

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 1, 2009

SUBJECT: **CONDITIONAL USE PERMIT NO. 506, REVISED PERMIT NO. 2** – (Notice of Exemption) – Applicant: Development Planning Solutions – Engineer/Representative: Development Planning Solutions – Fifth Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – 40 gross acres – Location: - Southerly of Santa Rosa Mine Road and westerly of Maywood Club Road. – Zoning: Controlled Development Areas – 5 Acre Minimum (W-2-5) – **REQUEST:** This is the second revised permit for this Plot Plan, which was originally approved for a rod and gun club, and is requesting an extension for the life of the permit and one (1) future storage container. APN: 343-070-001 - Related Cases: CUP00506, CUP00506R1.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on May 13, 2009.

The Planning Department Recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDED:**

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 506, REVISED PERMIT NO. 2**, in order to provide the Applicant and Staff direction regarding the issue of concern outlined in the staff report.

Ron Goldman  
Planning Director

RG:db  
*[Handwritten initials]*

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande  
Departmental Concurrence

- Dept't Recomm.:  Consent
- Per Exec. Ofc.:  Consent
- Policy
- Policy

Prev. Agn. Ref. | District: Fifth | Agenda Number:

**PLANNING COMMISSION  
MINUTE ORDER MAY 13, 2009  
EASTERN MUNICIPAL WATER DISTRICT**

**I. AGENDA ITEM 5.10: CONDITIONAL USE PERMIT NO. 506 REVISED PERMIT NO. 2 – CEQA PENDING** – Applicant: Development Planning Solutions – Engineer/Representative: Development Planning Solutions – Fifth Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – 40 gross acres – Location: - Southerly of Santa Rosa Mine Road and westerly of Maywood Club Road. – Zoning: Controlled Development Areas – 5 Acre Minimum (W-2-5) – APN: 343-070-001. (Continued From 3/4/09). (Quasi-Judicial)

**II. PROJECT DESCRIPTION**

This is the second revised permit for this Plot Plan, which was originally approved for a rod and gun club, and is requesting an extension for the life of the permit and one (1) future storage container.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Nicole Berumen, at 951-955-0545 or e-mail [nberumen@rctlma.org](mailto:nberumen@rctlma.org).

The following spoke in favor of the subject proposal:

Kelly Buffa, Applicant's Representative, 32735 E. La Palma Ave., Yorba Linda, California 92887

No one spoke in a neutral position or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors with modifications;

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 506 REVISED PERMIT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

(Please see Addendum Staff Report for Modifications)

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER MAY 13, 2009  
EASTERN MUNICIPAL WATER DISTRICT**

**I. AGENDA ITEM 5.10: CONDITIONAL USE PERMIT NO. 506 REVISED PERMIT NO. 2 – CEQA PENDING** – Applicant: Development Planning Solutions – Engineer/Representative: Development Planning Solutions – Fifth Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – 40 gross acres – Location: - Southerly of Santa Rosa Mine Road and westerly of Maywood Club Road. – Zoning: Controlled Development Areas – 5 Acre Minimum (W-2-5) – APN: 343-070-001. (Continued From 3/4/09). (Quasi-Judicial)

**II. PROJECT DESCRIPTION**

This is the second revised permit for this Plot Plan, which was originally approved for a rod and gun club, and is requesting an extension for the life of the permit and one (1) future storage container.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Nicole Berumen, at 951-955-0545 or e-mail [nberumen@rctlma.org](mailto:nberumen@rctlma.org).

The following spoke in favor of the subject proposal:

Kelly Buffa, Applicant's Representative, 32735 E. La Palma Ave., Yorba Linda, California 92887

No one spoke in a neutral position or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors with modifications;

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 506 REVISED PERMIT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**(Please see Addendum Staff Report for Modifications)**

Agenda Item No.:  
Area Plan: Mead Valley  
Zoning Area: Good Hope  
Supervisory District: Fifth  
Project Planner: Adam Rush  
Planning Commission: May 13, 2009

Conditional Use Permit No. 506  
Revised Permit No. 2  
CEQA Exempt  
Applicant: Development Planning Solutions  
Engineer/Representative: Development  
Planning Solutions

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

At the May 13, 2009 Planning Commission hearing, staff recommended continuing the project to the July 22, 2009 Planning Commission hearing; however, the Planning Commission approved the project at the May 13, 2009 Planning Commission. Since the May 13, 2009 Planning Commission, the following changes have been made to the staff report:

The applicant has provided staff with a grant of easement and easement agreement to verify that the Gun Club has legal access to their property from Santa Rosa Mine Road. Therefore, the issues of concern regarding access have been resolved.

The following findings and conclusions have been added to the staff report:

### CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Areas – 5 Acre Minimum (W-2-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) on the Mead Valley Area Plan.
2. The proposed use, a rod and gun club which occurs entirely within the Rural Residential (R:RR) land use designation, is a permitted use in the Rural: Rural Residential (R:RR) designation.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north and west and Open Space: Conservation Habitat (OS:CH) to the east and south.

*Rush*  
7/10/09

4. The zoning for the subject site is Controlled Development Areas – 5 Acre Minimum (W-2-5)
5. The proposed use, a rod and gun club, is a permitted use, subject to approval of a conditional use permit, in the Controlled Development Areas – 5 Acre Minimum (W-2-5).
6. The proposed use, a rod and gun club, is consistent with the development standards set forth in the Controlled Development Areas – 5 Acre Minimum (W-2-5) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, south, and west and Residential Agricultural – 10 Acre Minimum (R-A-10) to the east.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. This project is within the City Sphere of Influence of Perris. However, the County of Riverside does not have a Memorandum of Understanding (MOU) with the City of Perris.
10. The project is CEQA Exempt per Article 19, Section 15301, Existing Facilities: “Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.”
  - a. The project is a request to extend the life of a permit for a rod and gun club; and
  - b. There is no physical expansion or alteration to the existing use beyond what was previously approved under Conditional Use Permit No. 506, Revised Permit 1.

Agenda Item No.: 5.10  
Area Plan: Mead Valley  
Zoning Area: Good Hope  
Supervisorial District: Fifth  
Project Planner: Nicole Berumen  
Planning Commission: May 13, 2009  
Continued from: March 4, 2009

Conditional Use Permit No. 506  
Revised Permit No. 2  
CEQA Pending  
Applicant: Development Planning Solutions  
Engineer/Representative: Development  
Planning Solutions

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**CONDITIONAL USE PERMIT NO. 506 REVISED PERMIT NO. 2** is the second revised permit for this Conditional Use Permit, which is requesting an extension of the life of the permit and one (1) future storage container.

The proposal is located in the Mead Valley Area Plan; more specifically, the site is located southerly of Santa Rosa Mine Road and westerly of Gilmer Road/Christmas Tree Lane (a private road).

### BACKGROUND:

The Maywood Rod and Gun Club has been located at the current project site since 1954. Conditional Use Permit No. 506 Revised Permit no. 1 was approved in September 15, 1998 and set the expiration of the revised permit at ten (10) years.

The rod and gun club consists of four (4) 64 sq. ft. trap houses, one (1) 120 sq. ft. storage building, one (1) 132 sq. ft. building containing offices and restrooms, one (1) 1,600 sq. ft. steel building with a 800 sq. ft. attached awning used as a kitchen and dining area, one (1) 608 sq. ft. rifle range shelter, one (1) 224 sq. ft. pistol range shelter, two (2) 42 sq. ft. portable skeet houses, one (1) 56 sq. ft. office building, two (2) 64 sq. ft. permanent skeet houses and four (4) metal storage containers. The site provides Recreational Vehicle camping for club members, picnic tables and benches, a small playground and barbeques are available for use.

### ISSUES OF CONCERN:

The Transportation Department has requested in development review corrections dated 11-26-08 that the applicant show a primary public access road to the project site; the access road shall be 24' of aggregate base on a 40' dedicated public right of way. The access road must extend from the nearest County maintained road.

Currently, the access to the site is via a private road that is owned by APN(s): 343-040-012 and 343-040-013 (a radar tracking station). The private road is approximately 20 feet in width and connects the radar tracking station to Santa Rosa Mine Road which is approximately one (1) mile to the north of the project site.

