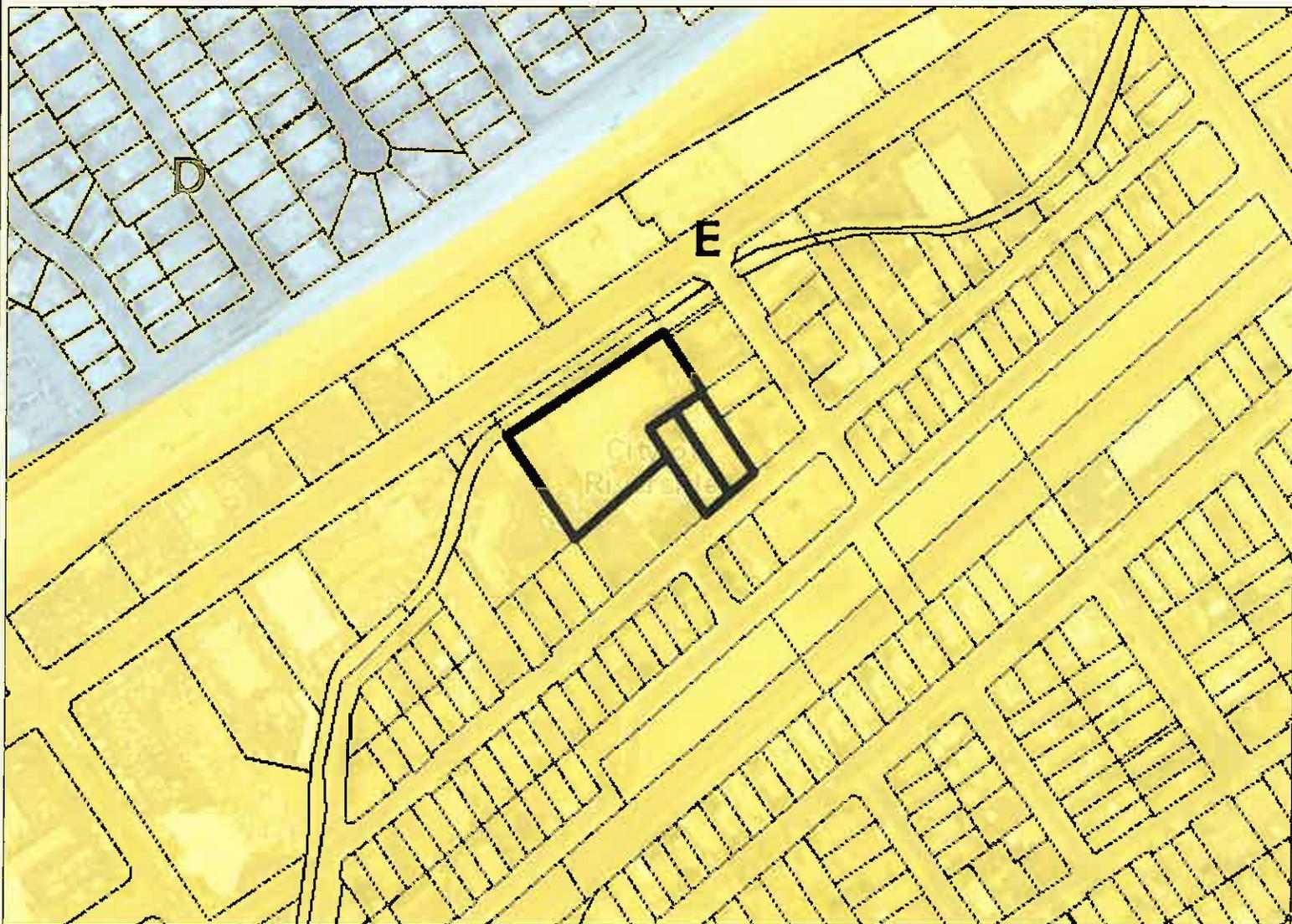


REPORT PRINTED ON... 6/23/2020 9:05:11 AM

© Riverside County GIS

**Notes**

# Map My County Map



### Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



**\*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.

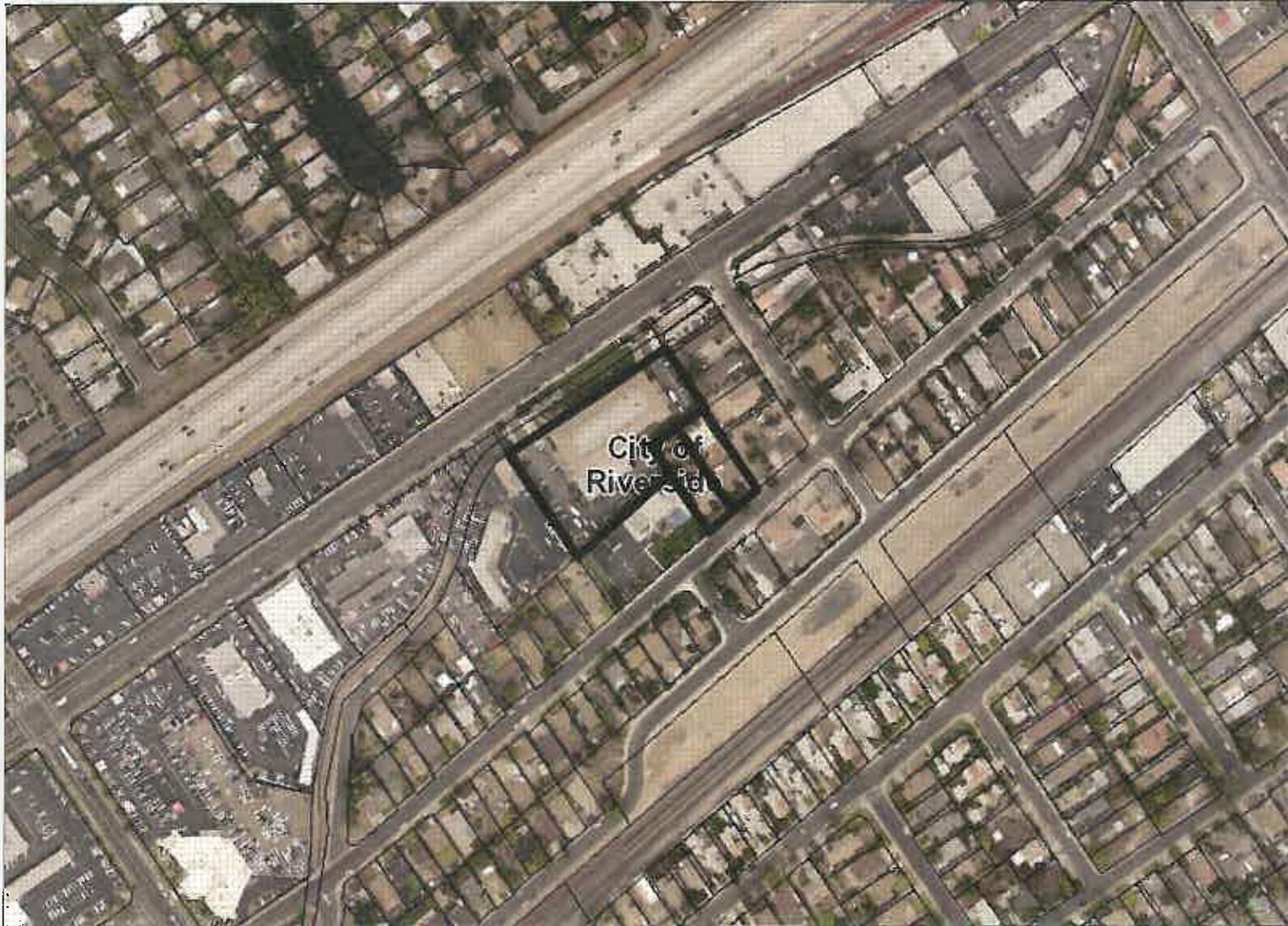


REPORT PRINTED ON... 6/23/2020 9:04:03 AM

© Riverside County GIS

### Notes

# Map My County Map



## Legend

-  Parcels
-  Blueline Streams
-  City Areas
-  World Street 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.

