

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

801 B



FROM: TLMA - Planning Department


SUBMITTAL DATE:
January 7, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 3630 (FTA 00-11) -- Intent to Adopt a Mitigated Negative Declaration - Applicant: Marsha Vincelette – Representative: Marsha Vincelette – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (.25 - .60 FAR) – Location: Southerly of Flora Road, easterly of El Viento Road, and northerly of Las Montanas Road – 3.0 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) (1/2 Ac. Min.) - **REQUEST:** The fast track conditional use permit proposes a security training facility and indoor shooting range within two existing industrial buildings 29 feet in height, and totaling approximately 39,600 square feet within the existing "Desert Business Park". The northerly building is to be used by the "Coachella Valley Security Academy" with nine small offices, five training rooms, 14 firing range lanes up to 5,900 square feet in area and tactical training area up to 5,400 square feet which will serve as a training center for various police units. The southerly building is to be used by the "Academy Firing Range" with warehouse of approximately 1500 square feet, members only uniform and supply fitting area, nine small offices totaling approximately 400 square feet, with separate retail gun sale area of approximately 350 square feet and three rooms for training class purposes, plus 14 firing range lanes of approximately 5,900 square feet. The project site contains existing parking and landscaping improvements with 110 existing parking spaces.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42208**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3630**, subject to the attached conditions of approval, and based upon upon the findings and conclusions incorporated in the staff report.



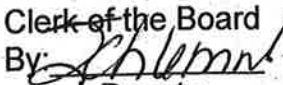
Ron Goldman
Planning Director

RG:jo


MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried, IT **WAS ORDERED** that the above matter is tentatively approved as recommended; with additional conditions of approval as submitted.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: February 23, 2010
xc: Planning, , Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

REVIEWED BY EXECUTIVE OFFICE

DATE 1/20/10 TMY
Tina Grande
Departmental Concurrence

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

The Honorable Board of Supervisors

RE: CONDITIONAL USE PERMIT NO. 3630 (FTA 00-11)

January 7, 2010

Page 2 of 2

BACKGROUND:

This fast track conditional use permit was filed in September 2009. Project issues such noise, interior air quality, building materials, airport land use issues, and potential impacts to surrounding land uses were resolved with the project exhibits and recommended conditions of approval (see discussion and findings in attached staff report). The project was discussed by the Thousand Palms Community Council and Del Webb Homeowners Association (HOA) and no objections were received.

02/08/10
14:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03630

Parcel: 626-420-083

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 27

USE - LIMIT PULL-UP DOORS

DRAFT

The following limits shall apply to all pull-up doors. For the northerly building located at 38698-A El Viento Road, the existing pull up doors located on the northerly building side into the tactical training area shall be the only one allowed to be operable.

For the southerly building located at 38698-B El Viento Road, the existing pull-up doors located on the southerly building side into the the warehouse shall be the only one allowed to be operable.

All other existing pull-up doors in each building will either be framed in with drywall in the office areas or be replaced with a CMU block and stucco in the shooting range area in conformance with the California Building Code (CBC).

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 10

USE - LIMIT PULL-UP DOORS

DRAFT

All pull-up doors shall either be framed in with drywall in the office areas or be replaced with CMU block and stucco in the shooting range area in conformance with the California Building Code (CBC), EXCEPT for the northerly building which is allowed to have one pull-up door to remain into the tactical training area and EXCEPT for the southerly building which is allowed to have one pull-up door to remain into the warehouse area.

Submitted by Planning

2/23/10 Item 16.1
(date)

16.1

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

801 B

January 26, 2010

SUBJECT: Fast Track Conditional Use Permit No. 3630 – FTA No. 00-11

SECTION: Development Review – Desert Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Approve | <input checked="" type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input checked="" type="checkbox"/> Publish in Newspaper: Press Enterprise |
| <input type="checkbox"/> Place on Policy Calendar | <input checked="" type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input type="checkbox"/> Place on Section of Initiation Proceeding | <input checked="" type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> File: Notice of Determination | <input checked="" type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing:

Press Enterprise

PLEASE SCHEDULE FOR MARCH 2, 2010 AGENDA

FEBRUARY 23RD PER ATTACHED E-MAIL.

Clerk Of The Board

Please charge your time to case number(s): ZCUP03628

Documents to be sent to County Clerk's Office for Posting:

- Notice of Determination
- Fish & Game Receipt (CFG5560) ✓
- Mitigated Negative Declaration
- CFG No Effect Determination Form

Revised: 01/25/10

Y:\Planning Case Files-Riverside office\CUP03552\BOS FORMS\11A coversheet CUP03552.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

2-23-10 16.1

Perf 1-28-10

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisorial District: Fourth
Project Planner: Jay Olivas
Board of Supervisors:

CONDITIONAL USE PERMIT NO. 3630
(FTA 00-11)
E.A. Number: 42208
Applicant: Marsha Vincelette
Representative: Marsha Vincelette

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The conditional use permit proposes a security training facility and indoor shooting range within two adjacent industrial park buildings, 29 feet in height and totaling 39,600 square feet. The north building of approximately 19,800 square feet located at 38698-A El Viento Road will be occupied by the "Coachella Valley Security Academy". It will contain nine (9) small offices, five (5) training rooms, 14 firing range lanes up to 5,900 square feet and a tactical training area up to 5,400 square feet which will serve as a training center for various police units. The south building of approximately 19,800 square feet located at 38698-B El Viento Road will be occupied by the "The Academy Firing Range". It will contain a warehouse of approximately 1500 square feet, members only uniform and supply fitting area, nine (9) offices totaling approximately 400 square feet, with separate retail gun sale area of approximately 350 square feet and three rooms for training class purposes, plus 14 firing range lanes of approximately 5,900 square feet. The existing site contains 110 existing parking spaces on two lots at 3.0 gross acres. Approximately 25 employees will be employed at the facility. Proposed operating hours are from 9:00 a.m. to 9:00 p.m.

The type of firearms proposed to be used at the proposed security training facility and indoor shooting ranges consist of pistols, revolvers, and low velocity rifles (under .223 caliber). No 50 caliber or armor piercing rounds are proposed, and all ammunition being brought in by members will be inspected by academy staff prior to being allowed on any of the firing ranges to ensure this requirement. All training rooms will be without any live ammo and geared toward how to maintain and clean weapons and to learn the fundamentals of shooting sports. The building walls are concrete with proposed ballistic pads to address sound and any errant bullets. The ceilings within the firing ranges are designed to include ¾ inch steel and ¾ inch plywood mounted to the steel hanging above the firing ranges. In addition, a specialized ventilation system will be used to filter the air to specific levels.

No exterior construction or project grading is proposed as the site contains two existing industrial buildings with fully improved parking and desert landscaping within the "Desert Business Park" located within the northerly portion of Bermuda Dunes.

The project site is located southerly of Flora Road, easterly of El Viento Road, and northerly of Las Montanas Road, located at 38698-A and 38698-B El Viento Road.

ISSUES OF POTENTIAL CONCERN:

Issues of potential concern consist of noise, interior air quality, building materials, review by the Airport Land Use Commission, and potential impacts to surrounding land uses due to the nature of the use as an indoor firing range. Noise impacts have been addressed based on the project noise study by Urban Crossroads dated December 2009 and review completed by the Department of Public Health, Office of Industrial Hygiene which requires noise levels not to exceed 45 dBa between 10:00 p.m. and 7:00 a.m. and not exceed 65 dBa between 7:00 a.m. and 10:00 p.m. These noise standards will be accomplished

by project design such as no leaks being allowed between the firing range and adjacent spaces, and acoustical absorbent materials being applied to walls, windows, doors, ventilation ducts, and ceilings.

Interior air quality issues have also been reviewed and addressed by the Department of Public Health, Office of Industrial Hygiene which has reviewed the proposed ventilation system for the indoor firing ranges. The system has a push pull design with a roof top evaporative cooler, exhaust air filtration bank with pre-filters and high efficiency particulate air (HEPA) filters, and an exhaust air fan to limit exposure to customers and employees of any associated hazardous materials. The project will also be required to comply with the 2007 California Building Codes (CBC) for such concerns as wall reinforcement. The building walls are concrete with ballistic pads and ceiling design to include steel and wood in conformance with the 2007 CBC.

Potential impacts to surrounding land uses have been addressed since the project site is located within existing industrial buildings and abuts existing industrial park land with other industrial buildings and vacant land. The existing industrial park creates a buffer to nearby land uses such as the Thousand Trails RV Park and Del Webb residential community. Land to the north and south is vacant, intended for future industrial buildings. Land to the east and west contain existing industrial buildings. In the vicinity of the business park, there is vacant land approximately 1,000 feet to the west (¼ mile) at the terminus of El Duna Court which land is located within the Coachella Valley Preserve. Also in the vicinity, and approximately 500 feet to the south, is the Thousand Trails RV Park, plus the Bermuda Dunes Airport is approximately 1.5 miles to the southeast. Additionally, there is a separate industrial park located approximately 800 feet to the southeast. There is also vacant land approximately 1000 feet to the northeast which is proposed for a private school under Plot Plan No. 23977 which is under county review but not approved. The residential community of Del Webb is located approximately ½ mile to east along Washington Drive.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Light Industrial (LI) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Light Industrial (LI) |
| 3. Existing Zoning (Ex. #2): | Manufacturing Service Commercial (M-SC) |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing Service Commercial (M-SC) & Industrial Park (I-P) |
| 5. Existing Land Use (Ex. #1): | Business Park |
| 6. Surrounding Land Use (Ex. #1): | Business Park |
| 7. Project Data: | Total Acreage: 3.0 Gross Acres
Total Existing Lots: Two (2)
Total Exist Bldgs: Two (2)
Total Bldg Sq Ft.: 39,600 SF |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42208**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3630**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Western Coachella Valley Area Plan: Light Industrial (LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing - Service Commercial (M-SC) 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 conditionally 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 (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Light Industrial (LI) on the Western Coachella Valley Area Plan.
2. The proposed security training facility and indoor shooting ranges within two existing industrial buildings totaling approximately 39,600 square feet would be consistent within the Light Industrial land use designation in that the proposed indoor firing range complies with Land Use Policy 24.7 in that there are adequate circulation facilities, water resources, and sewer facilities to meet the demands of this proposed land use.
3. The project site is zoned Manufacturing - Service Commercial (M-SC) with surrounding zones consisting of M-SC, Industrial Park (I-P), and Controlled Development Areas (W-2-10).
4. The project would be compatible with existing and surrounding zoning including Manufacturing Service Commercial, Industrial Park (I-P), and Controlled Development Areas (W-2-10) since the proposed use is located within an existing industrial park and will reduce impacts to surrounding zones with proposed improvements such as noise attenuation, interior air quality measures, and building code compliance.
5. The proposed security training facility and indoor shooting ranges within the two existing industrial buildings are permitted in the M-SC zone on the basis that the Planning Director finds that this use is similar in character and intensity to other permitted uses subject to approval of a conditional use permit.
6. The 3.0 acre site contains two industrial buildings within an existing business park with adjacent industrial buildings and vacant land to be built with future industrial buildings. The indoor firing range is consistent with surrounding industrial land due to required building improvements

including wall re-enforcements and is compatible with nearby land uses such as the Thousand Trails RV Park and Del Webb residential community within a ¼ mile and ½ mile respectively due to noise mitigation, interior trap system, and required compliance with the California Building Code (CBC),

