



# RIVERSIDE COUNTY

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## AIRPORT LAND USE COMMISSION

9:30 A.M.

April 10, 2025

### AGENDA

County Administrative Center  
4080 Lemon Street, 1st Floor Board Chambers  
Riverside, California, 92501  
[www.rcaluc.org](http://www.rcaluc.org)

#### CHAIR

Steve Manos  
Lake Elsinore

#### INTERIM VICE CHAIR

Michael Geller  
Moreno Valley

#### COMMISSIONERS

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Vernon Poole  
Murrieta

Steve Sanchez  
La Quinta

#### STAFF

Director  
Paul Rull

Simon A. Housman  
Roxanna Vicente  
Jackie Vega

County Administrative Center  
4080 Lemon St, 14th Floor  
Riverside, CA 92501  
(951) 955-5132

Any person wishing to speak at the meeting must complete a "Speaker Identification Form" and submit it to the Hearing Secretary. Public access to the meeting will be limited and social distancing will be enforced. To speak remotely, please see below. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information but wish to be on record, provide your name, address, and state that you agree with the previous speaker(s).

This meeting will be conducted at the Place of Hearing, as listed above. Public Comments will also be accepted remotely via teleconference. To submit your request to speak remotely please visit: <http://www.rcaluc.org/Speak> and complete the electronic form prior to the meeting. You will receive an email confirming your request that will provide further instructions. Additional information is available on the ALUC website.

The staff report and related documentation for each agenda item are available online on our website at [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted to the Riverside County ALUC by e-mail or by U.S. mail to Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501. All correspondence received during or after the meeting will be distributed to the ALUC or retained for the official record. Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Roxanna Vicente, ALUC Executive Assistant II at (951) 955-5132 or E-mail at [rvicente@rivco.org](mailto:rvicente@rivco.org). Request should be made at least 72 hours prior to the scheduled meeting.

#### 1.0 INTRODUCTIONS

##### 1.1 CALL TO ORDER

##### 1.2 SALUTE TO FLAG

##### 1.3 ROLL CALL

#### 2.0 PUBLIC HEARING: CONTINUED ITEMS

##### PERRIS VALLEY AIRPORT

2.1 ZAP1028PV23 – Landstar Companies (Representative: Johnson Aviation) – City of Perris Case Nos. PLN22-05046 (DPR22-00005 [Development Plan Review], TPM38412 [Tentative Parcel Map]). A proposal to construct two industrial warehouse buildings with mezzanines totaling 867,070 square feet and a 343 tractor-trailer truck yard (on a separate 22.88 acre parcel) on a total 82.83 acres, located southerly of Ellis Avenue, westerly of Case Road, easterly of Goetz Road. The applicant also proposes a tentative parcel map merging the site into two parcels (Airport Compatibility Zones A, B1, B2, C, and D of the Perris Valley Airport Influence Area, and Zone E of March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

**3.0 PUBLIC HEARING: NEW CASES****MARCH AIR RESERVE BASE**

- 3.1 ZAP1640MA25 – Meridian Park, LLC (Representative: Timothy Reeves) – March Joint Powers Authority Case Nos. PP-25-01(Plot Plan), PP-25-02(Plot Plan), CUP-25-01,02(Conditional Use Permit), TPM-25-01(Tentative Parcel Map). A proposal to construct a 5,381 square foot drive-through car wash and two drive-through restaurants totaling 4,950 square feet on three separate parcels located on 4.94-acres, located on the southeast corner of Van Buren Boulevard and Coyote Bush Road. The applicant is also proposing to subdivide 4.94-acres into three separate parcels. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

Staff Recommendation: CONDONATIONALLY CONSISTENT

**HEMET-RYAN AIRPORT**

- 3.2 ZAP1079HR25 – Lansing Stone Star, LLC (Representative: Trip Hord Associates) – County of Riverside Case Nos. CZ1900001 (Change of Zone), TR36727(Tentative Tract Map), a proposal to divide 99-acres into 413 residential lots with amenities, located southerly of Stetson Avenue, northerly of Stowe Road, easterly of Richmond Road, and westerly of Stueber Lane. The applicant also proposes amending the sites zoning from A-2-10 (Agriculture) to R-4 (Planned Residential). (Airport Compatibility Zone D of the Hemet-Ryan Airport Influence Area). Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

Staff Recommendation: CONSISTENT

**JCRA AIRPORT**

- 3.3 ZAP1084TH24 – Thermal Operating Company, LLC (Representative: Albert A. Webb Associates) - County of Riverside Case Nos. PPT210142 (Plot Plan), TPM38302 (Tentative Parcel Map). A proposal to establish an 80.41 acre motor track driving facility with 19 industrial warehouse buildings with mezzanines totaling 384,925 square feet, located southerly of Avenue 60, easterly of Tyler Avenue, and northerly of Jasper Lane, westerly of the existing Thermal Motorclub facility. The motor track area also includes a 5.9 acre paddock area with a proposed 23 foot tall shade structure and 7,200 square foot in area. The paddock area will not be opened to the public and have no public congregation. The applicant also proposes to subdivide the site into 19 industrial lots, open space, and track lots (Airport Compatibility Zones A, C, and D of the Jacqueline Cochran Regional Airport Influence Area). Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

**4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS**

None

**5.0 ADMINISTRATIVE ITEMS**

5.1 Director's Approvals

5.2 Update on March Air Reserve Base Compatible Use Study Implementation

5.3 Airport Manager Representative Voting Ballot Results: Richard Stewart and Mike Lewis

5.4 City Selection Representative: Steve Sanchez

5.5 Election of Officers: Chair and Vice Chair

**6.0 APPROVAL OF MINUTES**

March 13, 2025

**7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**8.0 COMMISSIONER'S COMMENTS**

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