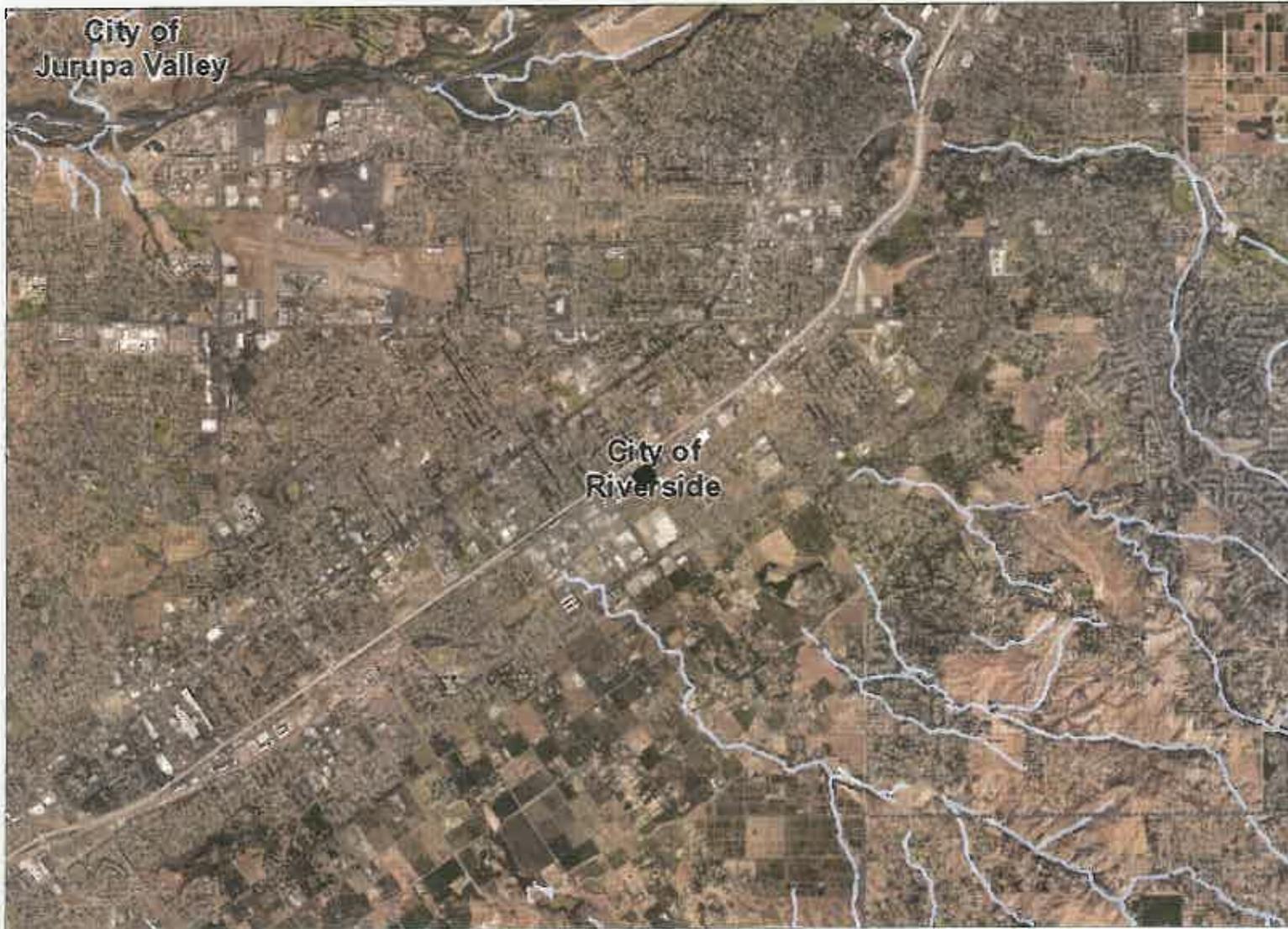
0 385 770 Feet

REPORT PRINTED ON... 6/23/2020 9:04:36 AM

© Riverside County GIS

## Notes

# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street 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.