7. The project was reviewed by the Department of Public Health, Office of Industrial Hygiene and was found conditionally consistent based on their transmittal letters dated December 1, 2009 and December 3, 2009 which require mitigation measures, such as, but not limited to, maintaining facility related noise as projected to any sensitive receptors such as nearby dwellings and schools to not exceed 45 decibels during evening hours and not to exceed 65 decibels during daylight hours, plus project design to prohibit leaks between the indoor firing range and adjacent spaces, and the use of absorbent acoustical materials being applied within the building.
8. The project was reviewed by the Airport Land Use Commission (ALUC) and was found consistent with the Bermuda Dunes Airport Land Use Compatibility Plan based on ALUC's transmittal letter of November 17, 2009 which lists mitigation measures such as, but not limited to, requiring outdoor lighting to be shielded, prohibiting lighting directed at aircraft, and prohibiting any use that generates smoke or water vapor.
9. This project is within the City Sphere of Influence of the City of Palm Desert. A copy of the proposal was transmitted to the city, but as of this writing, no comments have been received from the City of Palm Desert regarding this project.
10. This project was reviewed by the Thousand Palms Community Council and Desert Palms Community Council and no objections were expressed based on the transmittal from the community council liaison dated December 15, 2009.
11. The project was reviewed by the Del Webb Homeowners Association (HOA) and no comments or objections were expressed in their transmittal of January 5, 2010.
12. This project is designated as a "Fast Track" (FTA-00-11) project, as designated by the Economic Development Agency (EDA) on the basis that the underlying industrial development project qualified as such, and this subsequent development application retains that status in that the project will provide for beneficial jobs and economic growth.
13. Environmental Assessment No. 42208 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Hazards & Hazardous Materials
 - c. Hydrology/Water Quality
 - d. Land Use/Planning
 - e. Noise

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing (1/7/10), no letters, in support or opposition from the general public have been received.

CONDITIONAL USE PERMIT NO. 3630

BOS Staff Report:

Page 5 of 5

2. The project site is not located within:
 - a. A Conservation Area of the Coachella Valley Multi-Species Habitat Conservation Plan.
 - b. A Fault Hazard Zone.

3. The project site is located within:
 - a. The City of Palm Desert sphere of influence.
 - b. A 100-year flood plain as part of the Whitewater River Basin Thousand Palms Flood Control Project.
 - c. The Thousand Palm Community Council boundaries.
 - d. A moderate liquefaction potential zone.

4. The subject site is currently designated as Assessor's Parcel Numbers 626-420-082 and 626-420-083.

5. This project was filed with the Planning Department on September 14, 2009.

6. This project was reviewed by the Land Development Committee one time on the following date: October 8, 2009.

7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total approximately \$13,000.00 as of 1/7/10.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03630

LAND USE

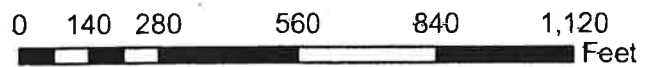
Supervisor Benoit
District 4

Date Drawn: 12/22/2009
Exhibit 1



Zoning District: Bermuda Dunes
Township/Range: T5SR6E
Section: 1

Assessors Bk. Pg. 626-42
Thomas Bros. Pg. 819 E1
Edition 2009



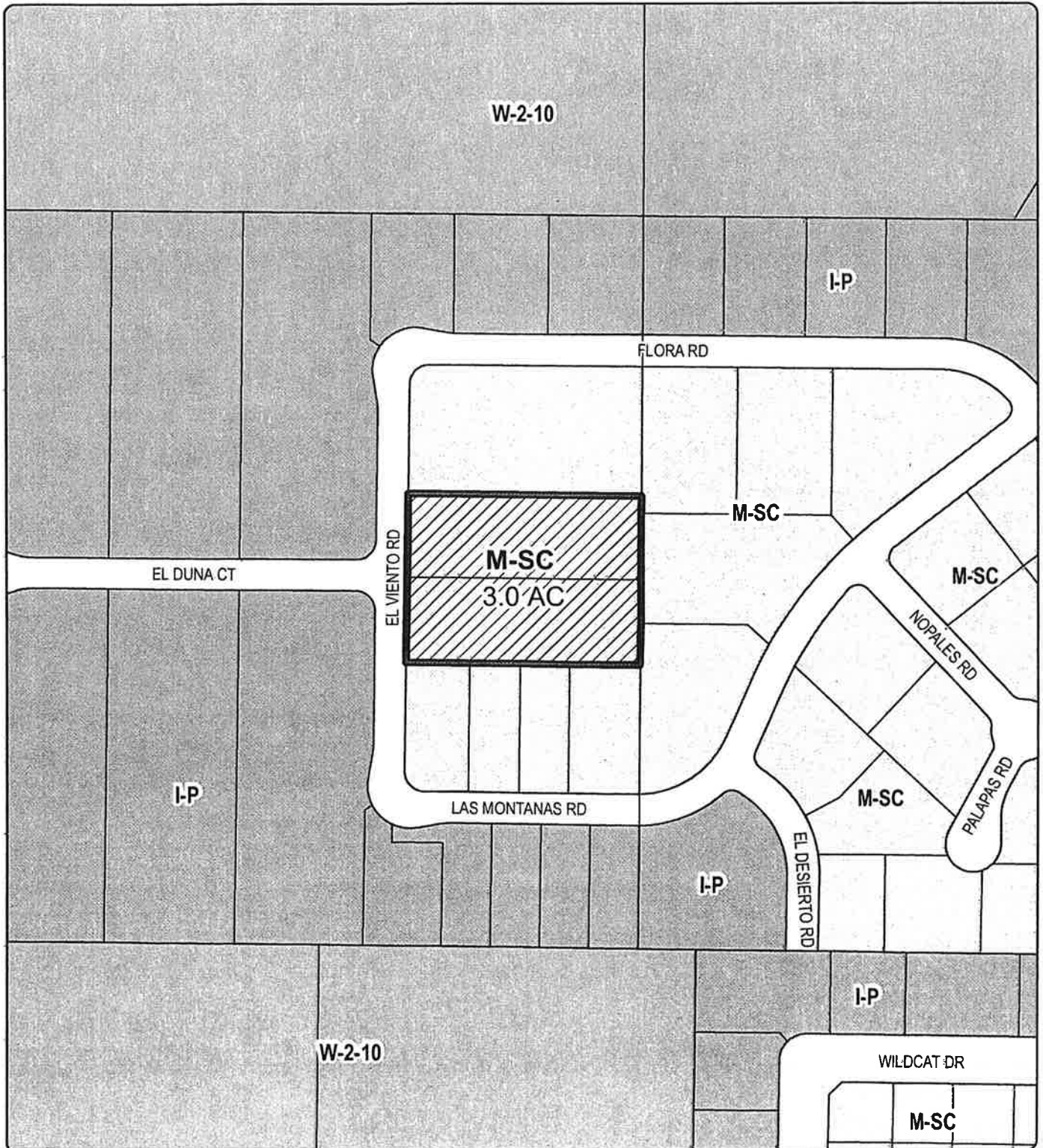
DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-6277 (Eastern County) or website at <http://www.tlms.cc.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03630
EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 12/22/2009
Exhibit 2



Zoning District: Bermuda Dunes
Township/Range: T5SR6E
Section: 1



Assessors Bk. Pg. 626-42
Thomas Bros. Pg. 819 E1
Edition 2009

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.tlrna.co.riverside.ca.us/index.html>



