



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
April 10, 2025**

04-10-2025

COMMISSIONERS PRESENT: Steve Manos, Steve Sanchez, Larry Froelich, Vernon Poole, Maartin Rossouw, Michael Lewis and Beth LaRock

COMMISSIONERS ABSENT: Richard Stewart, Steven Stewart, Michael Geller & John Lyon

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **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) 955-6892, or e-mail at prull@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT**
(Vote 4-3; Opposed: Larry Froelich, Michael Lewis, Beth LaRock)
- Motion: Steve Sanchez**
Second: Maartin Rossouw

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **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). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org
- CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT**
(Vote 7-0)
- Motion: Maartin Rossouw**
Second: Michael Lewis

VIDEO:

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A video recording of the entire proceedings is available on the ALUC website at www.rcaluc.org. If you have any questions please contact Roxanna Vicente, ALUC Executive Assistant II, at (951) 955-5132 or E-mail at rvicente@rivco.org

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- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
Motion: Michael Lewis
Second: Maartin Rossouw
- 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). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

- 3.3 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
Motion: Maartin Rossouw
Second: Steve Sanchez
- 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) Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**
None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information Only

5.2 Update on March Air Reserve Base Compatible Use Study Implementation (CUS)

Simon Housman, Project Director for the March CUS informed the Commission that he recently went to a Virginia to attend the Association of Defense Summit and informed the commission about uncertainty coming from the military regarding workforce to carry out task regarding ongoing technology.

5.3 Airport Manager Representative Voting Ballot Results: Richard Stewart and Mike Lewis were appointed by the Airport Manages as Airport Representatives for the next term Effective June.

5.4 City Selection Representative: Steve Sanchez

5.5 Election of Officers: Michael Lewis nominated Steven Manos for Chair. Seconded by Steven Sanchez. (Vote 7-0) Vernoon Poole nominated Steven Sanchez for Vice-Chair. Seconded by Steven Manos. (Vote 7-0).

VIDEO:

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6.0 APPROVAL OF MINUTES

Michael Lewis motioned to approve the March 13, 2025, minutes. Seconded by Steven Manos (Vote 7-0)

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

8.0 COMMISSIONER'S COMMENTS

None

9.0 ADJOURNMENT

Steve Manos, Chair adjourned the meeting at 1:30 p.m.

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VIDEO:

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