The applicant provided a warranty deed and permission letter from the radar tracking facility stating the rod and gun club could use the private road as an access for club members. At this time, the Transportation Department and the applicant are unable to come to an agreement regarding the access issue.

All other Land Development Committee (LDC) departments have reviewed and approved of the proposed revised permit.

ABR 4/8

**RECOMMENDATIONS:**

**CONTINUE WITH DISCUSSION TO July 22, 2009** of **CONDITIONAL USE PERMIT NO. 506, REVISED PERMIT NO. 2**, in order to provide the Applicant and Staff direction regarding the issue of concern outlined in the staff report.

**INFORMATIONAL ITEMS:**

1. As of writing this staff report, the applicant has provided 339 letters in support of the proposed project.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - b. An Agricultural Preserve;
  - c. A Redevelopment Area;
  - d. An Airport Influence Area;
  - e. A General Plan Policy Area or Overlay Area;
  - f. A fault zone;
  - g. An MSHCP Criteria Cell; or,
  - h. A Community Service Area.
3. The project site is located within:
  - a. The City of Perris Sphere of Influence;
  - b. The boundaries of the Perris and Perris Union High School District;
  - c. A mapped area of low potential for liquefaction;
  - d. A mapped area of susceptibility to subsidence;
  - e. A High Fire Area and State Responsibility Area;
  - f. Zone B of the Mt. Palomar Light Ordinance No. 655 (37.73 miles); and,
  - g. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number 373-070-001.

NB:rf

Y:\Planning Case Files-Riverside office\CUP00506R2\PC 5-13-09\CUP00506R2\_Staff Report (PC 3-4-09) without findings.doc

Date Prepared: 4/8/09

Date Revised: 4/8/09

**FURTHER PLANNING CONSIDERATIONS:**

**Planning Commission Hearing March 4, 2009**

**April 6, 2009**

The proposed project was discussed at the March 4, 2009 Planning Commission Hearing. During the hearing the Planning Commission directed the Transportation Department to obtain a copy of the Grant Deed for the property in hopes of discovering that the Grant Deed included or referenced an access easement as part of the purchase of the property by the Maywood Rod and Gun Club. Based on review of the Grant Deed, it is evident that the property at the time of purchase did not include an easement. At this time, the Transportation Department and County Counsel maintain that a legal access to the property must be in place in order to satisfy the County's obligation health, safety and welfare.

A letter dated April 3, 2009 was sent to the applicant detailing the discussions at the hearing and next steps for proceeding with the application, more specifically obtaining a legal access to the site. It has been requested that the applicant conduct a title search to determine the ultimate owner of the access road (Christmas Tree Lane) and to determine if at any point in time access was granted via an easement to the Gun Club. If the title search does not reveal that an access easement was previously granted to the Gun Club it will be the applicant's responsibility to obtain an easement to the access road.

At the time of writing this staff report, the applicant has not provided Staff with a title search for review.

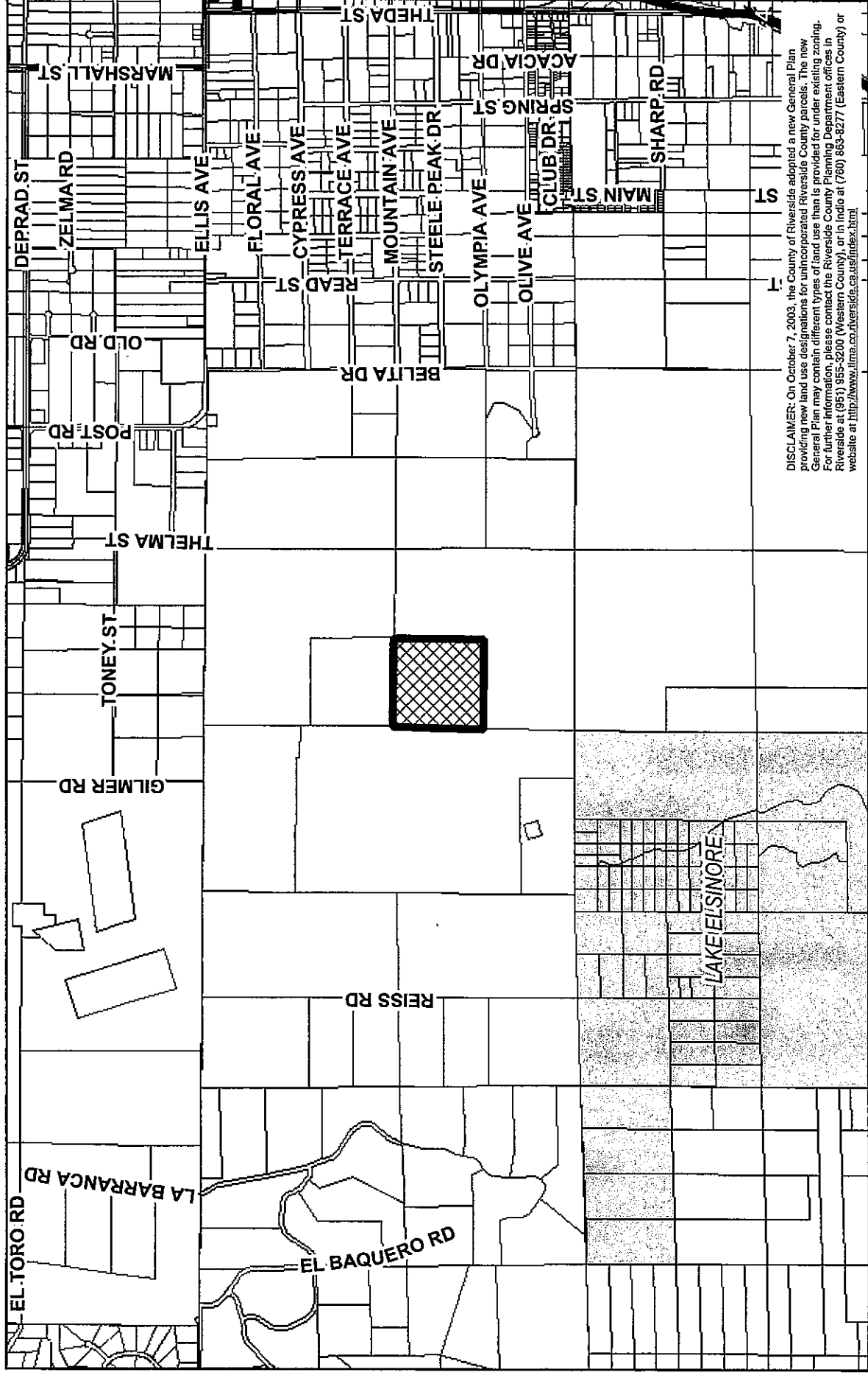
**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north and west, and Open Space: Conservation Habitat (OS:CH) to the east and south           |
| 3. Existing Zoning (Ex. #2):                   | Controlled Development Areas – 5 Acre Minimum (W-2-5)  |
| 4. Surrounding Zoning (Ex. #2):                | Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, south, and west, and Residential Agricultural – 10 Acre Minimum (R-A-10) to the east |
| 5. Existing Land Use (Ex. #1):                 | Rod and gun club   |
| 6. Surrounding Land Use (Ex. #1):              | Vacant land to the north, east, and south, and commercial wholesale nursery to the west  |
| 7. Project Data:                               | Total Acreage: 40 (gross)<br>Total Proposed Lots: 1<br>Total Building Area: 2,270 SF (plus 1,632 SF for awning/firing shelters)                      |
| 7. Environmental Concerns:                     | CEQA Pending   |

Supervisor Ashley  
District 5  
Date Drawn: 12/0208

CUP00506R2  
VICINITY MAP

Planner: Ryan Fowler  
Date: 01/07/09  
VICINITY MAP



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.ca.gov/riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors 343-07  
Bk. Pg.  
Thomas  
Bros. Pg. 806 G6