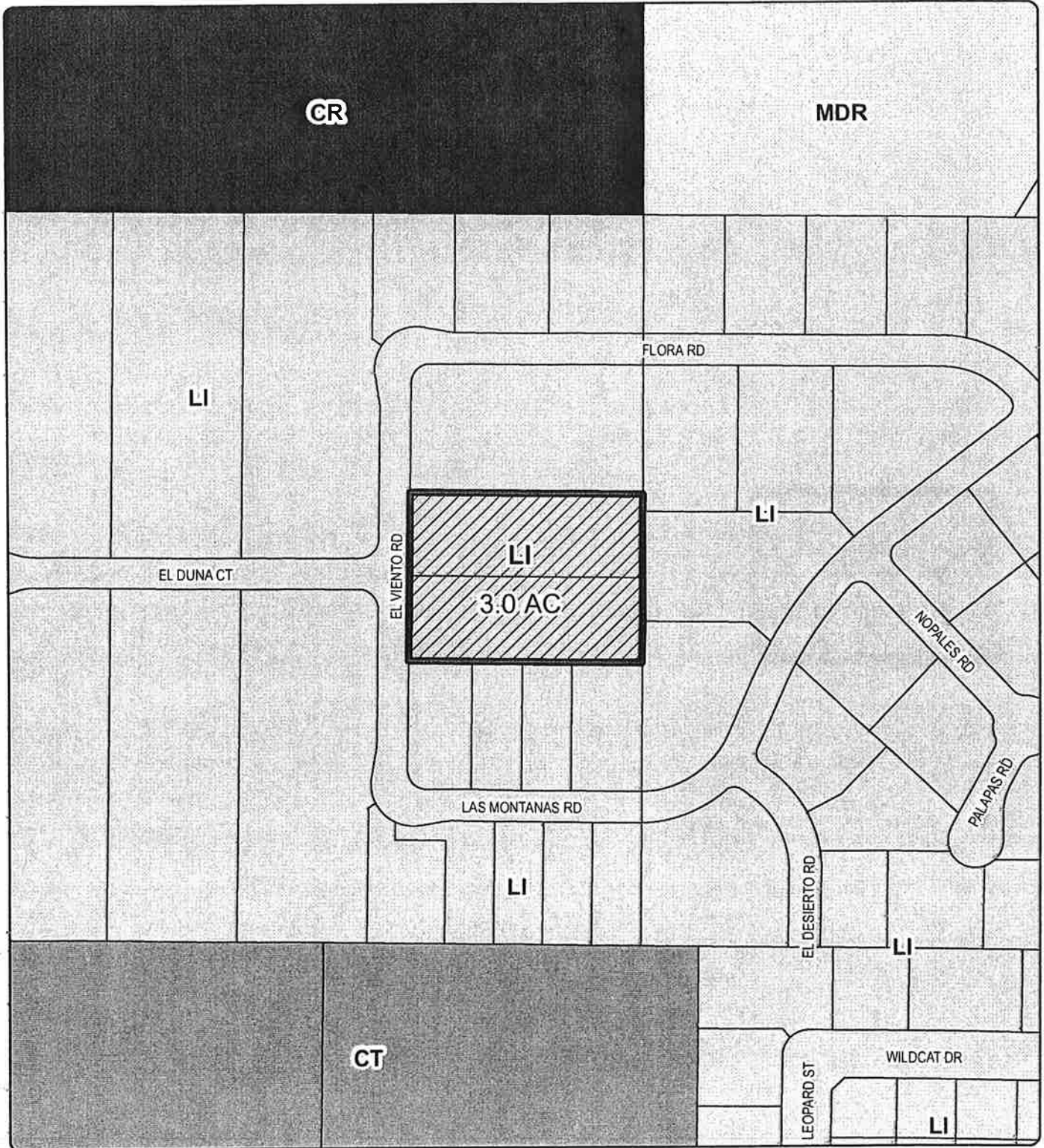
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03630

EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 12/22/2009
Exhibit 5



Zoning District: Bermuda Dunes
Township/Range: T5SR6E
Section: 1

Assessors Bk. Pg. 626-42
Thomas Bros. Pg. 819 E1
Edition 2009



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
CUP03630
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 12/22/2009
 Vicinity Map



Assessors Bk. Pg. 626-42
 Thomas Bros. Pg. 819 E1
 Edition 2009



Zoning District: Bermuda Dunes
 Township/Range: T5SR6E
 Section: 1

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.co.riverside.ca.us/indio.html>.

Revised	Sept 12, 2009
Revised	Sept 13, 2009
Checked by	WJS
Drawn by	WJS
Scale	
Job Number	0549

Sheet Number

PROJECT DESCRIPTION:

The project includes 2- buildings approximately 15,000 square feet in size. The south building located at 38698A El Viento Road will be occupied entirely by The Academy Firing Range. The north building located at 38698B El Viento Road will be occupied entirely by the Academy Firing Range. The building will have a ramp and two gun sites along with 3 restrooms, a kitchen, a break room, a storage room, a maintenance room, and a control room at the end of the building. Existing stairs. The fire is being done on the roof of the building. The north building located at 38698B El Viento Road will be occupied by Gunlocks. Water security cameras. It will contain 5 small ranges along with 3 storage rooms, 2 restrooms, a kitchen, a break room, a maintenance room, and a control room at the end of the building.

PROJECT INFO:

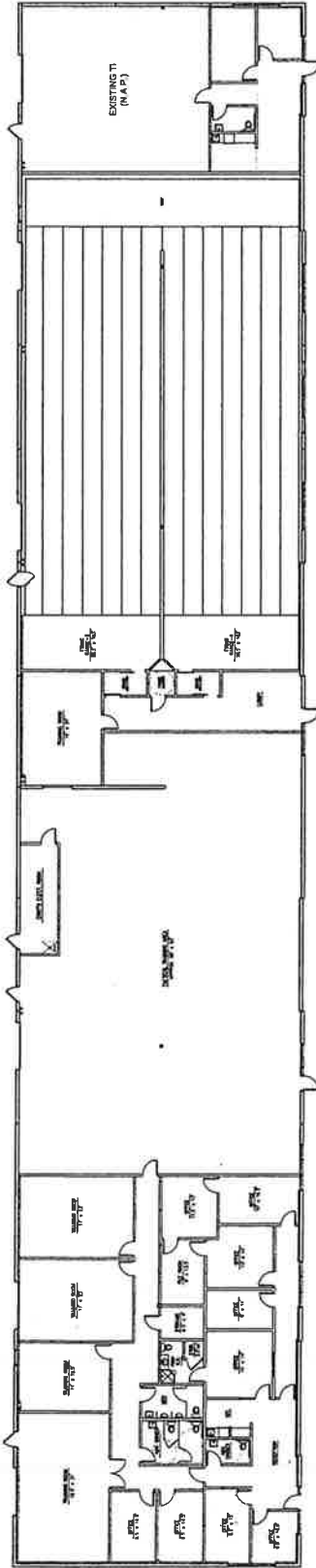
A.P.N.: 628-420-082
 PROJECT ADDRESS:
 38698A & 38698B El Viento Road

PROJECT DIRECTORY:

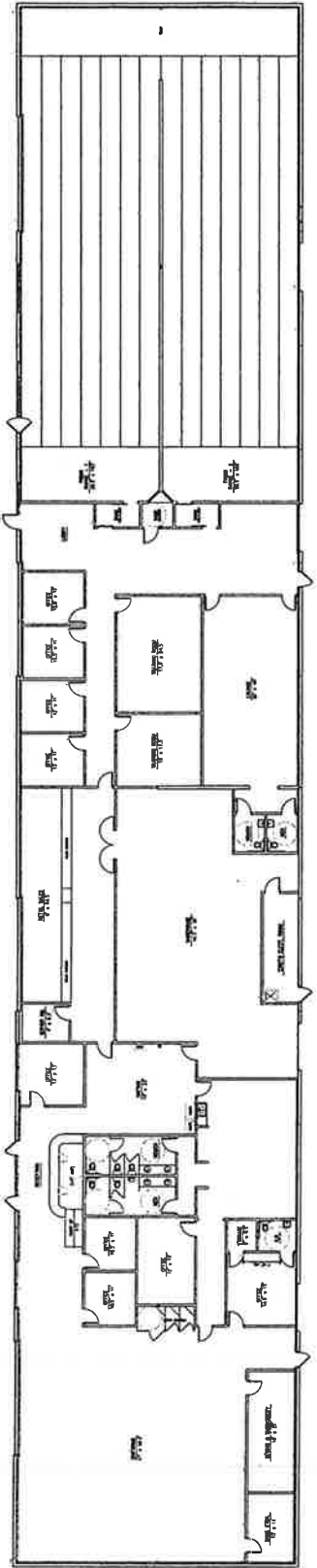
APPLICANT:
 Marsha Vinciguerra
 77633 Las Montanas Rd.
 Suite #200
 Palm Desert, CA 92211
 760-200-0028 - Telephone
 760-200-0228 - Fax
 E-mail: mvinciguerra@ovation.com

LAND OWNER:
 General Properties, LLC
 77633 Las Montanas Rd.
 Suite #200
 Palm Desert, CA 92211
 760-200-0028 - Telephone
 760-200-0228 - Fax
 E-mail: mvinciguerra@ovation.com

EXHIBIT PREPARED BY:
 William Sharon - Architect
 42-845 Radio Street
 Suite A
 Indio, CA 92211
 760-578-8172 - Telephone
 760-342-2772 - Fax
 E-mail: wsharon@williamsharonarchitect.com



12A PROPOSED FLOOR PLAN



12B PROPOSED FLOOR PLAN

CONDITIONAL USE PERMIT - PLAN



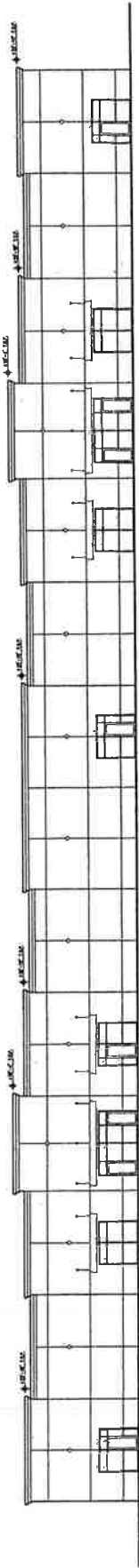
PROJECT DESCRIPTION:
 This building is a 1-story, approximately 10,000 square foot building located at 38698-A El Viento Road. The building is a single-story structure with a flat roof. The building will house a firing range and associated support facilities. The building will house a firing range for gun club along with 3 rooms supported by various building systems. The first 16 firing lanes will occupy the west end of the building. The remaining 16 firing lanes will be occupied by California Valley Youth Academy. It will contain 3 small offices along with 5 training rooms. This building will also contain a future training area which will serve the second round of the building. The total firing lanes will occupy the west end of the building.