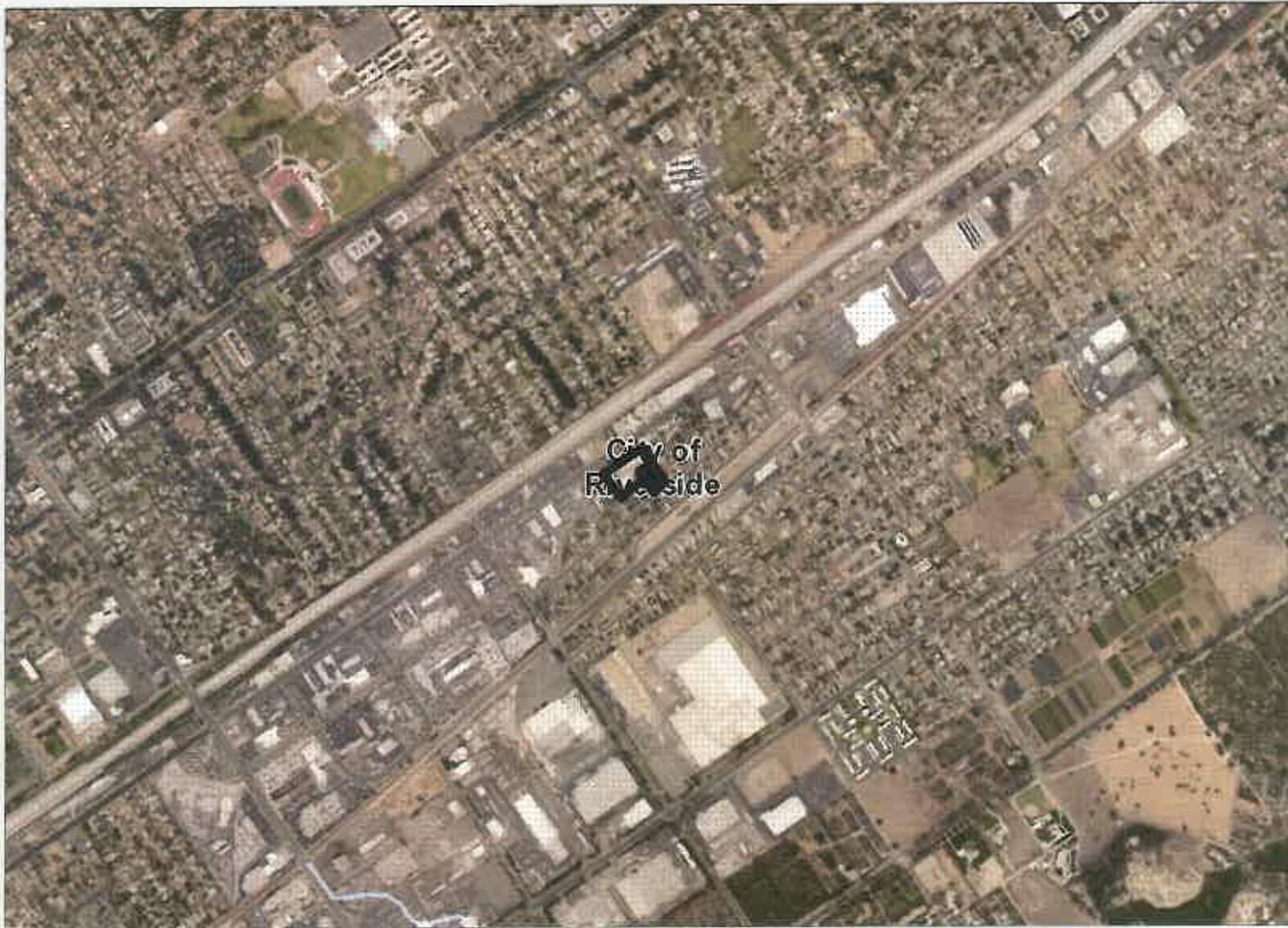
## Notes

0 6 12,314 Feet

REPORT PRINTED ON... 6/23/2020 9:05:38 AM

© Riverside County GIS

# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street 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.

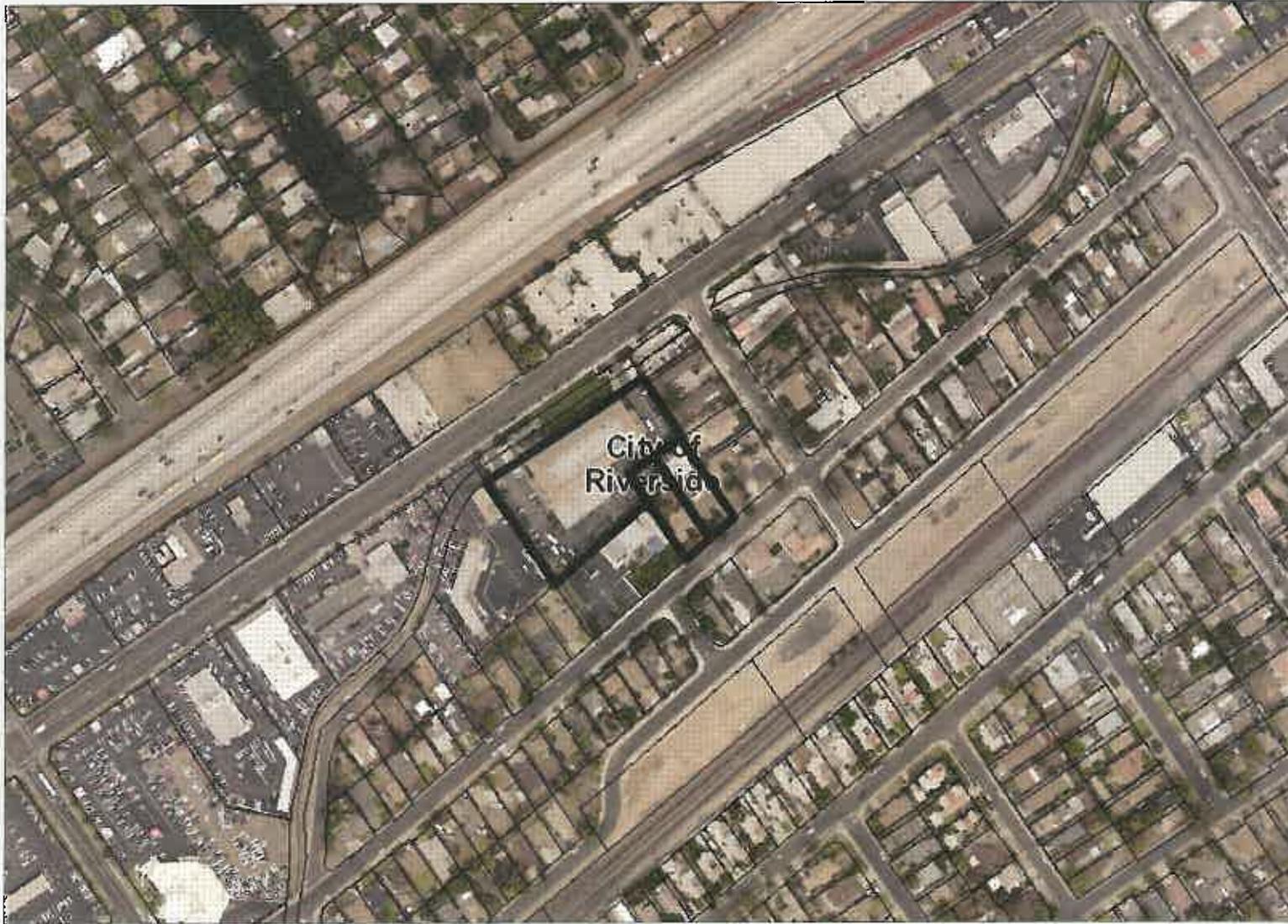
0 1 3,079 Feet

REPORT PRINTED ON... 6/23/2020 9:05:58 AM

© Riverside County GIS

## Notes

# Map My County Map



## Legend

-  Parcels
-  Blueline Streams
-  City Areas
-  World Street 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.