Area: Good Hope  
Township/Range: T5SR4W  
Section: 4

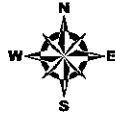




DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

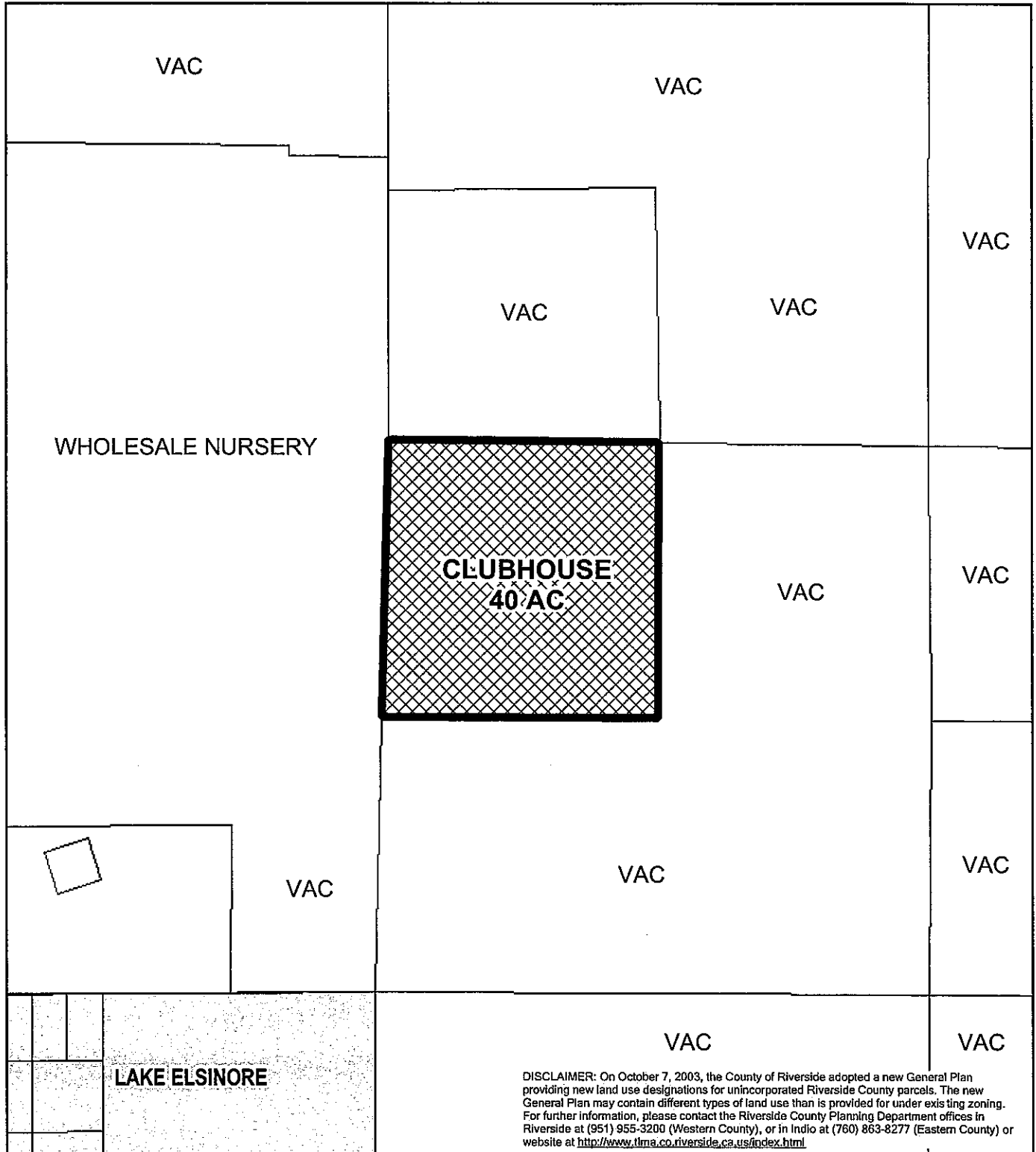
Area: Good Hope  
 Township/Range: T5SR4W  
 Section: 4



Assessors 343-07  
 Bk. Pg. Thomas  
 Bros. Pg. 806 G6



**Land Use**



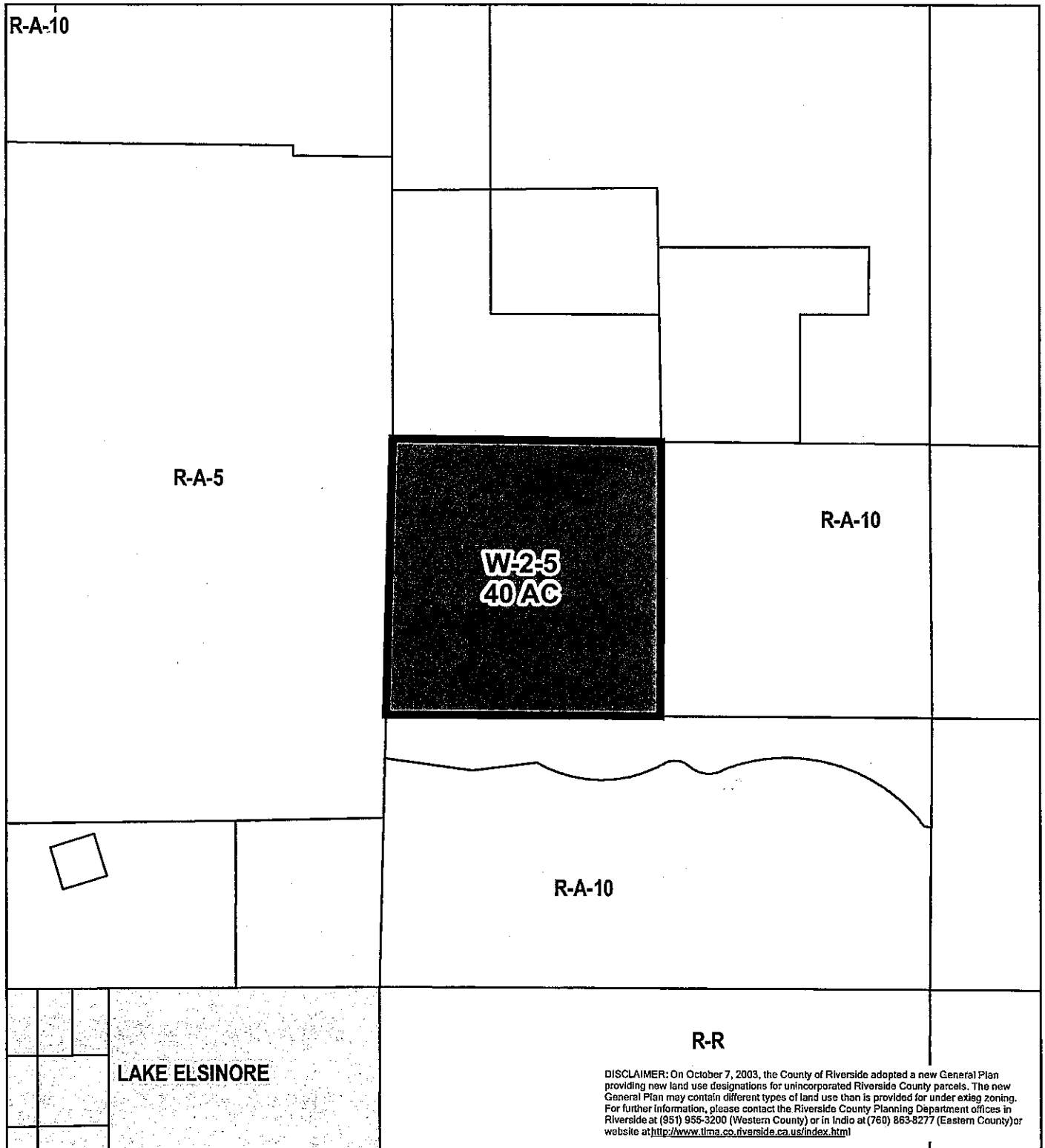
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area: Good Hope  
 Township/Range: T5SR4W  
 Section: 4



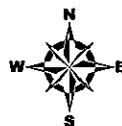
Assessors 343-07  
 Bk. Pg.  
 Thomas  
 Bros. Pg. 806 G6





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area: Good Hope  
Township/Range: T5SR4W  
Section: 4