PROJECT INFO:
 A P N:
 626-420-082
 PROJECT ADDRESS:
 38698-A El Viento Road

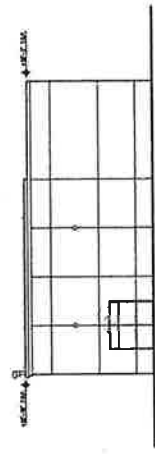
PROJECT DIRECTORY:
APPLICANT:
 Manba Vincalita
 77633 Las Montanas Rd.
 Suite #200
 Palm Desert, CA 92211
 760-200-0029 - Telephone
 760-200-0228 - Fax
 E-mail: manba@vincalita.com

LAND OWNER:
 Grinnell Properties, LLC
 77633 Las Montanas Rd.
 Suite #200
 Palm Desert, CA 92211
 760-200-0029 - Telephone
 760-200-0228 - Fax
 E-mail: mgrinnell@grinnell.com

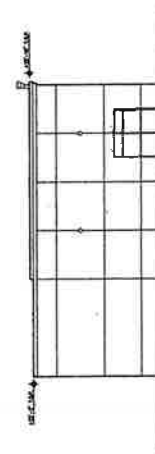
EXHIBIT PREPARED BY:
 William Sharon - Architect
 42-945 Madro Street
 Suite A
 Indio, CA 92211
 760-576-9172 - Telephone
 760-342-2772 - Fax
 E-mail: wsharon@wsharonarchitect.com



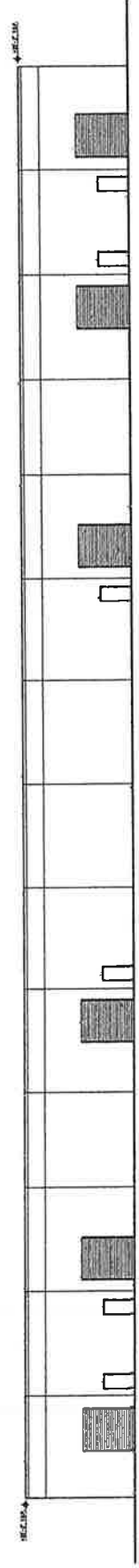
38698-A SOUTH ELEVATION



38698-A EAST ELEVATION



38698-A WEST ELEVATION



38698-A NORTH ELEVATION

38698-A El Viento Road
 CONDITIONAL USE PERMIT - ELEVATIONS
 SCALE 1/8" = 1'-0"



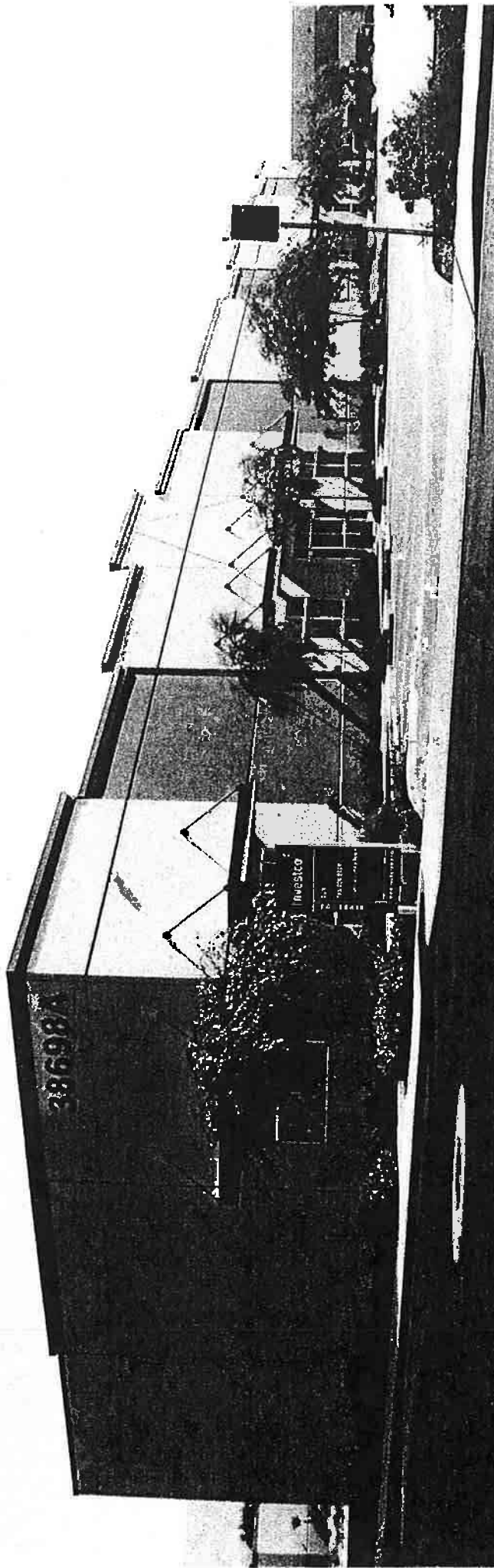


Photo #1

08/31/2008

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42208
Project Case Type (s) and Number(s): Conditional Use Permit No. 3630
Lead Agency Name: County of Riverside Planning Department
Address: 38-686 El Cerrito Road, Palm Desert, CA 92211
Contact Person: Jay Olivas, Project Planner
Telephone Number: 760-863-8277
Applicant's Name: Marsha Vincelette (for The Academy Firing Range, LLC)
Applicant's Address: 77933 Las Montanas Road, Ste. 200 Palm Desert, CA 92211

I. PROJECT INFORMATION

A. Project Description: The project proposes a security training facility and indoor shooting range within two adjacent existing industrial park buildings, 29 feet in height and totaling 39,600 square feet. The north building of approximately 19,800 square feet located at 38698-A El Viento Road and will be occupied by the "Coachella Valley Security Academy". It will contain nine (9) small offices, five (5) training rooms, 14 firing range lanes up to 5,900 square feet and a tactical training area up to 5,400 square feet which will serve as a training center for various police units. The south building of approximately 19,800 square feet located at 38698-B El Viento Road will be occupied by "The Academy Firing Range". It will contain a warehouse of approximately 400 square feet, members only uniform and supply fitting area, nine (9) offices totaling approximately 1400 square feet, with separate retail gun sale area of approximately 350 square feet and three rooms for training class purposes, plus 14 firing range lanes of approximately 5,900 square feet. The existing site contains 110 existing parking spaces on two lots at 3.0 gross acres. Approximately 25 employees will be employed at the facility. Proposed operating hours are from 9:00 a.m. to 9:00 p.m.

The type of firearms to be used at the proposed security training facility and indoor shooting range consist of pistols, revolvers, and low velocity rifles (under .223 caliber). The building walls are concrete with ballistic pads and ceiling design to include steel and wood and the interior remodel will be in conformance with the 2007 California Building Codes. In addition, a specialized ventilation system will be used to filter the air to specific levels.

No exterior construction or project grading is proposed as the site contains two existing industrial buildings with fully improved parking and desert landscaping within the "Desert Business Park" located within the northerly portion of Bermuda Dunes.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 3.0 Gross acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 3.0	Lots: Two	Sq. Ft. of Bldg. Area: 39,600	Est. No. of Employees: 25
Other: N/A			

D. Assessor's Parcel No(s): 626-420-082; 626-420-083

E. Street References: The project site is located southerly of Flora Road, easterly of El Viento Road, and northerly of Las Montanas Road, located at 38698 El Viento Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Sections 1, Township 5 South, Range 6 East, SBBM.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site contains two existing vacant industrial park ("Desert Business Park") buildings totaling 39,600 square feet approved under Plot Plan No. 19059 in 2004 with existing improved parking and landscaping previously approved under Plot Plan No. 19533 in 2005, and existing lots created by Commercial Parcel Map No. 29715 recorded in 2004. Surrounding land uses consists of surrounding industrial park land. Land to the north and south is vacant, intended for future industrial buildings. Land to the east and west contain existing industrial buildings. In the vicinity of the business park, there is vacant land approximately 1,000 feet to the west (1/4 mile) at the terminus of El Duna Court which land is located within the Coachella Valley Preserve. Also in the vicinity, and approximately 500 feet to the south, is the Thousand Trails RV Park, plus the Bermuda Dunes Airport is approximately 1.5 miles to the southeast. Additionally, there is a separate industrial park located approximately 800 feet to the southeast. There is also vacant land approximately 1000 feet to the northeast which is proposed for a private school under Plot Plan No. 23977 which is under county review but not approved. The residential community of Del Webb is located approximately 1/2 mile to east along Washington Drive.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The existing land use designation for the proposed project is Light Industrial (LI). The project proposes to construct an indoor firing range. This proposal satisfies Riverside County General Plan Policies which ensures the availability of suitable sites for the development of commercial and industrial land uses.
- 2. Circulation:** The project will add overall trips to the area. Adequate circulation facilities exist with full road improvements to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project complies with affected Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is located within FEMA Flood Zone A and is susceptible to flooding per FEMA flood zone map which has been addressed due to existing industrial park improvements, including improvements such as roads, curbs, gutters, sidewalks, raised pad elevations, and retention basins. The proposed project is located within a liquefaction potential zone that is designated as moderate. The site is not located in any other special hazard zone (including high fire hazard area, fault hazard, or dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future tenants of this project. The proposed project meets with all other applicable Safety element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project based on project noise studies due to the nature of project as an indoor firing range which has been reviewed by the Department of Public Health, Office of Industrial Hygiene. Mitigation such as 45 dBA maximum noise levels to any possible sensitive receptors during nighttime hours and adequate noise insulation measures have been made conditions of the project. The proposed project meets with all other applicable Noise element policies.

6. **Housing:** The proposed project is not affected by Housing Element policies.

7. **Air Quality:** The project has been conditioned to control interior air quality during business operations due to the nature of the use as an indoor shooting range which has been reviewed and conditioned by the Department of Public Health, Office of Industrial Hygiene. Conditions for adequate supply ventilation exhaust ventilation, air filtration, and filter system maintenance have been added. The proposed project meets with all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Western Coachella Valley

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Light Industrial (LI)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Western Coachella Valley; Light Industrial (LI), Commercial Retail (CR), and Adopted Specific Plan (SP).