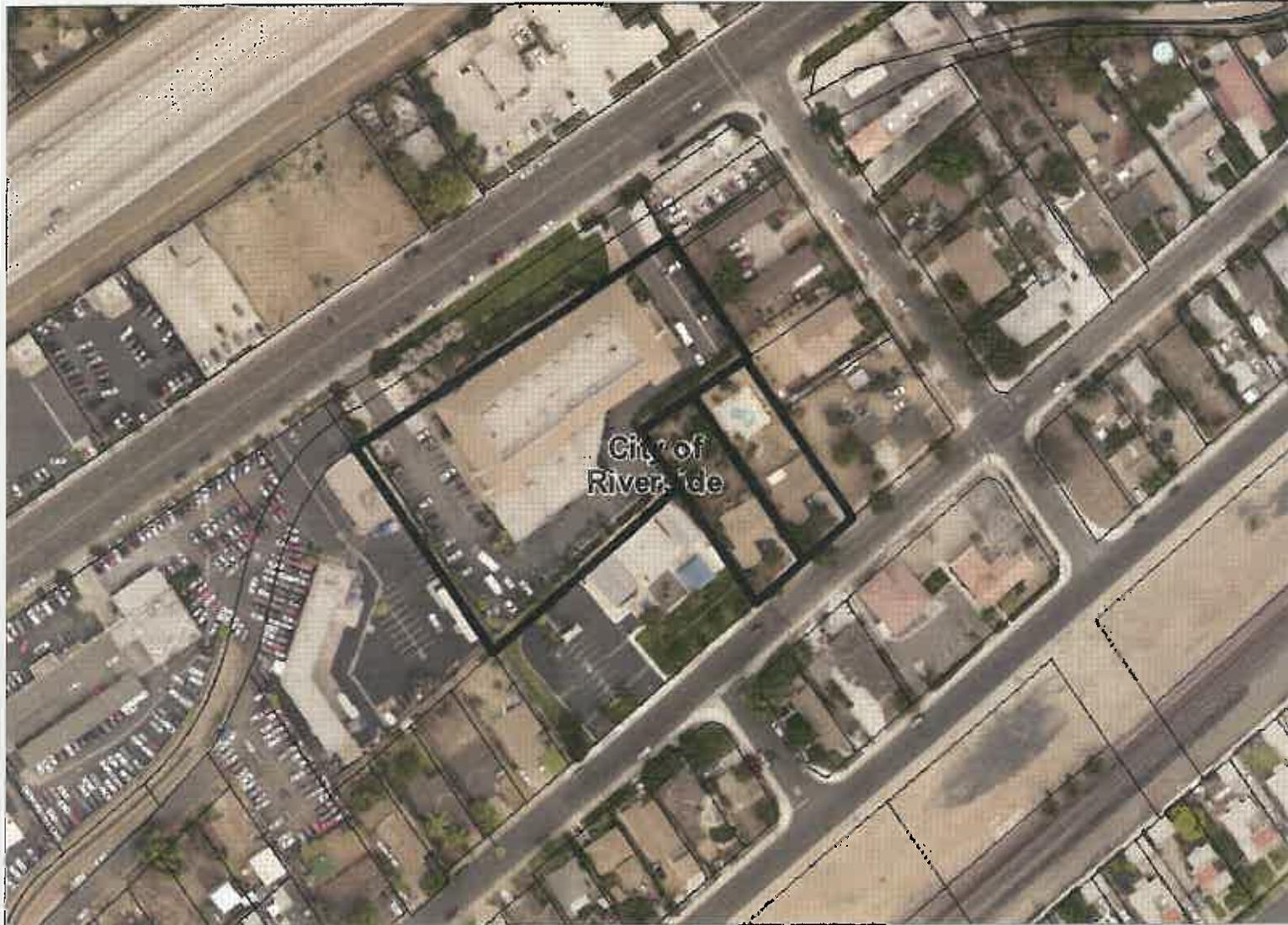
0 385 770 Feet

REPORT PRINTED ON... 8/23/2020 9:06:18 AM

© Riverside County GIS

## Notes

# Map My County Map



## Legend

-  Parcels
-  Blueline Streams
-  City Areas
-  World Street 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.

0 192 385 Feet

REPORT PRINTED ON... 6/23/2020 9:06:39 AM

© Riverside County GIS

## Notes



















# CONCEPTUAL GRADE PLAN THE MOTORCYCLE COMPANY RIVERSIDE FACILITY



SECTION 4 & 9, T. 3S, R. 5W

<b>OWNER/APPLICANT</b> THE MOTORCYCLE COMPANY 7833 HIGHWAY AVE. RIVERSIDE, CA 92504 TEL: (951) 785-0100	<b>CIVIL ENGINEER</b> ADKAN ENGINEERS 8875 AIRPORT DRIVE RIVERSIDE, CA 92504 TEL: (951) 988-0247
---	--

**ZONING/LAND USE**  
EXISTING ZONING: 02  
PROPOSED ZONING: 02/03  
EXISTING LANDUSE: 02/03  
PROPOSED LANDUSE: 02/03

**ZONING/LAND USE AREA BEING OBTAINED IN LOT LINE ADJUSTMENT**  
EXISTING ZONING: R-1-7000  
PROPOSED ZONING: R-1-7000  
EXISTING LANDUSE: R-1-7000  
PROPOSED LANDUSE: 02/03

**ASSESSOR'S PARCEL NUMBER**  
230-242-021, 230-242-003, 230-242-006

**PROPOSED PARKING STALLS**  
STANDARD PARKING STALLS: 19 OR

**PROJECT AREA**  
0.48 ACRES

**PROJECT AREA**  
0.48 ACRES

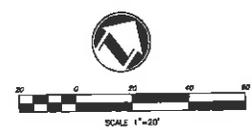
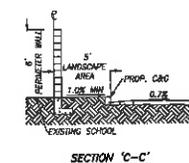
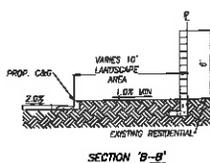
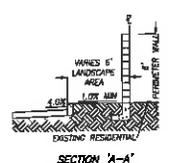
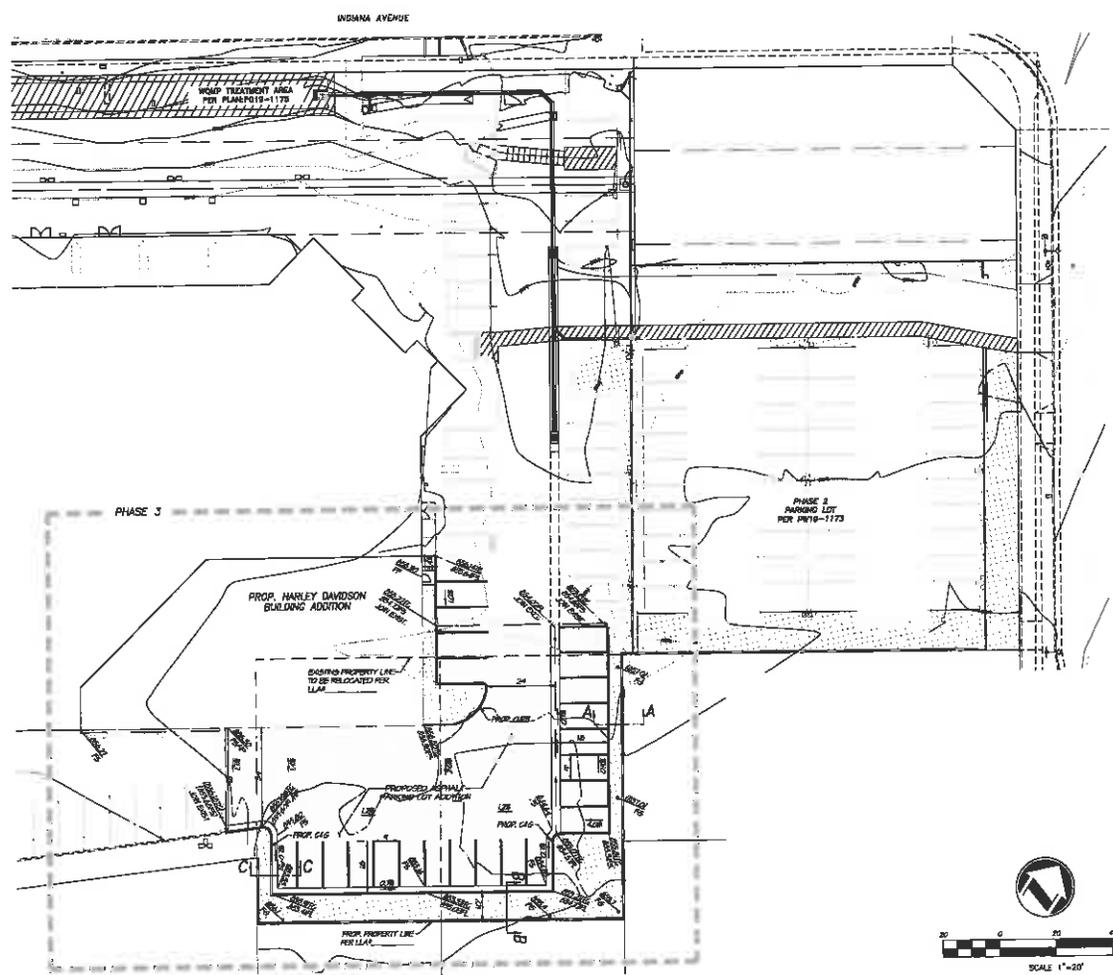
**PROJECT DESCRIPTION**