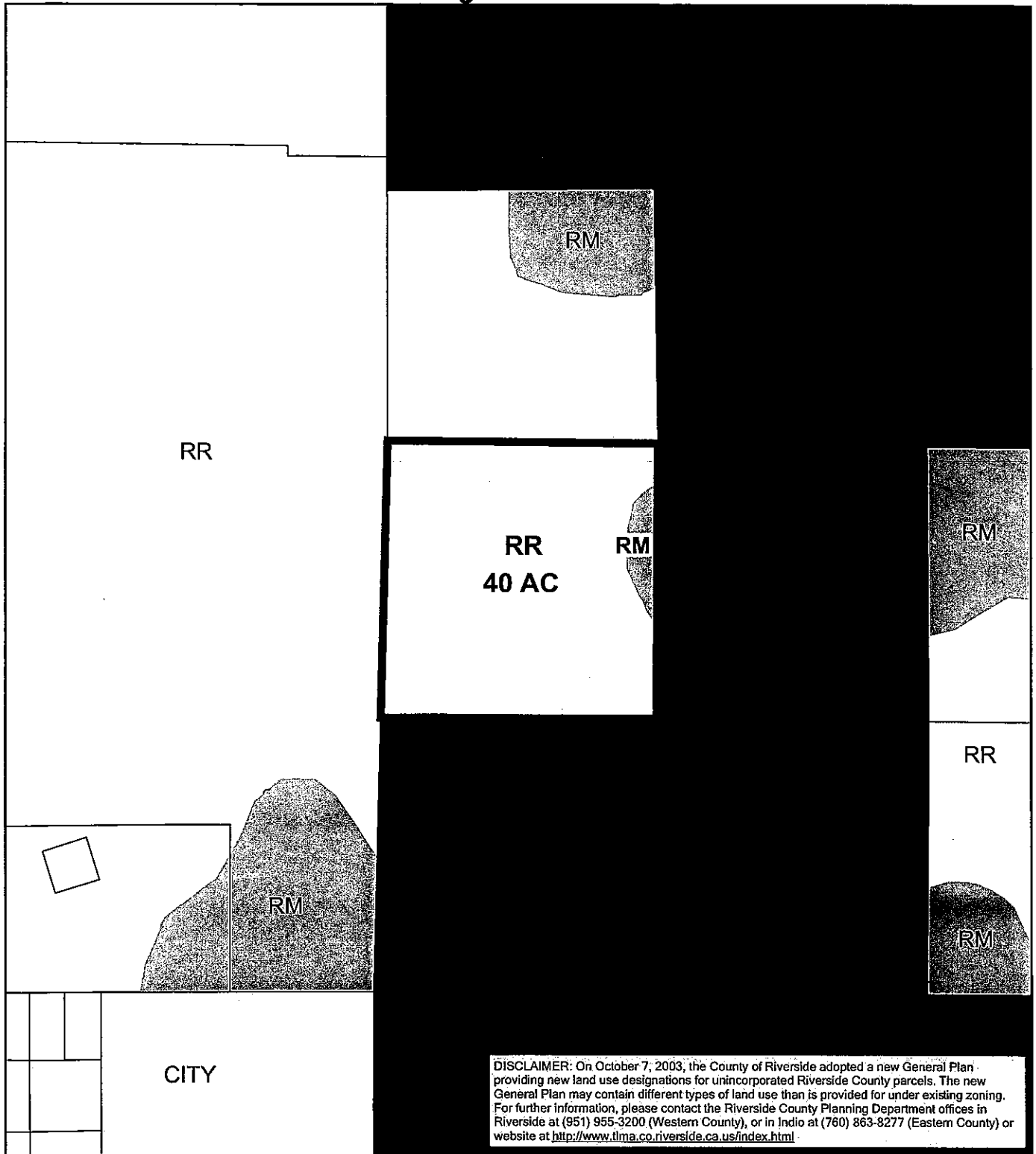


Assessors 343-07  
Bk. Pg.  
Thomas  
Bros. Pg. 806 G6



# CUP00506R2

## Existing General Plan



Area: Good Hope  
Township/Range: T5SR4W  
Section: 4



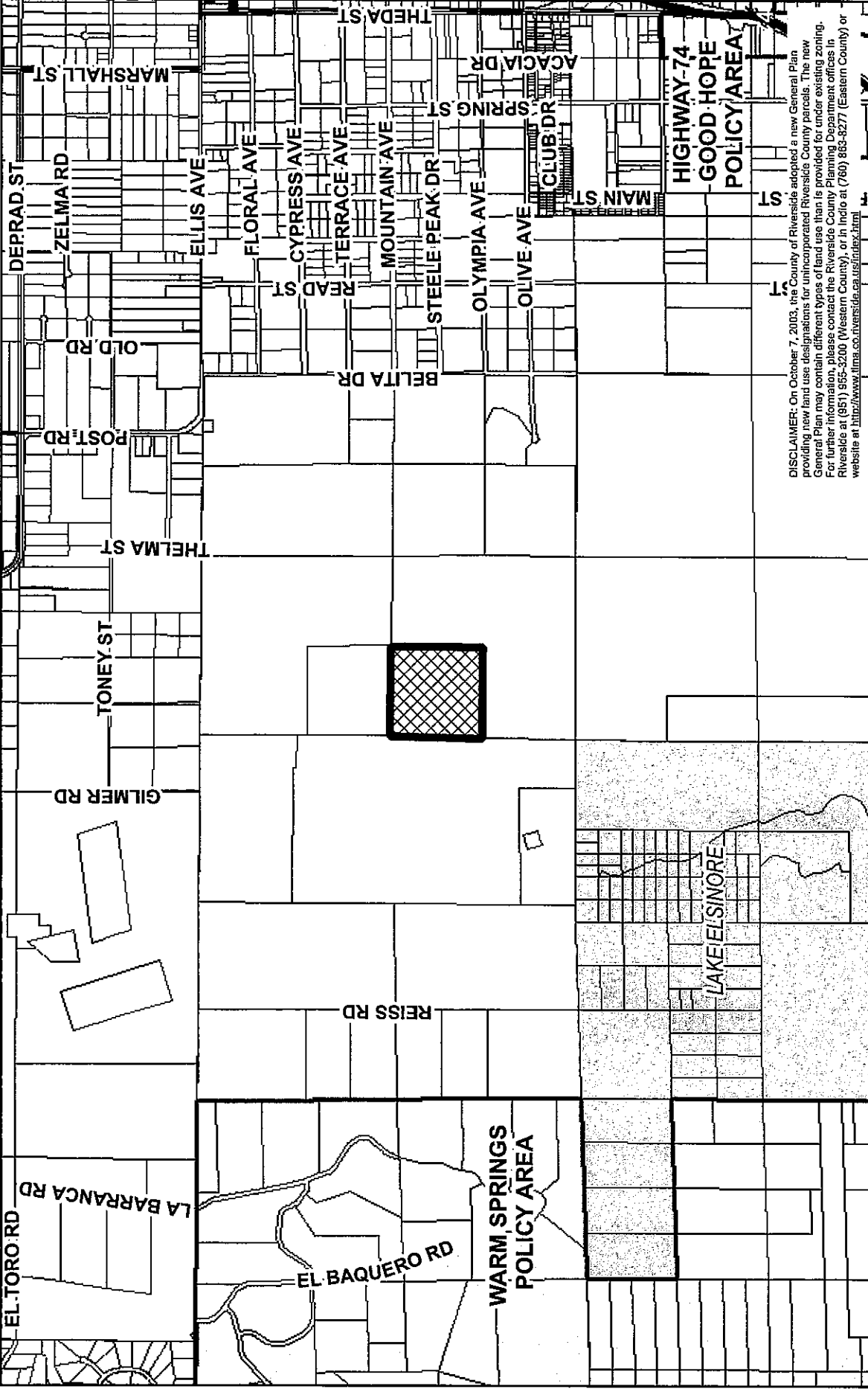
Assessors 343-07  
Bk. Pg. Thomas  
Bros. Pg. 806 G6



# CUP00506R2 POLICY AREAS

Planner: Ryan Fowler  
Date: 01/07/09  
Exhibit 8

Supervisor Ashley  
District 5  
Date Drawn: 12/0208



## RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Good Hope  
Township/Range: T5SR4W  
Section: 4

Assessors 343-07  
Bk. Pg. Thomas  
Bros. Pg. 806 G6



## **Maywood Rod and Gun Club Project Description**

The Maywood Rod and Gun Club is located on a 40-acre parcel south of the community of Good Hope, approximately one mile south of Santa Rosa Mine Road. Access is provided via a paved, private road, called Christmas Tree Lane, located on a 20' wide shared access easement from Santa Rosa Mine Road. Village Tree Nursery and Steele Valley Teleport share this access easement.