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Manufacturing Service Commercial (M-SC)

J. Proposed Zoning, if any: Not applicable

K. Adjacent and Surrounding Zoning: Manufacturing Service Commercial (M-SC), Industrial Park (I-P), and Controlled Development Areas (W-2-10).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

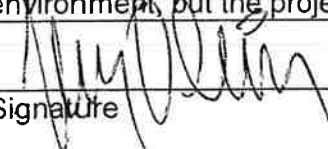
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

January 7, 2010

Date

Jay Olivas, Project Planner

For Ron Goldman, Planning Director

Printed Name _____

ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways", On-site Inspection

Findings of Fact: The project site is located adjacent to El Viento Road which is not designated as a Scenic Highway. The proposed project consisting of an indoor shooting range within two existing industrial buildings totaling 39,600 square feet with 29 foot building heights will create less than significant visual impacts due to existing project design including 25' minimum building setbacks and associated parking and landscaping improvements. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project contains existing desert landscaping as part of the Desert Business Park that is visible along El Viento Road.

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 10.PLANNING. 4 – Comply with Ord./Codes, 10 PLANNING 14 – Site Maintenance, and 90.PLANNING. 9 – Existing Structures.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348 and 457.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance 655.				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: The project is located within 45 miles of the Mt. Palomar Observatory. All lighting shall comply with Ordinance No. 655.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact: The creation of a proposed indoor firing range use will bring incremental increased light and glare due to reflective light from parked vehicles, illuminated signs, street lamps, security lighting and nighttime vehicle traffic. All existing lighting equipment/devices is hooded and directed so as to prevent glare and light from shining directly upon adjoining properties and road right-of-ways. Monitoring shall be provided by the Planning Department (landscape review) and the Department of Building and Safety and through Ordinance No. 348.

Mitigation: None required

Monitoring: None required

AGRICULTURE RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is not directly affected by agriculture programs and land use standards of the RCIP. The project site is not designated as prime/statewide important/unique/locally important farm land. The project is not adjacent to or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act.

Mitigation: None required.

Monitoring: None required.

AIR QUALITY Would the project

5. Air Quality Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2; Mechanical Equipment Plans "Tentative Improvement, The Academy Firing Range" JN:07117-02 dated November 23, 2009; National Institute for Occupational Safety and Health (NIOSH) publication 2009-136 and American Conference of Governmental Industrial Hygienists (ACGIH) guidelines.

Findings of Fact: The project will not conflict with or obstruct implementation of the applicable air quality plans. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

The project was reviewed for interior air quality impacts due to the nature of the use as an indoor firing range. Indoor firing range standards have been applied to the project including an optimum air supply of 75 feet per minute (fpm) and minimum of 50 fpm across the firing line and away from shooters breathing zone, no less than 20 fpm in any other part of the range so as to reduce airborne lead and any other hazardous chemical exposure, and the exhaust system should be designed to provide minimum air duct velocities of 2,500-3,000 fpm. The ventilation system is a push-pull design with a roof top evaporative cooler, exhaust air filtration bank with pre-filters and high efficiency particulate air (HEPA) filters, and an exhaust air fan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Compliance with conditions of approval on file in LMS, including 80 PLANNING 13 – Office of Industrial Hygiene (OIH) Clearance. Compliance with transmittal letter from the Department of Public Health, Industrial Hygiene Division, summarized as follows:

Supply Ventilation System: 1) Ensure that air supply systems are designed to distribute air evenly across the area of the firing range, floor to ceiling, and wall to wall, 2) Introduce supply air as far up range as possible, 3) Airflow along the firing line should be no more than 75 fpm with a minimum acceptable flow of 50 fpm, and 4) There should be no obstructions to the air flow between the air inlets and the firing line so that the supply air is distributed uniformly across the width of the firing range.

Exhaust Ventilation System: 1) The total or combined exhaust air flow for the firing range should always be greater than the total supply airflow to ensure the firing range is maintained under negative pressure, 2) The air should be exhausted at or behind the bullet trap, 3) The exhaust system should be designed to provide minimum duct air velocities of 2500-3000 fpm, 4) The ventilation system that serves the range area should be completely separated from any ventilation for the rest of the building.

Air Filtration: 1) All air filtration systems should be installed in a location where they can be easily serviced, 2) Air exhausted from the firing range should be appropriately filtered or the area near the outside vent be managed to prevent access and lead mobility, 3) The Institute of Environmental Sciences and Technology specifies that a certified HEPA filter must capture a minimum 99.97% of contaminants at 0.3 micron in size, 4) All filters potentially exposed to lead contaminated air should be equipped with side and face gaskets to eliminate filter bypass, and air passing between the filters and the filter racks, and 5) the filtration system should be located as close to the firing range as possible to minimize the distance that lead dust needs to travel in the exhaust system before it passes through the filter.

Filter System Maintenance: 1) Filter end of service life is indicated by a high pressure drop (more resistance to air flow) and 2) filter change out should be performed by personnel trained in removal and disposal of dirty filters and in lead safety.

Monitoring: Monitoring shall be done by the Department of Public Health, Industrial Hygiene Division and the Building and Safety Department through Ordinances Nos. 457 and 564.

BIOLOGICAL RESOURCES	Would the project			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, CVMSHCP, On-site Inspection Project Application Description

Findings of Fact: The project is not influenced by wildlife and vegetation issues as identified in the RCIP, including wetlands and protected biological resources, and the project does not involve the potential for adverse effect, either individually or cumulatively, on wildlife. Biological impacts were previously addressed and mitigated under prior Plot Plan No. 19059 and PM29715 for the existing buildings and lots. The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

Mitigation: None required.

Monitoring: None required.

CULTURAL RESOURCES Would the project

7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Phase 1 Archaeological Assessment (PM29715)

Findings of Fact: On-site surveys prepared for the previous underlying project, did not result in locating any historic resources. The site currently contains two existing industrial buildings within an existing business park and does not contain any structures or other features that could be deemed as significant historic resources. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None required.

8. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Phase 1 Archaeological Assessment (PM29715)

Findings of Fact: No historic, prehistoric sites or isolated artifacts were detected during the pedestrian survey of the project site.

Mitigation: None required.

Monitoring: None required.

9. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-Site Inspection, Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The site exhibits relatively flat topography and has a low probability of containing paleontological resources, according to the Riverside County General Plan Figure OS-8 "Paleontological Sensitivity" map. No unique geological feature exists within the surface of the project boundaries.

Mitigation: None required.

Monitoring: None required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone, but is within a seismically active area of Southern California and strong ground shaking from nearby seismic events is likely to impact the site during the anticipated lifetime of the structures. The most significant geological hazard to the project site will be moderate to strong seismic shaking that is likely to occur during the design life of the project. The proposed site structures should be designed in accordance with the values and parameters given within the 2007 California Building Code (CBC).

Mitigation: None required

Monitoring: None required

11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," GIS database

Findings of Fact: The proposed project is located within a moderate liquefaction zone which was previously addressed during the construction of the existing industrial buildings.

Mitigation: None required.

Monitoring: None required.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-18 "Ground Shaking," GIS database

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principle seismic hazard that has the potential to affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California, especially the San Andreas Fault.

Uniform Building Code (UBC) requirements pertaining to industrial development will mitigate the potential impact to less than significant. As UBC requirements are applicable to all industrial development they are not considered mitigation for CEQA implementation purposes. As a minimum, structure design should conform to Uniform Building Code (UBC) requirements for Seismic Zone 4.

Mitigation: None required

Monitoring: None required

13. Landslide Risk

a) Be located on a geologic unit or soil that is unstable,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," GIS database

Findings of Fact: Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: None required

Monitoring: None required

14. Ground Subsidence	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?				

Source: RCIP, Resolution No. 94-125

Findings of Fact: The project site is located within an area subject to susceptible ground subsidence, however, the existing site has been graded and constructed in accordance with California Building Code to address any future ground subsidence.

Mitigation: None required.

Monitoring: None required.

15. Other Geologic Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				

Source: On-site Inspection, GIS database

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.

Mitigation: None required

Monitoring: None required

16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change topography or ground surface relief features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800 Scale Slope Maps, GIS database

Findings of Fact: The project is not affected by significant topography, surface features, or slopes. The project site is relatively flat and would not impact slopes.

Mitigation: None required

Monitoring: None required

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in the California Building Code (2007), creating substantial risks to life or property?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Description

Findings of Fact: The primary soil at the project site consists of Myoma fine sand. Soil erosion was previously addressed during grading and construction of the existing buildings within the business park which complies with the California Building Code.

Mitigation: None required

Monitoring: None required

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys,

Findings of Fact: No rivers, streams or lakes are located on or adjacent to the project site and no significant impacts are anticipated to affect erosion on or off-site based on the proposed project.

Mitigation: None required

Monitoring: None required

19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within a wind erosion area. The project will decrease the amount of exposed dirt due to existing pavement and landscaping. The project would be influenced by less than significant wind erosion and blowsand issues which is addressed by existing building improvements. Blowsand is a maintenance concern as it creates drifting sand dunes and also acts as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. Air quality and PM10 concerns are addressed in Section No. 5, above.

Mitigation: None required.

Monitoring: None required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Description

Findings of Fact: The proposed indoor firing range does entail the utilization, storage and transport of explosive and/or hazardous materials and wastes such as ammunition and lead; hazardous materials are addressed by the Riverside County Hazardous Waste Management Plan. The county maintains several ordinances intended to facilitate the removal of any trash and rubbish from the property which may be hazardous, including Ordinance No. 541 (Removal of Rubbish) and Ordinance No. 689 (Prohibit Unlawful Dumping of Trash). Utility easements of record shall be observed and unauthorized disturbance shall be prohibited as provided by law; see also Section 46, below. Emergency access and evacuation issues are addressed in Section 34, below. The nearest school is located approximately one mile from the project. No known hazardous waste site exists on or near the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Department of Public Health, Office of Industrial Hygiene also reviewed the proposed ventilation system for the indoor firing range. The system is a push-pull design with a roof top evaporative cooler, exhaust air filtration bank with pre-filters and high efficiency particulate air (HEPA) filters, and an exhaust air fan to limit exposure to customers and employees of any associated hazardous materials.

