



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
January 8, 2026**

01-08-26

COMMISSIONERS PRESENT: Michael Kacsmarky, Michael Geller, Larry Froehlich, Steve Manos, Steve Sanchez, Michael Lewis, and Beth Larock.

COMMISSIONERS ABSENT: Vernon Poole, and John Lyon.

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

2.1 Staff report recommended: **ZAP1662MA25 – PR Partners, LLC (Representative: Lars Andersen) –** City of Perris Case Nos. MJMOD-25-00007 (Major Modification Development), CUP-25-00009 (Conditional Use Permit). A proposal to construct a 304,572 square foot warehouse building with office space, a 4,300 square foot commercial/restaurant building with drive-thru, and a 7,381 square foot retail building all on separate parcels totaling 16.12-acres, located on the southwest corner of Perris Boulevard and Ramona Expressway. (Airport Compatibility Zones B1-APZ-II and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Planner: Jackie Vega at (951) 955-0982, or e-mail at JaVega@rivco.org

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**Motion: Michael Lewis
Second: Michael Geller**

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **ZAP1080HR25 – 212 Markham LLC (Representative: EPD Solutions, INC) –** City of Hemet Case Nos. ZC22-003 (Change of Zone), SDR22-017 (Site Development Review), MAP23-001 (Tentative Parcel Map), a proposal to construct four industrial buildings with mezzanines totaling 1,129,894 square feet on 60.86-acres, located on the southerly of Acacia Avenue, westerly of Sanderson Avenue. The applicant also proposes changing the sites zoning from C-2 (General Commercial) and B-P (Business Park) to C-M (Commercial Manufacturing). The applicant also proposes dividing 60.80-acres into four separate parcels (Airport Compatibility Zones B2, C, and D of the Hemet-Ryan Airport Influence Area). ALUC Planner: Jackie Vega at (951) 955-0982, or e-mail at JaVega@rivco.org

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**Motion: Michael Lewis
Second: Michael Geller**

3.2 Staff report recommended: **ZAP1111PS25 – Forest Lawn Memorial-Park Association, (Representative: T&B Planning)-** Cathedral City Case Nos.

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 Yesenia Casas, ALUC Commission Secretary, at (951) 955-5132 or E-mail at YCasas@rivco.org

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PLAN-SP-25-0001 (Specific Plan Amendment), PLAN-GPA-25-0001 (General Plan Amendment), PLAN-PLCZ-25-0001 (Change of Zone). A proposal to create a new Specific Plan- the Forest Lawn-Cathedral City Specific Plan to entitle approximately 4.81-acres to allow cemetery development, located at the southwest corner of Ramon Road and Da Vell Drive at 69855 Ramon Road. The applicant also proposes to amend the size general plan land use designation from General Commercial to Neighborhood Commercial and change the sites zoning from Planned Community Commercial to Neighborhood Business Park all on 10-acres. There is no development proposed at this time. (Airport Compatibility Zones D and E of the Palm Springs Airport Influence Area). ALUC Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@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 (CUS)

6.0 **APPROVAL OF MINUTES**

Michael Lewis motioned to approve the December 15 2025 minutes. Seconded by Steve Manos.
(Vote 6-1) Michael Geller - Abstained

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

Director, Paul Rull informed the Commissioners that our next public hearing is scheduled for February 19th.
Director, Paul Rull also informed the Commissioners that over the past two to three months, Jackie has been working with the jurisdictions, providing presentations on the role and responsibilities of the ALUC.

8.0 **COMMISSIONER'S COMMENTS**

NONE

9.0 **ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:11 a.m.

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VIDEO:

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