The site includes ranges for trap (including trap houses), skeet (including permanent and portable skeet houses), pistol and rifle shooting. There is also a Clubhouse (meeting and dining room with a kitchen) with a covered picnic shelter, several storage buildings, a covered picnic shelter adjacent to a small trap sign-up, restroom and storage building, and caretakers quarters. On the western side of the property is a grove of trees that provides shelter for informal parking for campers and recreational vehicles for weekend camping. A small playground (including swings, a merry-go-round, and monkey bars) is located at the southern end of the camping area. Several picnic tables and benches and barbeques are scattered throughout this grove of trees.

Hours of operation are 7:00 am to 10:00 pm daily with most use occurring on the weekends.

Large portions of the site are undeveloped, and provide additional informal parking. There is a gravel parking area adjacent to the trap sign-up building that can accommodate up to 20 vehicles.

Utilities to the site are provided as follows:

water - Western Municipal Water District

wastewater - septic system

electricity - SCE

gas - propane only

A copy of the existing range rules is attached for your reference.



# MAYWOOD ROD & GUN Shooting Range Rules

- 1 Always keep gun pointed in a safe direction.**
- 2 Always keep your finger off the trigger until ready to shoot.**
- 3 Always keep the gun unloaded until ready to use.**

**When using a firearm, always follow these NRA rules:**

- 1 Know your target and what is beyond, make sure the downrange area is unoccupied.**
- 2 Be sure the gun is safe to operate.**
- 3 Know how to use the gun.**
- 4 Use only the correct ammunition for your gun.**
- 5 Wear eye and ear protection as appropriate.**
- 6 Never use alcohol or drugs before or while shooting.**
- 7 Unattended guns should not be accessible to unauthorized persons.**

**Remember: Treat every gun as a loaded gun.**

**Be aware that certain types of guns and many shooting activities require additional safety precautions.**

Prepared By: The National Rifle Association of America - 11250 Waples Mill Road, Fairfax, VA 22030.



CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

5. DRT CORRECTIONS REQUIRED

TRANS DEPARTMENT

5.TRANS. 2 DRT-REQ AMD#1 11-26-08 REVISED REQUIRED

These are comments only and are not to be construed as Conditions of Approval.

These comments (correction list) are to be considered replaced by subsequent amended map comments (if any).

1. Make the following revisions and resubmit Amended No. 1 exhibit (Revised).
2. As previously requested, show primary public access road on a separate index map to be added to site plan. Access road shall be 24' of aggregate base on a 40' dedicated public right-of-way minimum. When additional right-of-way needs to be acquired for that access road, show APNs of properties adjacent to the proposed additional right-of-way, and obtain the necessary access easement from those properties. Said access road should be extended to the nearest County maintained road. Provide a typical section showing existing and proposed off-site improvements.
3. As previously requested, unnamed road (along the westerly parcel line) to be improved as local street, show 24' aggregate base on 32' graded section on 45' proposed part-width dedicated right-of-way. Provide a typical section to reflect the improvements and right-of-way.

Should you have any questions, please contact Tesfu Tadesse at (951) 955-3789. Our fax number is (951) 955-0049.

TT:rg

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a rod and gun club that currently consists of four (4) 64 sq. ft. trap houses, one (1) 120 sq. ft. storage building, one (1) 132 sq. ft. building containing offices and restrooms, one (1) 1,600 sq. ft. steel building with an 800 sq. ft. attached awning

CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

10. GENERAL CONDITIONS

10. EVERY. 1 USE - PROJECT DESCRIPTION (cont.) RECOMMND

used as a kitchen and dining area, one (1) 608 sq. ft. rifle range shelter, one (1) 224 sq. ft. pistol range shelter, two (2) 42 sq. ft. portable skeet houses, one (1) 56 sq. ft. office building, two (2) 64 sq. ft. permanent skeet houses and four (4) metal storage containers. The site provides Recreational Vehicle Camping for club users, picnic tables, benches, a small playground and barbecues are also available for use.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 506 Revised Permit No. 2. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 506 Revised Permit No. 2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 506 Revised Permit No. 2, Exhibit A, dated 11/24/08.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.



CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1                   USE - GENERAL COMMENTS                   RECOMMND

Conditional Use Permit No. 506 R2 (CUP#506R2) is not proposing any new structures and/or septic systems. Moreover, no new grading is proposed. All structures depicted on the plot plan exhibit are existing (refer to CUP#506R1).

Therefore, based on the information provided to the Department of Environmental Health (DEH), no further information is required at this time. However, DEH reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                   USE FLOOD HAZARD REPORT                   RECOMMND

Conditional Use Permit 0506 Revision 2 is a proposal to extend the life of an existing rod and gun club in Mead Valley area. The 40-acre site is located on the southerly of Santa Rosa Mine Road and westerly of Maywood Club Road.

Our review indicates that the site is subject to a large quantity of sheet flow type storm runoff from the east. Since the development is existing and no new construction is proposed with this proposal, the District does not object to the extension of the life of the project.

PLANNING DEPARTMENT

10.PLANNING. 1                   MAP - IF HUMAN REMAINS FOUND                   RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning

CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

10. GENERAL CONDITIONS

10.PLANNING. 1                   MAP - IF HUMAN REMAINS FOUND (cont.)                   RECOMMND

thetreatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2                   MAP - INADVERTENT ARCHAEO FIND                   RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3                   USE - COMPLY WITH ORD./CODES                   RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 8 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00a.m. to 10:00 p.m., Monday through Sunday in order to reduce conflict with adjacent zones and/or land uses.

10.PLANNING. 9 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), recreational uses, driving range which requires one parking space per tee; the parking standards were adapted to one space per shooting range.

Rifle Range = Nine (9) spaces  
Pistol Range= Three (3) spaces  
Skeet/Trap House= Four (4) spaces

The project shall provide a total of 16 parking spaces as identified in Ordinance 348.

10.PLANNING. 10 USE- LIMIT ON SIGNAGE RECOMMND

There is no signage proposed with Conditional Use Permit No. 506 Revised Permit No. 2. Any signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 21 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 24 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit

CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

10. GENERAL CONDITIONS

10.PLANNING. 24 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 25 USE- VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to Conditional Use Permit No. 506 Revised Permit No. 1 shall become null and void upon final approval of Conditional Use Permit Revised Permit No. 2 by the County of Riverside.

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 32 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 35 USE- PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 37 USE- RANGE RULES RECOMMND

Shooting on the range shall be conducted under the rules and regulations of the National Rifle Association (NRA).

10.PLANNING. 38 USE- ALCOHOL CONSUMPTION RECOMMND

Alcohol consumption is not allowed on the firing ranges or while shooting is taking place on the ranges.

10.PLANNING. 39 USE- STORAGE OF MATERIALS RECOMMND

No firearms, pistols, rifles, ammunition, or explosives shall be stored at the project site.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or o the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the

CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.) RECOMMND

extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE- LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 506 Revised Permit No. 2 shall terminate twenty (20) years after approval at the Board of Supervisors. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can

CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

PLANNING DEPARTMENT

60.PLANNING. 12 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 506 Revised Permit No. 2, the Planning Department shall determine the status of the deposit based

CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 USE- FEE STATUS (cont.) RECOMMND

fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 21 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for [Plot Plan] [Conditional Use Permit] [Public Use Permit] No. \_\_\_\_, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of sixteen (16) parking spaces shall be provided as shown on the APPROVED EXHIBIT A (designated parking area) unless otherwise approved by the Planning Department. The parking area may be surfaced with gravel and does not require individual parking stalls to be striped.