The project will also be required to comply with the 2007 California Building Codes (CBC) for such concerns as wall reinforcement requirements. The building walls are concrete with ballistic pads and ceiling design to include steel and wood in conformance with building codes.

Mitigation: Compliance with the Health Department's requirements and Fire Department's requirements as contained in the conditions of approval on file in the LMS, including 90 E Health 1 – Hazmat Business Plan, 90 Fire 1 -- Fire Lanes and by compliance with Ordinance Nos. 615, 617 and 651. Compliance with the Department of Public Health, Office of Industrial Hygiene transmittals dated December 1, 2009 and December 3, 2009, compliance with the 2007 CBC.

Monitoring: Monitoring will be provided by the Building and Safety, Health and Fire Departments and through Ordinance Nos. 457, 615, 617 and 651.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database and Bermuda Dunes Airport policies of the WCVAP; Bermuda Dunes Airport Land Use Plan.

Findings of Fact: The project is affected by airport policies of the Western Coachella Valley Area Plan and the project is within the Bermuda Dunes Airport influence area boundary. The Bermuda Dunes Airport is a private airport which has an airport land use plan adopted in May 1986. The project was reviewed by the Airports Land Use Commission and/or Aviation Unit staff and found conditionally consistent with the airport master plan.

Mitigation: The project will require compliance with the Aviation Unit's transmittal of November 17, 2009, contained within the conditions of approval on file in the LMS, including compliance with 80 PLANNING 9-ALUC Clearance prior to building permit issuance; as the Bermuda Dunes Airport is a private airport, the county is legally constrained from requiring an aviation easement from this project for the benefit of that airport, however, mitigation measures, such as the proper hooding and directing of lighting to avoid glare to aircraft, are included in the required design and improvement requirements of this project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring to be provided by the Building and Safety Department and Aviation Unit and through Ordinance Nos. 448, 460 and 487.

22. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: The project is not located within a High Fire Area identified by Ordinance No. 546.

Mitigation: None required

Monitoring: None required

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Coachella Valley Water District's Letter dated October 7, 2009

Findings of Fact: CVWD furnishes domestic water to the project site. The project does substantially alter the existing drainage pattern of the area due the existing 100 year flood zone, however, this matter has been previously addressed due to existing site and drainage improvements within the existing business park. The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Mitigation: Comply with CVWD letter dated October 7, 2009 and conditions of approval on file in LMS, including 80.PLANNING. 12 – CVWD Clearance and the requirements of the Transportation Department.

Monitoring: Monitoring to be provided by the Transportation and Building and Safety Departments.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

	NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database, CVWD Letter dated October 7, 2009

Findings of Fact: The site is relatively flat in topography. The site lies in a designated FEMA Zone AO, depth three feet on Federal Flood Insurance rate maps. The area lies within the Whitewater River Basin Thousand Palms Flood Control Project which will provide regional flood protection to a portion of the Thousand Palms area. The site contains existing storm water improvements to address flood concerns which were previously reviewed by the Coachella Valley Water District. The existing commercial buildings comply with Riverside County Ordinance No. 458 as amended in the preparation of on-site flood protection facilities.

Mitigation: Comply with the CVWD letter dated October 7, 2009 and conditions of approval on file in LMS, including 80.PLANNING. 12 – CVWD Clearance and the requirements of the Transportation Department.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring to be provided by the Building and Safety Departments and the transmittal agency and through Ordinance No. 458.

LAND USE/PLANNING Would the project

25. Land Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Description

Findings of Fact: The site abuts El Viento Road and is located within an existing business park. The project proposes a Conditional Use Permit to operate an indoor firing range within two existing 19,800 square foot industrial park buildings (39,600 square feet total).

The general plan land use element identifies the property within the Community Development Foundation Component. The County envisions this area to be urbanized and provision are made in the land use element of the general plan for commercial and industrial development. The proposed project meets the requirements for the existing Light Industrial (LI) (.25 - .60 FAR) land use designation. The existing Manufacturing Service Commercial (M-SC) zoning designation provides for indoor shooting ranges within the County subject to Conditional Use Permit. Project development will include installation of indoor air quality controls, noise mitigation measures, and wall re-enforcement requirements.

The proposed indoor shooting range will be located adjacent to existing industrial park buildings and vacant industrial lots. Surrounding land uses within 500 feet include an existing RV Park and within 1/2 mile of the Del Webb mixed use residential community. Existing building heights are approximately 29 feet and existing setbacks are approximately a minimum of 25 feet which the use would occur within existing buildings conditioned for compliance with the California Building Codes.

The proposed project is located within the sphere of influence of the City of Palm Desert. As of this writing, no comments have been received from the City.

Mitigation: The proposed indoor shooting range will be subject to enforcement mechanisms throughout its continued operation as found in the conditions of approval on file with the LMS, including 10 PLANNING. 11 – Maintain Licensing and 90 PLANNING 6 – Comply with Acoustic Study.

Monitoring: Monitoring shall be done by the Planning Department and Building and Safety Department through ordinance No's. 348 and 460.

26. Planning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
those of any applicable Specific Plan)?				
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact: Project site is zoned Manufacturing Service Commercial (M-SC) and the applicant proposes a Conditional Use Permit for an indoor shooting range. The project is surrounded by existing M-SC zoning and Industrial Park (I-P) zoning which zoning supports industrial and commercial development such as indoor shooting ranges as a conditional use. The proposed use will be located within 500 feet of an RV park and within 1/2 mile of the Del Webb Specific Plan which these nearby land use are protected from potential impacts as the use occurs within existing industrial buildings as governed by the California Building Code.

Mitigation: The facility will be subject to enforcement mechanisms throughout its design as found in the conditions of approval on file with the LMS, including 10. PLANNING 14 – Site Maintenance.

Monitoring: Monitoring shall be done by the Planning Department, Transportation Department, and Building and Safety Department through ordinance No's. 348 and 460.

MINERAL RESOURCES Would the project

1. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact: The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required

Monitoring: None required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA – Not Applicable A – Generally Acceptable B – Conditionally Acceptable
 C – Generally Unacceptable D – Land Use Discouraged

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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28. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project site is located within an airport influence area, however, airport noise impacts would be less than significant and are addressed through existing project design.

Mitigation: None required

Monitoring: None required

29. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project would not be affected by railroad noise; the nearest railroad is approximately 1/2 mile from the project site.

Mitigation: None required

Monitoring: None required

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project would not be influenced by highway noise issues as identified in the RCIP, Noise Section.

Mitigation: None required.

Monitoring: None required.

31. Other Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: None required

Monitoring: None required

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Noise Effects on or by the Project				
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, OIH Letter dated December 1, 2009; Urban Crossroads Noise Study December 2009

Findings of Fact: The project is influenced by noise issues created by the project as identified in the RCIP due to the nature of the use and an indoor firing range. A noise study was prepared by a qualified acoustical consultant and reviewed by the Department of Public Health, Office of Industrial Hygiene. Noise impacts are less than significant with applied mitigation such as required compliance with 45 dbA (night) and 65 dba (day) noise levels and requirements for reduction of airborne and structural borne sounds, and vibration sounds, as indicated by the Office of Industrial Hygiene's transmittal letter of December 1, 2009.

Mitigation: Compliance with the Department of Public Health, Office of Industrial Hygiene transmittal letter dated December 1, 2009. Compliance with noise limits as established by RCIP and conditions in LMS, including 80 PLANNING 13 – OIH Clearance which is summarized as follows: facility related noise as projected to any surrounding sensitive receptors such as a habitable dwelling, hospital, school, library or nursing home must not exceed 45 dBa between 10:00 p.m. and 7:00 a.m. and not exceed 65 dBa between 7:00 a.m. and 10:00 p.m., to reduce transmission of airborne sounds, no leaks can exist between the firing range and adjacent spaces, to reduce transmission of structural borne sounds and vibrations, acoustical absorbent materials shall be applied to walls, windows, doors, ventilation ducts, and ceilings, and all workers and shooters should be required to use dual hearing protection devices(earmuffs and earplugs) when the range is in use.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring to be provided by the Department of Public Health, Office of Industrial Hygiene and Building and Safety Department and through Ordinance Nos. 348 and 457.

POPULATION AND HOUSING Would the project

33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: No adverse impacts are anticipated to existing housing stocks due to the nature of the project as a commercial development. The project will not affect a County Redevelopment Project Area nor include substantial population growth or cumulatively exceed official population projections.

Mitigation: None required

Monitoring: None required

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable standards.

Mitigation: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required

35. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: None required.

Monitoring: None required.

36. Schools

Source: Coachella Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the boundary of the Desert Sands School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services.

Mitigation: None required

Monitoring: None required

37. Libraries

Source: RCIP

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: None required

Monitoring: None required

38. Health Services

Source: RCIP

Findings of Fact: The use of the approximately three (3) acre site would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required

Monitoring: None required

RECREATION

39. Parks and Recreation

- a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?
- b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: The project is not affected by park facilities.

Mitigation: None required.

Monitoring: None required.

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: This project is not affected by recreational trails.

Mitigation: None required.

Monitoring: None required.

TRANSPORTATION/TRAFFIC .Would the project

41. Circulation

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips; the volume to capacity ratio on roads, or congestion at intersections)?
- b. Result in inadequate parking capacity?
- c. Exceed, either individually or cumulatively, a level of

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
service standard established by the county congestion management agency for designated road or highways?				
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The project will be affected by the Circulation policies of the RCIP and will incrementally to vehicle miles traveled and trips generated which on a cumulative basis will likely cause changes in traffic volume and some increase in vehicle safety risks, and affect roadway uses during construction activities. The Transportation Department considers traffic hazards due to local design features or incompatible uses through the requirements of Ordinance Nos. 461 and 499. Due to the nature of the proposed uses, the project will require approximately 110 off-street parking spaces which shall be provided pursuant to Section 18.12 of Ordinance No. 348. Emergency vehicle use and access is addressed in cooperation with the Fire Protection Department. No significant alteration of waterborne, rail or air traffic is anticipated. Sunline Transit Agency is the principal public transportation provider in the Coachella Valley.