THIS PROJECT PROPOSES A PARKING LOT EXPANSION ON WESTMICH PARCEL, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTH 25 DEGREES 00'00" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 2A A DISTANCE OF 142.88 FEET TO A POINT THEREIN; THENCE SOUTH 11 DEGREES 00'00" WEST A DISTANCE OF 137.00 FEET; THENCE NORTH 25 DEGREES 00'00" EAST A DISTANCE OF 134.99 FEET TO THE MOST SOUTHWESTLY CORNER OF SAID PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MAY 29, 1954 IN BOOK 1539, PAGE 378 OF PUBLIC RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 33 DEGREES 30'00" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 30 CONVEYED, A DISTANCE OF 137.00 FEET TO A POINT THEREIN; THENCE SOUTH 55 DEGREES 00'00" WEST A DISTANCE OF 134.88 FEET TO THE TRUE POINT OF BEGINNING.

- LEGEND**
- WWTMP TREATMENT AREA
  - PROP. CONCRETE
  - PROP. ASPHALT
  - PROP. LANDSCAPING
  - SUMP INLET
  - PROP. STORMING
  - PROP. WROUGHT IRON FENCE
  - PROP. PERIMETER WALL
  - PROP. LIGHTING
  - F2 FINISH GROUND
  - F3 FINISH SURFACE
  - INV INVERT ELEVATION
  - CS CRUDE SWHGM
  - LS PROP. LANDSCAPE
  - R/W RIGHT OF WAY
  - PL PROPERTY LINE
  - C&G CURB AND GUTTER
  - TC TOP OF CURB
  - PROP. PROPOSED

**CONCEPTUAL GRADING PLAN  
THE MOTORCYCLE COMPANY PHASE 3  
BUILDING AND PARKING LOT ADDITION ON-SITE**

PREPARED BY  
**adkan ENGINEERS**  
Civil Engineering - Surveying - Planning  
1878 Airport Drive, Riverside, CA 92504  
(951) 988-0247, Fax (951) 988-0249  
205 The Motorcycle Company, W. 500  
SCALE: 1"=20' DATE: 12/2019



# DEMOLITION PLAN

EXIST. HARLEY DAVIDSON  
DEALERSHIP

DEMO 5' OF CURB  
AND JOIN PHASE 3  
IMPROVEMENTS PER  
SEPARATE PLAN

REMOVE AND DISPOSE OF  
EXISTING IMPROVEMENTS

REMOVE 192'± OF EXISTING CURB

EXISTING PROPERTY LINE  
TO BE RELOCATED PER  
LLA#

REMOVE AND DISPOSE  
OF EXISTING FENCE

REMOVE AND DISPOSE  
OF EXISTING FENCE

REMOVE 192'± OF EXISTING  
CURB

DEMO CONCRETE SLAB AND  
FILL IN EXISTING POOL

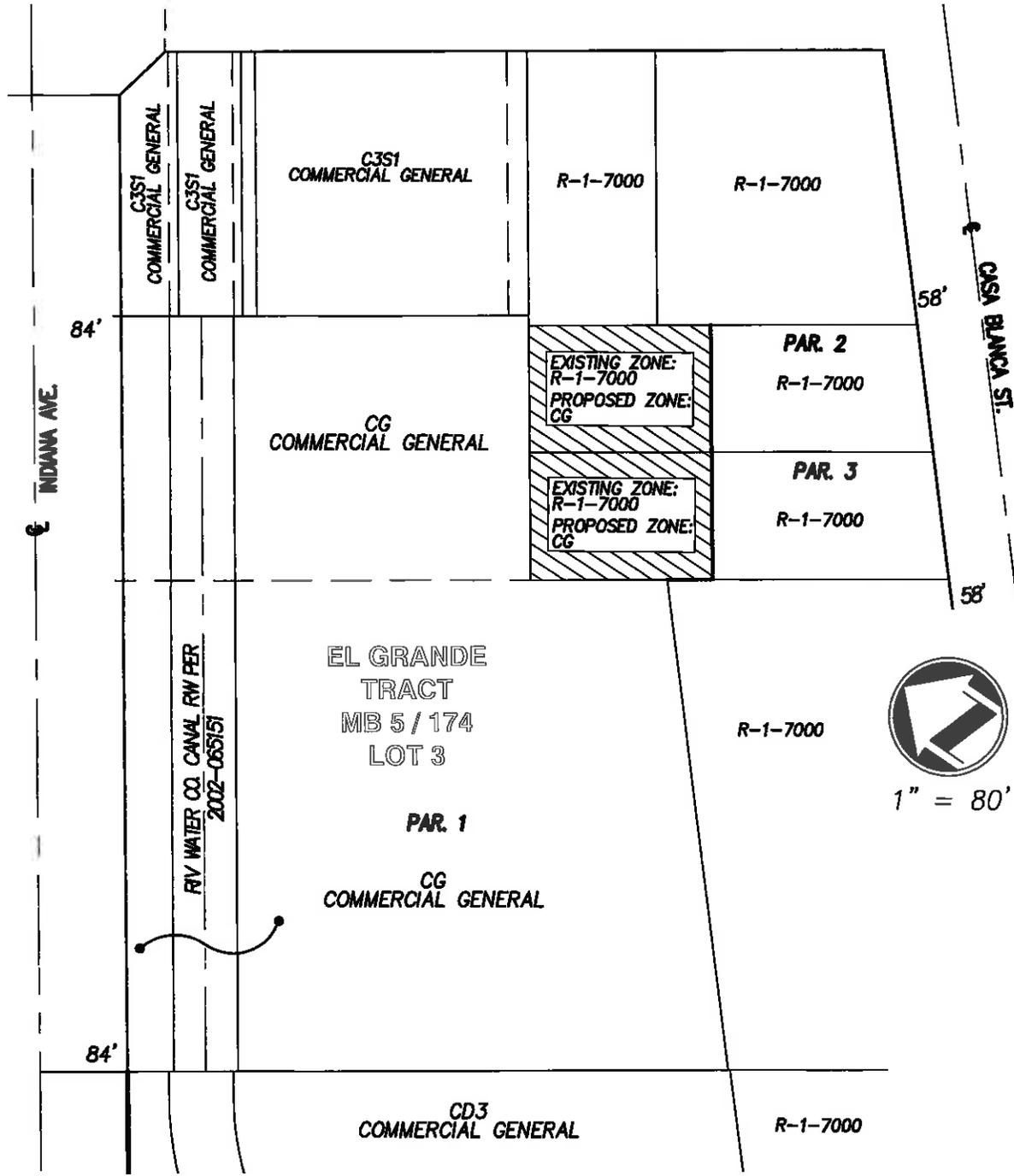
PROP. PROPERTY LINE  
PER LLA#

DEMOLITION PLAN  
THE MOTORCYCLE  
COMPANY PHASE 3  
BUILDING AND PARKING  
LOT ADDITION

Not a member of  
**adkan**  
**ENGINEERS**  
Civil Engineering • Surveying • Planning  
1879 Airport Drive, Riverside, CA 92504  
TEL: (951) 508-0241, (951) 508-0248  
FOR: The Motorcycle Company, W.D. #206  
SCALE: 1"=30' DATE: 12/23/19