90.PLANNING. 4 USE- ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided within the designated parking area shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area

CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.) RECOMMND

and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 17 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 20 USE- WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 24 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally

CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE- SKR FEE CONDITION (cont.) RECOMMND

requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 25 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE- ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 506 Revised Permit No. 2 is calculated to be 40.0 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

02/10/09  
07:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 15

CONDITIONAL USE PERMIT Case #: CUP00506R2

Parcel: 343-070-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29

USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 506 Revised Permit No. 2 has been calculated to be 40.0 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 22, 2008

TO:

Transportation Dept.-Jim Knutson  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe

Archeology  
Riv. Sheriffs Dept.  
Riv. Waste Management Dept.  
Supervisor Ashley  
Commissioner Zuppardo  
Perris Unified High School Dist.  
City of Perris  
Residents Assoc. of Greater Lake Matthews  
Lake Matthews Talks

**CONDITIONAL USE PERMIT NO. 506, REVISED PERMIT NO. 2 – EA42006 – Applicant:** Development Planning Solutions – Engineer/Representative: Development Planning Solutions – Fifth Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – 40 gross acres – Location: - Southerly of Santa Rosa Mine Road and westerly of Maywood Club Road. – Zoning: Controlled Development Areas – 5 Acre Minimum (W-2-5) – **REQUEST:** This is the 2nd revised permit for this Plot Plan, which was originally approved for a rod and gun club, and is requesting an extension for the life of the permit. The 1st revised permit was approved in September 1998 and allowed for an extension for the life of the permit and the addition of a skeet house and a trap house to the existing rod and gun club. The rod and gun club currently consists of four (4) 64 sq. ft. trap houses, one (1) 120 sq. ft. storage building, one (1) 132 sq. ft. building containing offices and restrooms, one 1600 sq. ft. steel building with a 800 sq. ft. attached awning, one (1) 608 sq. ft. rifle range shelter, one (1) 224 sq. ft. pistol range shelter, two (2) 42 sq. ft. portable skeet houses, one (1) 56 sq. ft. office building, and two (2) 64 sq. ft. permanent skeet houses. All structures are existing and no additions or changes are proposed. APN: 343-070-001. **NOTE:** There is no grading or building proposed. This is an extension of the use only. Related cases: CUP00506 and CUP00506R1

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on September 11, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Nicole Beurmen**, Project Planner, at **(951) 955-5719** or email at [nberumen@RCTLMA.org](mailto:nberumen@RCTLMA.org) / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**CONDITIONAL USE PERMIT NO. 506 REVISED PERMIT NO. 2 – CEQA PENDING –** Applicant: Development Planning Solutions – Engineer/Representative: Development Planning Solutions – Fifth Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – 40 gross acres – Location: - Southerly of Santa Rosa Mine Road and westerly of Maywood Club Road. – Zoning: Controlled Development Areas – 5 Acre Minimum (W-2-5) – **REQUEST:** This is the second revised permit for this Plot Plan, which was originally approved for a rod and gun club, and is requesting an extension for the life of the permit and one (1) future storage container-APN: 343-070-001. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: March 4, 2009  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Nicole Berumen, Project Planner at 951-955-0545 or e-mail [nberumen@rctlma.org](mailto:nberumen@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has recommended CONTINUANCE of the above-described application, and is therefore not recommending any California Environmental Quality Act (CEQA) action. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Nicole Berumen  
P.O. Box 1409, Riverside, CA 92502-1409



**BOY SCOUT TROOP 314  
AMERICAN LEGION POST 555  
14582 BEACH BLVD  
MIDWAY CITY, CA 92655-1007**

---

July 18, 2008

**To:** Riverside County Planning Department  
Riverside, Ca

**Ref:** Maywood Rod & Gun Club

It has come to my attention that the Maywood Rod & Gun Club operates under a conditional use permit and that this permit expires this year. I would like to express my support for the renewal of this permit so that the club's shooting range can continue to operate. A facility like this is invaluable when it comes to teaching today's youth the proper and safe way to handle firearms. It's also a great place for the boys to camp and work on scouting skills and merit badges.

We support the Maywood Rod & Gun Club and encourage the board of supervisors to renew its conditional use permit.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Steve Scukanec".

Steve Scukanec  
Troop 314 Committee Chairman

Boy Scouts of America - Troop 270  
Tom Gebelin, Scoutmaster  
9158 Copley Lane  
Riverside, CA 92503



April 24, 2008

TO: RIVERSIDE COUNTY PLANNING DEPARTMENT  
RIVERSIDE, CALIFORNIA

Re: Maywood Rod and Gun Club

Dear Mr. Ashley;

Please accept this as a statement of support by Boy Scout Troop 270 for the Maywood Rod and Gun Club and its membership.

We understand that the Maywood Rod and Gun Club's Conditional Use Permit expires this year, and must be renewed in order for the club's shooting range to continue operating. We wish to express our support for and appreciation of the Club and its members.

Through the Maywood Rod and Gun Club and its NRA trained and qualified members, Troop 270 has had hundreds of our Boy Scouts receive training in firearms safety, handling and shooting, and those boys have received a proper introduction to the shooting sports. At the Maywood Rod and Gun Club, Scouts from Troop 270 have had first hand experience and exposure to the shooting sports that they otherwise may never have had.

We believe that the invaluable training that the Scouts of Troop 270 have received at the Maywood Rod and Gun Club is the proper way to introduce young Americans to the shooting sports, including the important aspects of firearms safety and proper handling.

In addition to the opportunity to earn Boy Scout Merit Badges, the Scouts' introduction to the shooting sports at the Maywood facility has provided them with an experience that they are likely to draw upon in their future endeavors. We believe that law enforcement and military career choices have been influenced by the Scouts' positive experiences at the Maywood Rod and Gun Club.

We support the Maywood Rod and Gun Club, and encourage the Board of Supervisors to renew its Conditional Use Permit. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Tom Gebelin".

Tom Gebelin, Scoutmaster

Boy Scouts of America – Troop 2  
Pete Wohlgemuth, Scoutmaster  
686 Forest Park Dr.  
Riverside, CA 92501

June 23, 2008

TO: RIVERSIDE COUNTY PLANNING DEPARTMENT  
RIVERSIDE, CALIFORNIA

Re: Maywood Rod and Gun Club

Dear Mr. Ashley,

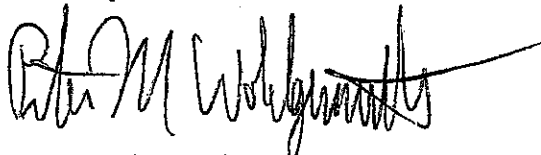
It has come to my attention that the Maywood Rod and Gun Club operates under a Conditional Use Permit and that this permit expires this year. I would like to express my support for the renewal of this permit so that the club's shooting range can continue to operate. On behalf of Boy Scout Troop 2, we would like to express our support for and appreciation of the Club and its members.

The Scouts from Troop 2 have benefited from first hand experience and exposure to shooting sports that they may otherwise never have had. Hundreds of our Boy Scouts have received a qualified introduction to shooting sports including training in firearms safety, gun handling and shooting. This would not have been possible without the thorough instruction given by Maywood Rod and Gun Club's NRA trained members, who so generously give of their time to educate the Scouts of Troop 2 and other organizations.

In addition to the opportunity to earn Boy Scout Merit Badges, the Scouts' introduction to shooting sports at the Maywood facility has provided them with an experience that they are likely to draw upon in future endeavors. Countless Scouts may enter the professions of law enforcement or the military because of positive experiences at the Maywood Rod and Gun Club.

We support the Maywood Rod and Gun Club, and encourage the Board of Supervisors to renew its Conditional Use Permit. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete Wohlgemuth", with a long horizontal flourish extending to the right.