Mitigation: Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including 10 TRANS 5 – Std Intro 3 (Ord 460/461) and 10 TRANS 7 – County Web Site.

Monitoring: Monitoring to be provided by the Transportation Department and through Ordinances Nos. 461, 499 and 673.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: This project is not affected by bike trails.

Mitigation: None required.

Monitoring: None required

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the domestic water programs and land use standards of the RCIP. The Coachella Valley Water District provides existing water services to the project site. The project will not result in the construction of new water treatment facilities or expansion of existing facilities. Compliance with the Health Department's requirements as contained within the conditions of approval on file in the LMS by 10 E HEALTH. 1 – CVWD Water and Sewer Service.

Mitigation: None required.

Monitoring: None required.

44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the sewer service programs and land use standards of the RCIP. Compliance with the Health Department's requirements as contained within the conditions of approval on file in the LMS by 10 E HEALTH. 1 – CVWD Water and Sewer Service.

Mitigation: None required.

Monitoring: None required.

45. Solid Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
b. Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: The proposed project will be affected by solid waste programs and land use standards of the RCIP and the Riverside County Integrated Waste Management Plan (RCIWMP). The RCIWMP shall govern collection, disposal and recycling of solid waste generated by this project.

Mitigation: Compliance with solid waste and recycling recommendations of the Waste Management Department's transmittal letter. Trash and rubbish disposal areas shall be properly screened with landscaping, fencing and/or walls and identified to facilitate recycling capability, and as specified in the conditions of approval in the LMS, including 80.PLANNING. 4 – Waste Management Clearance.

Monitoring: Monitoring shall be provided by the Planning Department and affected agencies and through Ordinances Nos. 651 and 657.

46. Utilities

a. Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, CVWD letter dated October 7, 2009

Findings of Fact: Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities (drainage facilities) that support local systems. The project will not conflict with adopted energy conservation plans. Energy conservation measures such as solar cells are encouraged to provide an alternate source of electricity for the community building.

Mitigation: None required

Monitoring: None required

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, Project Application Materials

Findings of Fact: Project as proposed would have cumulative, but non-significant, impacts on Air Quality, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, and Noise. These items are discussed individually elsewhere in this initial study.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: While no prior CEQA documents were used in preparing the EA, other non CEQA documents listed below were considered.

RCIP: Riverside County Integrated Project

Phase 1 Archaeological Assessment (PM29715)

Geotechnical Report (PM29715)

Location Where Earlier Analyses, if used, are available for review:

County of Riverside Planning Department
38-686 El Cerrito Road, Palm Desert, CA 92211

CONDITIONAL USE PERMIT Case #: CUP03630

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for security training facility and indoor shooting range within two existing industrial buildings totaling approximately 39,600 square feet, with the northerly building to be used by the "Coachella Valley Security Academy" with 14 firing range lanes, multiple training rooms and administrative offices, and, the southerly building to be used as the "Academy Firing Range" with 14 firing range lanes, multiple training rooms, administrative offices, warehouse area, members only uniform supply room, and retail gun sales area, which industrial buildings are located within Assessor's Parcel Numbers 626-420-082 and 626-420-083.

10. EVERY. 3

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. 3630. 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. 4

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3630 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (site plan) and Exhibit B-1 (north building elevations), Exhibit B-2 (south building elevations), and Exhibit C (floor plans).

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10. GENERAL CONDITIONS

10. EVERY. 5 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.

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE* - GIN VARY INTRO

RECOMMND

CUP 03630 proposes a security training facility and indoor shooting range within 2 existing industrial buildings. Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT

RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 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 comply by submitting a "Notice of Intent" (NOI), develop

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Riverside County LMS
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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE

RECOMMND

Conditional Use Permit#3630 is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 USE-#04-HIGH PILE/RACK STORAGE

RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

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10. GENERAL CONDITIONS

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1875 GPM for a 3 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2007 California FIRE Code and Building(s) having a fire sprinkler system.

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 6 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - LC LANDSCAPE REQUIREMENT RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the

C ADDITIONAL USE PERMIT Case #: CUP03630

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 2 USE - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 3 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil

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10. GENERAL CONDITIONS

10. PLANNING. 3 USE - LOW PALEO (cont.)

RECOMMND

remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3. The paleontologist shall determine the significance of the encountered fossil remains.

4. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

5. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

6. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.) (cont.) RECOMMND

scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 4 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.

10.PLANNING. 5 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. 6 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. 7 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

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 9:00 a.m. to 9:00 p.m., Monday through Sunday, for the general public and academy members, in order to reduce conflict with adjacent residential zones and/or land uses. These hours do

ADDITIONAL USE PERMIT Case #: CUP03630

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - HOURS OF OPERATION (cont.) RECOMMND

not preclude after hours cleaning, maintenance, time to open and close, by academy staff. The firing ranges shall not be used by the public, academy member, or academy staff beyond the hours listed above.

10.PLANNING. 9 USE - PERMIT SIGNS SEPARATELY 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.

10.PLANNING. 11 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Federal Alcohol, Tobacco, and Firearms Agency, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 12 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. 13 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

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

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

10.PLANNING. 14 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 15 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. 16 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. 17 USE - CLOSURE CLEAN UP RECOMMND

The permit holder shall be responsible for the final clean up and restoration of the site. Any remaining materials, equipment and structures associated with the permitted use on the property shall be removed and legally disposed of within thirty (30) days following the cessation of operations allowed by this permit. Additional time may be granted through written determinations by the Director of the Department of Building and Safety.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 24 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. 25 USE - LIMITS OF FIREARMS

RECOMMND

- 1) Firearms allowed under this CUP shall be limited to pistols, revolvers, and low velocity rifles (under .223 caliber).
- 2) 50 caliber weapons and above including ammunition shall be prohibited.
- 3) No armor piercing ammunition shall be allowed.
- 4) All weapons and ammunition being brought into either building shall be inspected by academy staff prior to being allowed on any of the firing ranges to verify the under .223 caliber threshold.
- 5) All training in training rooms shall be without any live ammunition.

10.PLANNING. 26 USE - INTERIOR TRAP SYSTEM

RECOMMND

Building walls and ceilings within the firing range portions of the two buildings shall meet all building code requirements including use of steel, wood, ballistic pads, and bullet traps as reviewed and approved by the Building and Safety Department.

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CONDITIONS OF APPROVAL

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C: ADDITIONAL USE PERMIT Case #: CUP03630

Parcel: 626-420-083

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 5 USE - STD INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 7 USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP (cont.) RECOMMND

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 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.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 4 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department. The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 5 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Desert Sands Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 7 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 9 USE - ALUC CLEARANCE RECOMMND

A clearance letter from the Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 17, 2009, summarized as follows: 1) prohibit any use which would direct a steady light of red, white, green, or amber colors to an aircraft, 2) prohibit any use which would cause sunlight to be reflected towards an aircraft, 3) prohibit any use which would generate smoke or water vapor or which would attract large concentrations of birds, 4) prohibit any use which would generate electrical interference, 5) prohibit any uses such as schools, hospitals, or nursing homes, 6) occupancy of the two structures shall not exceed the levels in the attached occupancy table, 7) the County shall require additional review by ALUC prior to conversion of any area other than the uses specified in the occupancy table, 8) the attached notice shall be provided to all potential purchasers of the property, 9) any new detention basins or retention

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 USE - ALUC CLEARANCE (cont.) RECOMMND

basins shall be designed to provide a detention period for the design storm that does not exceed 48 hours.

80.PLANNING. 11 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 and the Riverside County Comprehensive General Plan.

80.PLANNING. 12 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 7, 2009, summarized as follows: portions of this area are shown to be subject to shallow flooding and is designated Zone AO, depth three feet, the existing commercial buildings comply with Ordinance No. 458, this notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three years from the date of issuance.

80.PLANNING. 13 USE - OIH CLEARANCE RECOMMND

A clearance letter from Department of Public Health, Office of Industrial Hygiene shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letters dated December 1, 2009 (NOISE) and December 3, 2009 (INTERIOR AIR QUALITY) summarized as follows: (NOISE) facility related noise as project to any surrounding property containing a sensitive receptor shall not exceed 45 dBa between 10:00 p.m. and 7:00 a.m., 2) no leaks can exist between the firing range and adjacent spaces, 3) acoustical absorbing materials should be applied to all walls, windows, doors, and ceilings, 4) all workers should be required to use dual hearing protection devices, (INTERIOR AIR QUALITY) 1) ensure that supply air systems are designed to distribute air evenly across the firing range, 2) introduce supply air as far up range as possible, 3) airflow along the firing line should be no more than 75 fpm, 4) no obstructions to the air flow, 5) the total exhaust air flow for the firing range should always be greater than

CONDITIONAL USE PERMIT Case #: CUP03630

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE - OIH CLEARANCE (cont.)

RECOMMND

the total supply airflow, 6) the air should be exhausted at or behind the bullet trap, 7) the exhaust system should be designed to provide minimum duct air velocities of 2500-3000 fpm, 8) the ventilation system that serves the range area should be completely separated from the any other ventilation in the building, 9) all air filtration systems should be installed in a location where they can be easily serviced, 9) air exhuasted from the firing range should be filtered in accordance with the EPA, 10) use of certified HEPA filters, 11) all filters potentially exposed to lead should be equiped with side and face gaskets, 12) the filtration system should be located as close to the firing range as possible, 13) filters should be changed according to the static pressure guidelines, 14) filter change out should be performed by trained personnel.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

CONDITIONAL USE PERMIT Case #: CUP03630

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#012-PUB TYP BUILD RECOMMND

PUBLIC TYPE BUILDINGS

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 5 FINAL INSPECTION RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

CONDITIONAL USE PERMIT Case #: CUP03630

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 110 existing parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be maintained with concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING RECOMMND

A minimum of six (6) accessible parking spaces for persons with disabilities shall be provided as 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 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. Towed vehicles may be reclaimed at ___ or by telephoning ___."