# CHANGE OF ZONE EXHIBIT

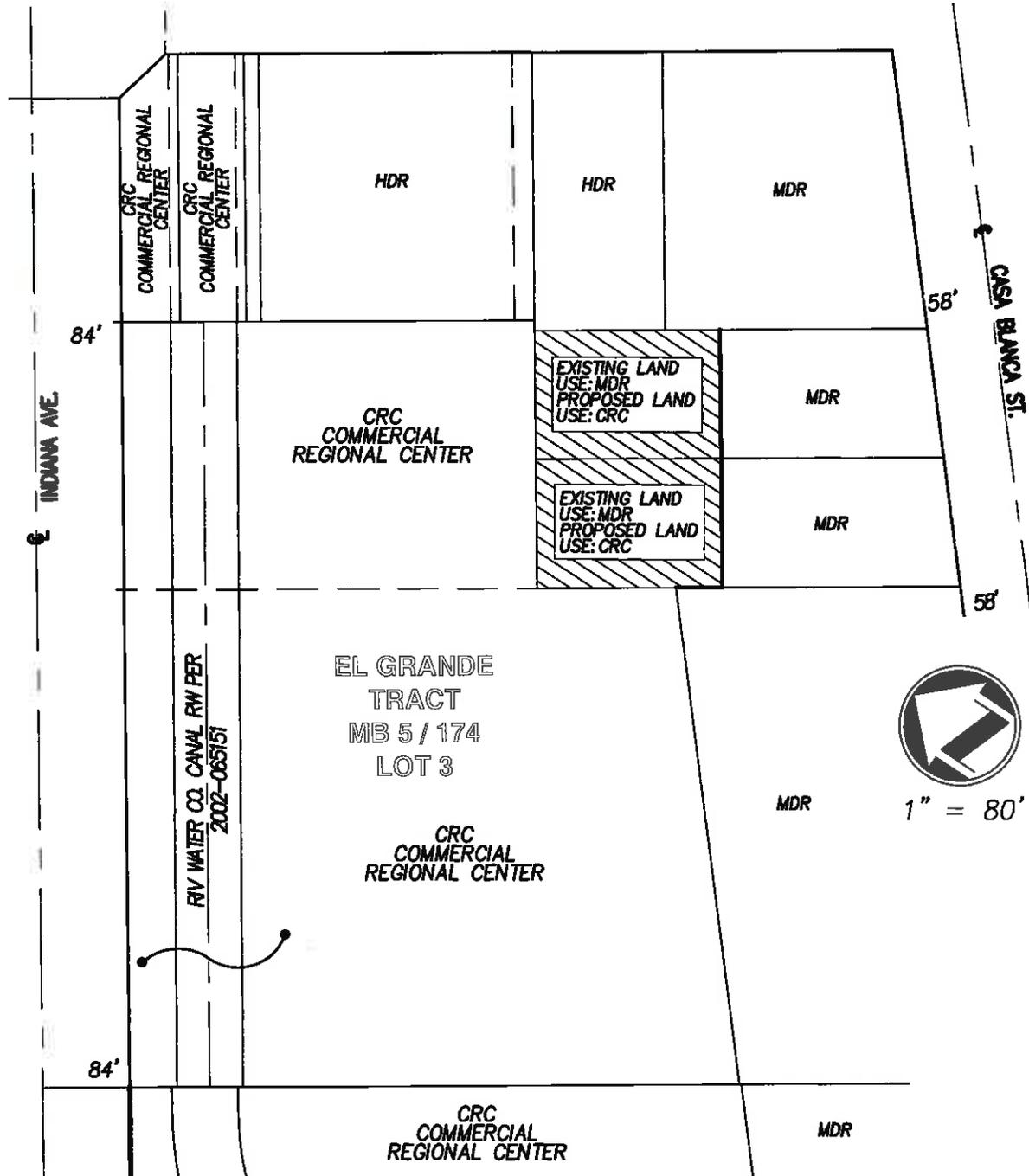
SHEET 1 OF 1



<p>PLAT PREPARED BY:</p> <p><b>adkan</b> <b>ENGINEERS</b></p> <p><i>Civil Engineering • Surveying • Planning</i> 6879 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 • Fax: (951) 688-0599</p>	<p>JOB NO. 9206</p>	<p>DATE: 4-07-2020</p>	<p>CLIENT: THE MOTORCYCLE COMPANY</p>
	<p>APPROVED BY:</p> <p>_____ Michael R Brendecke, PLS</p>		<p>CHANGE OF ZONE EXHIBIT</p>

# GENERAL PLAN AMMENDMENT

SHEET 1 OF 1



PLAT PREPARED BY: <b>adkan</b> <b>ENGINEERS</b> <i>Civil Engineering • Surveying • Planning</i> 6879 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 • Fax: (951) 688-0599	JOB NO. 9206	DATE: 4-07-2020	CLIENT: THE MOTORCYCLE COMPANY
	APPROVED BY:  _____ Michael R Brendecke, PLS		GENERAL PLAN AMMENDMENT EXHIBIT

# ***RIVERSIDE AUTO CENTER SPECIFIC PLAN***

**Originally Adopted on October 23, 1990  
Resolution 17614  
GP-003-901**

***Edited to include all Specific Plan Amendments as of November 2007  
by the City of Riverside Planning Department***

## **SPECIFIC PLAN AMENDMENTS**

<b>Case</b>	<b>Adoption Date</b>	<b>Resolution No.</b>
SP-005-912		
SP-006-912		
SP-003-989	July 27, 1999	19543
SP-001-990	November 23, 1999	19602
SP-002-990 A SP-002-990 B SP-004-990	March 28, 2000	19663
SP-005-001	February 6, 2001	19835
SP-005-001 Corrected	October 10, 2006	21262
P03-0401	October 14, 2004	20553
P04-0178	November 20, 2007	21536
P20-XXXX	June 15, 2020	XXXX