Pete Wohlgemuth, Scoutmaster

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*George A. Johnson · Agency Director*  
**Planning Department**  
*Ron Goldman · Planning Director*

## Memorandum

**DATE:** February 10, 2009  
**TO:** Planning Commission  
**FROM:** Nicole Berumen, Project Planner  
**RE:** **Conditional Use Permit 506 Revised Permit No. 2 Letters of Support**

**Please be advised that 336 support letters from Riverside County residents with the same comment regarding the project have been provided to the Planning Department and are available for review . Only one letter has been provided for your reference.**

Y:\Planning Master Forms\Templates\Letterhead Memo 2008-Formatted.doc

TO: RIVERSIDE COUNTY PLANNING DEPARTMENT  
RIVERSIDE, CALIFORNIA

SUBJECT: MAYWOOD ROD & GUN CLUB 2008  
CONDITIONAL USE PERMIT NO. 506.  
REVISED NO.1 EA 37231 EXTENTION.

I AM IN SUPPORT OF THE PROPOSED  
EXTENSION FOR THE MAYWOOD ROD  
& GUN CLUB, AND I AM A RESIDENT OF  
RIVERSIDE COUNTY.

NAME Colen Montoya

ADDRESS 3410 Alhambra

CITY, STATE, ZIP Corona Ca 92522

SIGNATURE Colen Montoya

3 March 2009

To: Riverside County Planning Commission, care of Nicole Berumen

Sent via email to nberumen@rctlma.org

Regarding: Consideration of the Maywood Gun Club Conditional Use Permit Extension

I am writing to express my view, as a neighbor, that the conditional use permit for the Maywood Gun club should not be extended, or if it is extended, that it should be extended only for a very short time pending review of numerous issues described here.

I spoke at the similar hearing ten years ago in opposition of extending the conditional use permit due to safety concerns regarding unsafe shooting in Steele Valley (the location of the Maywood Gun Club, and of my family residence). I then asked that the extension of the conditional use permit should be predicated upon an improvement in the serious safety issues in the area, if it were to be extended.

First of all, there has been a substantial change in the circumstances of Steele Valley in the intervening ten years. Several people have built additional new homes in the area within view (and earshot) of the Maywood Gun Club. We also sold a significant portion of our orange grove property to Village Nurseries. They operate a large business adjacent to the Maywood Gun Club, employing hundreds of people on site. While I cannot speak for them, I believe that the presence of so many more people working in Steele Valley should be a serious factor in considering the extension of the conditional use permit.

The major concern is the occurrence of unsafe shooting in the Steele Valley area. The speed limit and other signs on our paved road into the valley have been riddled with bullet holes during the last year. The signs facing south have been peppered with holes from bullets going north along the road we all drive in on, and the signs facing north have been peppered with holes where the bullets are going south in the direction of our home, and the homes of our neighbors. This is clearly completely unacceptable.

While the Maywood Gun Club president (in Newport Beach) I spoke to ten years ago by phone said he felt that they were not responsible for problems caused by others shooting in the area (such as on BLM land), I told him that I felt that the nature of a Gun Club implies a greater level of responsibility for the safety of its surrounding community than other sorts of activities. I continue to believe that any gun clubs operating in the area should be required to take a high level of responsibility for eliminating unsafe shooting in the area, and other undesirable activities (such as dumping of trash on BLM land, dumping stolen cars in the area (setting a car on fire in one case), and other problems that occur in Steele Valley). Work parties by the gun clubs in service of the cleanliness of Steele Valley (removing dumped trash) would be very welcome, in addition to their responsibility keeping their own facilities clean .

I also am very disturbed by the regular firing of rapid-fire weapons. While I am not an expert on firearms, I believe that rapid fire weapons discharging five or ten rounds a second are machine guns, and are probably illegal in California, federally, or both. I see no possible justification for the shooting of such weapons at Maywood, nor at the other (apparently unpermitted) nearby gun club known as the "Rock Pile" (or "Corona Sportsmen's Club"). When I hear such machine gun fire at these two gun clubs, I get the disturbing impression of a lack of responsibility, which is the very last thing one wants in the operation of a gun club.

I also find it disturbing that there is often very active gun fire at the gun clubs on family holidays, such as Christmas day, Easter Sunday, Mother's day, and many other holidays. This is not the kind of sound one wants to hear when one has one's family visiting, and especially when there are many children at our home. I also find it disturbing when shooting occurs at (or near) the gun clubs before 9AM, and after 6PM (sometimes there has been shooting after dark).

In my attempts to understand the rules regarding shooting firearms, I discovered a rule which stated that gun clubs must be more than one mile from a city limits. Both Maywood and Rock Pile are directly adjacent to the northern city limits of Lake Elsinore. Although this is a technicality, since the area to their south is mostly uninhabited at present, there are numerous plans for building communities in that area, and thus this issue does apply given the current long ten-year review time between considering the conditional use permit.

I am also forwarding a number of letters which I sent to the BLM (with copies to the Riverside County Sheriff), asking for their help regarding the unsafe shooting on BLM land near our home (and the homes of our neighbors) during 2003 to 2005. I also sent emails and left phone messages for John Kalish at the BLM and others before and after these letters. These letters, and the emails and phone messages describe numerous frightening unsafe shooting incidents. Bullets were fired over our home heading for Village Nurseries, and we learned that one of our neighbors had, on other occasions, bullets strike their corral adjacent to their home. Things have been better in recent years, so I believe that the BLM and the Sheriff must have been patrolling for the more blatant shooting in Steele Valley. However, things are clearly not yet sufficiently safe, and a further increase in patrols is needed.

In my letter of 29May2005, I describe my conversation with Bill Brighton of Western Municipal Water District, wherein he told me he had been struck in the leg by a bullet coming through his car window while driving on the paved road adjacent to the Maywood Gun Club. I don't know whether my letter caused an investigation by either the Sheriff or the BLM, but I believe that the conditional use permit should not be issued without a determination of how this happened, and that it is probable that the determination would result in strong reasons not to renew the conditional use permit.

I also would like better communication concerning these issues. I would like to be notified about unusual activities at the gun clubs. Phone numbers that I was given ten years ago were not responsive (no answer) when I tried to call to ask why I was hearing unusual shooting activities at or near the gun clubs. I also asked to be notified in advance of unusual shooting or shooting times, but I never received any notification, but rather just heard the unusual activity when it occurred.

If there is justification (which I can't imagine at the moment) for machine gun fire at Maywood, I would like to know what it is, and why it is being allowed, and why it is not an irresponsible activity. I believe that this is an appropriate time to ask for clarification and justification of the issues I am raising in this letter, if the Riverside County Planning Commission decides to grant a continuation of the conditional use permit.

Further, if the continuation of the conditional use permit is granted, I would like to see both close supervision of the gun clubs, as well as an active plan for the gun club members to help patrol Steele Valley, under supervision of the Riverside County Sheriff (I wouldn't want unsupervised patrols from anyone, and only BLM and the Riverside County Sheriff are appropriate law enforcement agencies for our area). If gun club members are already helping with neighborhood safety, I would like to know about it (since safety has clearly improved), so I know to give them credit for this. If they are not doing so, then I would think that the planning commission should consider asking their appropriate members, such as any who have experience in law enforcement, to patrol Steele Valley when they come to visit and/or when they stay at the gun clubs (under supervision of the Riverside County Sheriff's department).

I am primarily interested in the safety of my family, the families of my neighbors, and the safety of those who work in Steele Valley. Anything that improves our safety would be a positive outcome from the planning commission in reviewing this matter.