Figure 1 — Specific Plan Area

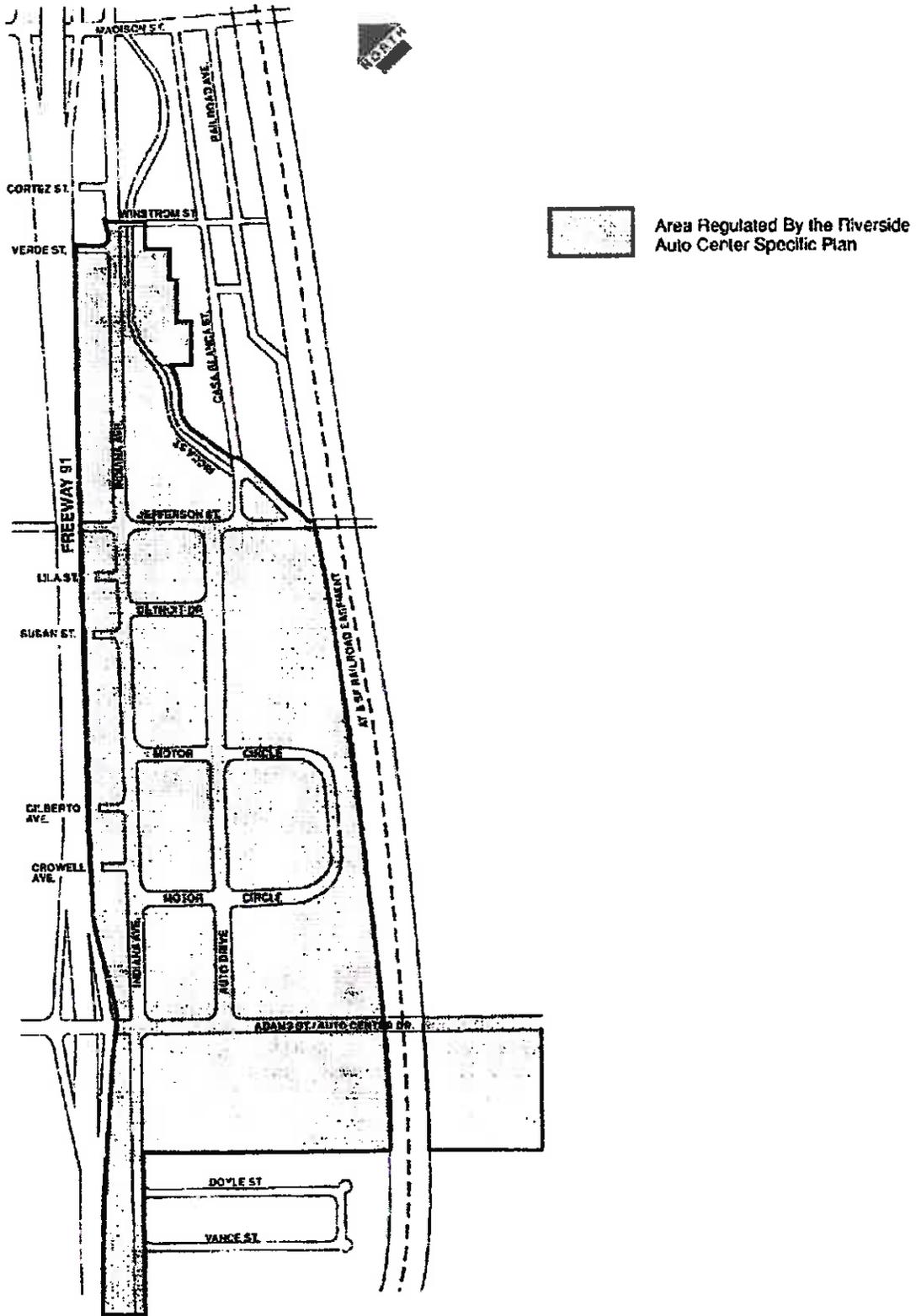
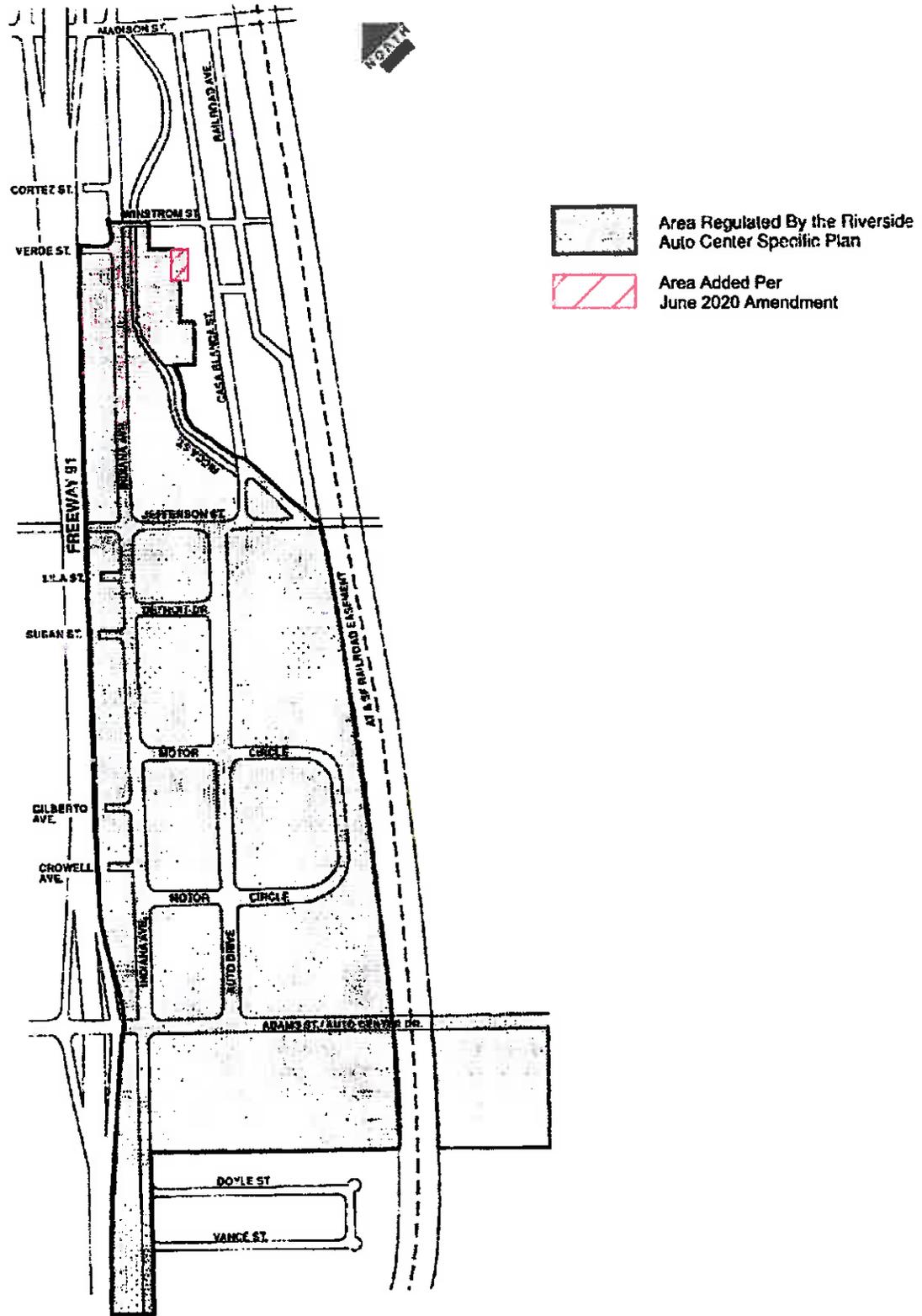


Figure 1 — Specific Plan Area



Amended June 2020

**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://www.rcaluc.org)

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan.

The City of Riverside may hold hearings on this item and should be contacted on non-ALUC issues. For more information please contact City Planner Ms. Judy Eguez at (951) 826-5800.

The proposed project application may be viewed at [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted to the Riverside County ALUC by e-mail to [prull@rivco.org](mailto:prull@rivco.org) or by U.S. mail to Riverside County Administrative Center, 4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, California 92501. Individuals with disabilities requiring reasonable modifications or accommodations, please telephone Barbara Santos at (951) 955-5132.

**PLACE OF HEARING:**                    **Riverside County Administration Center**  
    **4080 Lemon Street, 1<sup>st</sup> Floor Board Chambers**  
    **Riverside California**

**DATE OF HEARING:**                    **August 13, 2020**

**TIME OF HEARING:**                    **9:30 A.M.**

**Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org)**

**CASE DESCRIPTION:**

**ZAP1099RI20 – The Motorcycle Company (Representative: Adkan Engineers) – Related Case:** City of Riverside Case Nos. P20-0214 (General Plan Amendment), P20-0215 (Specific Plan Amendment), P20-0216 (Rezone), P20-0217 (Design Review). The applicant proposes to expand the existing Harley Davidson facility for motorcycle storage increasing the total building area from 35,794 square feet to 48,194 square feet (an increase of 12,400 square feet), to be constructed on new parcels increasing the total site acreage from 2.2 acres to 2.47 acres (an increase of 0.27 acres), located southerly of Indiana Avenue, westerly of Winstrom Street, northerly of Casablanca Street, and easterly of Jefferson Street. The applicant also proposes to amend the newly added parcel's General Plan land use designation from Medium Density Residential to Commercial Regional Center, as well as a rezone from Residential R-1-7000 to Commercial General. The applicant also proposes to amend the Riverside Auto Center Specific Plan to include the new parcels into the specific plan boundaries (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area).



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## APPLICATION FOR MAJOR LAND USE ACTION REVIEW

Riv  
ALUC

ALUC CASE NUMBER: ZAP1099RI20      DATE SUBMITTED: June 10, 2020

**APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION**

Applicant	<u>The Motorcycle Company</u>	Phone Number	<u>(951) 785-0100</u>
Mailing Address	<u>7688 Indiana Ave. Riverside Ca, 92504</u>	Email	<u>GlenE@themotorcyclecompany.com</u>

Representative	<u>Adkan Engineers</u>	Phone Number	<u>(909) 688-0241</u>
Mailing Address	<u>6879 Airport Drive, Riverside, CA 92504</u>	Email	<u>mbrendecke@adkan.com</u>

Property Owner	<u>The Motorcycle Company</u>	Phone Number	<u>(951) 785-0100</u>
Mailing Address	<u>7688 Indiana Ave. Riverside Ca, 92504</u>	Email	<u>GlenE@themotorcyclecompany.com</u>

**LOCAL JURISDICTION AGENCY**

Local Agency Name	<u>City Of Riverside</u>	Phone Number	<u>(951) 826-5800</u>
Staff Contact	<u>Judy Eguez</u>	Email	<u>jeguez@riversideca.gov</u>
Mailing Address	<u>3900 Main Street - 3rd Floor</u>	Case Type	
Local Agency Project No	<u>P20-0214 (OPA); P20-0215 (SPA); P20-0216 (Rezone); P20-0217 (Design Review)</u>	<input checked="" type="checkbox"/> General Plan / Specific Plan Amendment	
		<input checked="" type="checkbox"/> Zoning Ordinance Amendment	
		<input type="checkbox"/> Subdivision Parcel Map / Tentative Tract	
		<input type="checkbox"/> Use Permit	
		<input checked="" type="checkbox"/> Site Plan Review/Plot Plan	
		<input type="checkbox"/> Other	

**PROJECT LOCATION**

*Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways*

Street Address	<u>7681 Casa Blanca St, Riverside CA 92504 - PORTION OF</u>		
	<u>7691 Casa Blanca St, Riverside CA 92504 - PORTION OF</u>		
Assessor's Parcel No.	<u>230-242-005, 230-242-006 - PORTIONS OF</u>	Gross Parcel Size	<u>11,985 SF</u>
Subdivision Name		Nearest Airport and distance from Airport	
Lot Number			

**PROJECT DESCRIPTION**

*If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed*

Existing Land Use (describe)	<u>The 2 parcels fronting Casa Blanca have a current land use designation of Medium Density Residential.</u>

Proposed Land Use (describe)	The portion of the 2 parcels being accepted by The Motorcycle Company per a LLA proposes a land use designation of Commercial Regional Center.		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	_____	
For Other Land Uses (See Appendix C)	Hours of Operation	_____	
	Number of People on Site	Maximum Number	_____
	Method of Calculation	_____	
Height Data	Site Elevation (above mean sea level)	_____	858 ft.
	Height of buildings or structures (from the ground)	_____	25 ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes
			<input checked="" type="checkbox"/> No
	If yes, describe	_____ _____ _____	

- 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 submittal to the next available commission hearing meeting.
- C. SUBMISSION PACKAGE:**
1. . . . . Completed ALUC Application Form
  1. . . . . ALUC fee payment
  1. . . . . Plans Package (24x36 folded) (site plans, floor plans, building elevations, grading plans, subdivision maps)
  1. . . . . Plans Package (8.5x11) (site plans, floor plans, building elevations, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
  1. . . . . CD with digital files of the plans (pdf)
  1. . . . . Vicinity Map (8.5x11)
  1. . . . . Detailed project description
  1. . . . . Local jurisdiction project transmittal
  3. . . . . Gummed address labels for applicant/representative/property owner/local jurisdiction planner
  3. . . . . Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. **(Only required if the project is scheduled for a public hearing Commission meeting)**

**SCHEDULE OF DEVELOPMENT REVIEW FEES (effective 3/1/19)**

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)	\$3,696	\$2,458	\$2,310	\$1,537
Community Plan or Area Plan (County or City)	\$3,696	\$2,402	\$2,310	\$1,502
(New) Specific Plan or Master Plan	\$3,261	N/A	\$2,038	N/A
Specific Plan Amendment	N/A	\$2,181	N/A	\$1,363
General Plan Amendment	\$1,331	N/A	\$832	N/A
Change of Zone or Ordinance Amendment	\$1,331	\$887	\$832	\$554
Non-Impact Legislative Project (as determined by staff)	\$420	N/A	\$375	N/A
Tract Map	\$1,515	\$1,017	\$947	\$636
Conditional Use Permit or Public Use Permit	\$1,331	\$887	\$832	\$554
Plot Plan, Development Review Plan or Design Review	\$1,331	\$887	\$832	\$554
Parcel Map	\$1,331	\$887	\$832	\$554
Environmental Impact Report*	\$3,050	\$2,033	\$1,906	\$1,271
Other Environmental Assessments*	\$1,671	\$1,109	\$1,044	\$693
Building Permit or Tenant Improvement	\$573	\$389	\$359	\$243

Effective March 1, 2019, an additional fee of \$190.00 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**

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, CA 92501,  
Phone: 951-955-5132 Fax: 951-955-5177 Website: [www.rcaluc.org](http://www.rcaluc.org)