Gary Demos  
Steele Valley Neighbor

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 12/2/08

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUP00506RZ For

Company or Individual's Name Planning Department

Distance buffered 600' 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

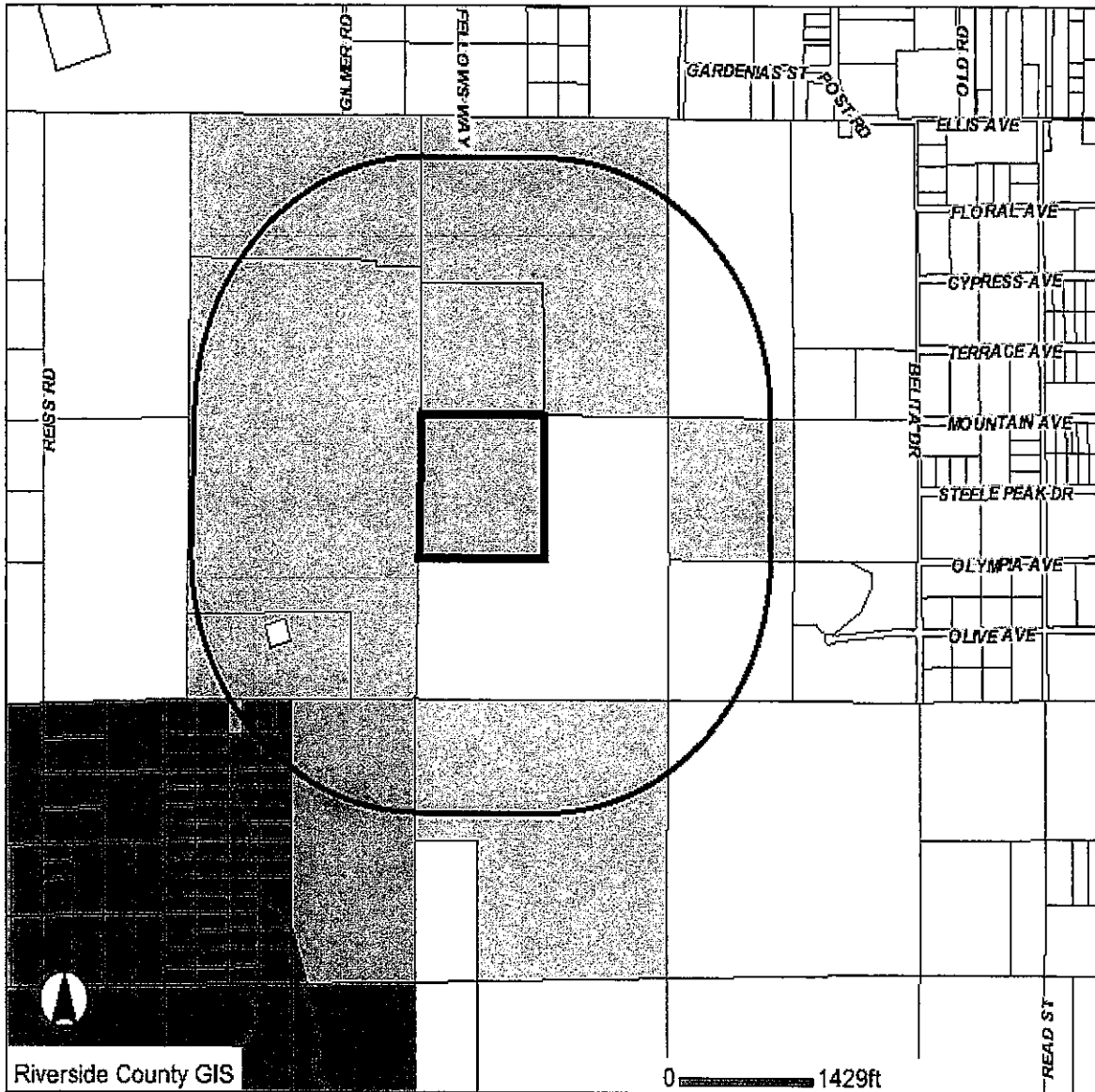
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*Checked  
12/3/08  
W.P. 12.2.09*

2400 foot buffer



**Selected parcel(s):**

343-040-010 343-040-011 343-040-012 343-060-001 343-060-002 343-070-001 343-070-003  
 346-060-003 346-070-003 346-090-001

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...12/2/2008



APN: 343040010 ASMT: 343040010  
JILL DEMOS  
P O BOX 279  
PERRIS CA 92572

APN: 343040011 ASMT: 343040011  
STEELE VALLEY  
1589 N MAIN ST  
ORANGE CA 92867

APN: 343040012 ASMT: 343040012  
VVVX  
C/O DAVID NILSSON  
1 TECHNOLOGY CTR NO TC11X  
TULSA OK 74103

APN: 343060001 ASMT: 343060001  
USA 343  
NONE  
UNKNOWN  
0

APN: 343060002 ASMT: 343060002  
GLEN H OVERMYER  
MARJORIE M OVERMYER  
6011 JAYMILLS AVE  
LONG BEACH CA 90805

APN: 343070001 ASMT: 343070001  
MAYWOOD ROD & GUN CLUB  
14905 GARDENHILL DR  
LA MIRADA CA 90638

APN: 343070003 ASMT: 343070003  
LB NORTH PEAK  
C/O DEBORAH CUSSEN  
ONE MONTGOMERY ST NO 3100  
SAN FRANCISCO CA 94104

APN: 346060003 ASMT: 346060003  
COUNTY OF RIVERSIDE  
3525 14TH ST  
RIVERSIDE CA 92501

APN: 346070003 ASMT: 346070003  
WESTERN RIVERSIDE COUNTY REG CONS AUTHORITY  
C/O GENERAL MANAGER  
4080 LEMON ST 12TH FL  
RIVERSIDE CA 92501

APN: 346090001 ASMT: 346090001  
USA 346  
NONE  
UNKNOWN  
0



ATTN: Art Cassel  
Community Association of  
Lake Mathews  
18350 Harley John Rd.  
Lake Mathews, CA 92504-9648

ATTN: Emmanuelle Reynolds  
Perris Union High School District  
155 E. 4th St.  
Perris, CA 92570-2124

ATTN: Planning Director  
Planning & Community Development  
Department, City of Perris  
135 N. D St.  
Perris, CA 92570

Residents Association of Greater Lake  
Mathews  
14176 Grande Vista Ave.  
Lake Mathews, CA 92570-8820

APPLICANT:  
Develop. Plann. Solutions  
Kelly Buffa  
22735 E La Palma Ave  
Yorba Linda, CA 92887

Owner:  
Maywood Rod & gun Club  
Frank Licasi  
Anaheim, CA 92804

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0807831

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 600-6100	38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277
--	--	--

\*\*\*\*\*  
\*\*\*\*\*

Received from: DEVELOPMENT PLANNING SOLUTIONS \$64.00  
paid by: CK 1658,1650&2157  
paid towards: CFG05355 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42006  
at parcel #: 24510 CHRISTMAS TREE LN PERR  
appl type: CFG3

By \_\_\_\_\_ Jul 28, 2008 16:49  
MBRASWEL posting date Jul 28, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 9th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Maywood Rod & Gun Club

Project Location: In the unincorporated area of Riverside County, within the Mead Valley Area Plan, more specifically the site is located southerly of Santa Rosa Mine Road and westerly of Gilmer Road/Christmas Tree Lane (a private road).

Project Description: Conditional Use Permit No. 506 Revised Permit No. 2 is the second revised permit for this Conditional Use Permit, which is requesting an extension of the life of the permit and one (1) future storage container. The rod and gun club consists of four (4) 64 sq. ft. trap houses, one (1) 120 sq. ft. storage building, one (1) 132 sq. ft. building containing offices and restrooms, one (1) 1,600 sq. ft. steel building with a 800 sq. ft. attached awning used as a kitchen and dining area, one (1) 608 sq. ft. rifle range shelter, one (1) 224 sq. ft. pistol range shelter, two (2) 42 sq. ft. portable skeet houses, one (1) 56 sq. ft. office building, two (2) 64 sq. ft. permanent skeet houses and four (4) metal storage containers. The site provides Recreational Vehicle camping for club members, picnic tables and benches, a small playground and barbeques are available for use.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Development Planning Solutions

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15301)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption ( )  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

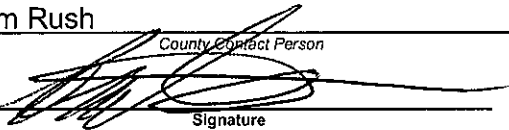
Reasons why project is exempt: The project is CEQA Exempt per Article 19, Section 15301, Existing Facilities: "Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, negligible or no expansion of use beyond that existing at the time of the lead agency's determination." The project is a request to extend the life of a permit for a rod and gun club. There is no physical expansion or alteration to the existing use beyond what was previously approved under Conditional Use Permit No. 506, Revised Permit 1.

Adam Rush

(951) 955-6646

County Contact Person

Phone Number



Principal Planner

May 13, 2009

Signature

Title

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Master Forms\CEQA Forms\NOE Form.doc Revised: 6/15/09

Please charge deposit fee case#: ZEA

ZCFG05355

FOR COUNTY CLERK'S USE ONLY