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. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

CONDITIONAL USE PERMIT Case #: CUP03630

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study and interior air quality study, as reviewed and, as the case may be, modified by the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 8 USE - LIGHTING PLAN COMPLY RECOMMND

All street 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 and the Riverside County Comprehensive General Plan.

90.PLANNING. 9 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. 10 USE - FEE STATUS RECOMMND

Prior to final building inspection for Conditional Use Permit No. 3630, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.



COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY
4080 Lemon St., 2nd Floor
P.O Box 1629
Riverside, CA 92502

Mike Lara
Director

PLOT PLAN REVIEW

General Note

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification. To avoid any delays in your project the owner/applicant should make sure that the proposed construction shown on the plot plan matches the building plan submittal.

SITE: 38698 El Viento Rd.
Palm Desert

COMMENTS

Cond. Use # 3630

BY:
R.KLAARENBECK

PHONE: (951) 955-1833

DATE: 10/07/09

The buildings for the proposed security training facility and indoor shooting range shall comply with all 2007 California Building Codes. All Buildings shall comply with height and size requirements per chapter five within the 2007 CBC. All ADA requirements per chapter 11 within the 2007 CBC will apply.

I did not have an exhibit to review, however per the agenda request, it would appear the indoor shooting range would fall into an A-3 occupancy classification and 2007 CBC requirements would apply.

Please be aware for the indoor firing range, there may be sound transmission requirements as well as wall re-enforcement requirements.



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Date: December 1, 2009
To: Jay Olivas
Riverside County Planning Department
38686 El Cerrito Rd,
Palm Desert, CA 92211
Fax: (760) 863-7555

From: Steven D. Hinde, REHS, CIH *SDH*
Senior Industrial Hygienist
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050

Report written by: Steven D. Hinde,
Senior Industrial Hygienist

Project Reviewed: GUP-3630

Reference Number: 96684

Applicant: Dr. Thomas R. Elliott
The Academy
7 Dover Court
Rancho Mirage, CA 92270

Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Review Stage: First Review

**Information
Provided:**

"The Academy Firing Range Noise Analysis, County of Riverside, California" JN:07117-02 dated November 23, 2009.



Noise Standards:

For Stationary Noise Sources:

A. Standards:

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels:

- a) 45 dB (A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

B. Requirement for Determination of Community Noise Impact:

a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.

b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.

c) Required Modeling Parameters for Stationary Sources:

- i. Stationary sources are to be modeled as "point" sources.
- ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
- iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
- iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent

continuous sound levels" [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. To reduce transmission of airborne sounds, no leaks can exist between the firing range and adjacent spaces. Small openings such as electrical outlets, spaces around doors, and joints at the walls, ceiling, and floor should be sealed with insulation and/or weather stripping as needed. Ventilation ducts that provide a direct acoustic path into adjacent spaces can be fitted with acoustic absorptive materials, both to remediate vibrations in the walls of the duct and to absorb noise transmitted along the duct.
3. To reduce the transmission of structural borne sounds and vibration, acoustical absorptive materials should be applied to walls, windows, doors, ventilation ducts, and ceilings. Use special care when applying acoustical absorptive materials to prevent them from damage or becoming dust-laden. Typical metal or wooden stud construction has wall cavities that can be filled with insulation material. Walls that separate the firing range from adjacent parts of the building should be double thickness with offset studs. They should provide an air gap as well as insulation on the inside of one of the walls.

4. All workers and shooters should be required to use dual hearing protection devices (earmuffs and earplugs) when the range is in use. For shooters requiring improved communication, National Institute for Occupational Safety and Health (NIOSH) recommends using electronic level-limiting or sound restoration earmuffs with passive earplugs. In addition to the electronic earmuffs, commercially available communication headsets exist that would permit the range master to transmit instructions via short range radio to the shooter's headset. Shooters should also be encouraged to wear eye protection in the form of safety glasses or goggles that are compatible with hearing and other head protection devices.



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Date: December 3, 2009

To: Jay Olivas
Riverside County Planning Department
38686 El Cerrito Rd,
Palm Desert, CA 92211
Fax: (760) 863-7555

From: Steven D. Hinde, REHS, CIH *SA*
Senior Industrial Hygienist
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050

Report written by: Steven D. Hinde,
Senior Industrial Hygienist

Project Reviewed: CUP 3630

Reference Number: 96684

Applicant: Dr. Thomas R. Elliott
The Academy
7 Dover Court
Rancho Mirage, CA 92270

Mechanical Engineer Consultant: EquitySpec Consulting Engineers, Inc.
4508 North Sierra Way, Suite 115
San Bernardino, CA 92407

Review Stage: First Review

Information Provided: Mechanical Equipment Plans "Tentative Improvement, The Academy Firing Range" JN:07117-02 dated November 23, 2009.



Indoor Firing Range Standards:

A. Standards:

National Institute for Occupational Safety and Health (NIOSH) publication 2009-136 and American Conference of Governmental Industrial Hygienists (ACGIH) guidelines.

- a.) A optimum air supply of 75 feet per minute (fpm) and minimum of 50 fpm across the firing line and away from the shooters breathing zone
- b.) No less than 20 fpm in any other part of the range so as reduce airborne lead and any other hazardous chemical exposure.
- c.) The exhaust system should be designed to provide minimum duct air velocities of 2500–3000 fpm.

B. Type of Ventilation:

The system is a push-pull design with a rooftop evaporative cooler, exhaust air filtration bank with pre-filters and high-efficiency particulate air (HEPA) filters, and an exhaust air fan.

Findings:

The consultant's mechanical plans are adequate. Based on our calculations and review of mechanical plans, both the plans and the recommendation listed below should provide sufficient air flow to reduce the interior lead levels to below the Permissible Exposure Level (PEL) with the use of 100 percent make-up air.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the NIOSH - Preventing Occupational Exposures to Lead and Noise at Indoor Firing Ranges, April 2009.

1. Supply Ventilation System Recommendations:

1. Ensure that supply air systems are designed to distribute air evenly across the area of the firing range, floor to ceiling and wall to wall. If the supply air is not evenly distributed, air flow at the firing line will likely contain regions of reverse flow, causing lead and other contaminants to be carried back into the shooter's breathing zone.
2. Introduce supply air as far up range as possible. A perforated wall plenum has been shown to provide uniform air distribution at the firing line. Perforated radial air diffusers

mounted at ceiling height have been tested and demonstrated effective in meeting established industry and regulatory airflow criteria.

3. Airflow along the firing line should be no more than 75 fpm (0.381 m/s) with a minimum acceptable flow of 50 fpm (0.254 m/s) [NIOSH 1976]. If it is desired to minimize fall-out of gun emissions downrange of the firing line, downrange airflow should be maintained at a minimum of 30 fpm (0.152 m/s) and should be evenly distributed.

4. There should be no obstructions (e.g., target or ammunition storage cabinets) to the airflow between the supply air inlets and the firing line so that the supply air is distributed uniformly across the width (cross-sectional area) of the firing range.

II. Exhaust Ventilation System Recommendations:

1. The total or combined exhaust airflow for the firing range should always be greater than the total supply airflow to ensure the firing range is maintained under negative pressure, and to prevent migration of lead-contaminated air from the firing range to the surrounding environment. Exhausting slightly more air than supplied is a general recommendation for maintaining appropriate negative pressure in the firing range. If the building envelope is not sealed, negative pressure within the building can create undesirable drafts through unplanned air pathways entering through openings in the building structure. These drafts can result in back flow at the firing line, which defeats the purpose of the ventilation system. This can easily be evaluated using a chemical smoke tube to visually evaluate pressurization at doors, windows, etc. that are slightly open to the flow of air.

2. The air should be exhausted at or behind the bullet trap. Some firing ranges are designed to have multiple exhaust points downrange to maintain downrange flow and desired velocities at the firing line.

3. The exhaust system should be designed to provide minimum duct air velocities of 2500–3000 fpm (12.7–15.24 m/s) (*Industrial Ventilation Manual*, 24th Edition, Table 3–2) [ACGIH 2004]. Excessively high duct velocities are unnecessary, waste energy, and may cause rapid abrasion of ductwork.

4. The ventilation system that serves the range area should be completely separated from any ventilation for the rest of the building. The exhaust air from the range should not feed into air supplies for offices, meeting rooms, or other businesses.

III. Air Filtration Recommendations:

1. All air filtration systems should be installed in a location where they can be easily serviced.

2. Air exhausted from the firing range should be appropriately filtered or the area near the outside vent be managed to prevent access and lead mobility in accordance with EPA best management practices [EPA 2005].

3. The Institute of Environmental Sciences and Technology specifies that a certified HEPA filter must capture a minimum 99.97% of contaminants at 0.3 micron in size. This filter specification is also endorsed by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE).

4. All filters potentially exposed to lead-contaminated air should be equipped with side and face gaskets to eliminate filter bypass, and air passing between the filters and the filter racks. Filter racks should also be engineered and tested to ensure that leaks do not occur after installation.

5. The filtration system should be located as close to the firing range as possible to minimize the distance that lead dust needs to travel in the exhaust system before it passes through the filter. Filter systems should always be located upstream of the exhaust fan to prevent contaminating the fan with lead.

IV. Filter System Maintenance Recommendations:

1. Filter end-of-service life is indicated by a high-pressure drop (more resistance to air flow) across the filter bank. Filters should be changed according to the static pressure guidelines provided by the manufacturer. Since pre-filters are the first to encounter contaminated exhaust air from the firing range, they will load fastest. Therefore, pre-filters require more frequent change-outs than HEPA-rated filters.

2. Filter change-out should be performed by personnel trained in the removal and disposal of dirty filters and in lead safety. They should use appropriate personal protective equipment and environmental precautions. Loaded filters will likely contain lead in sufficient quantity to classify the used filter as a hazardous waste under the Resource Conservation and Recovery Act (RCRA) (40 CFR 260-279). A Toxicity Characteristics Leaching Procedure (TCLP) test will determine whether the filter is a regulated hazardous waste under the RCRA regulation. If the filter does not meet the criteria of a hazardous waste, it can be disposed of as normal solid waste. However, if the filter does have sufficient lead to be considered a hazardous waste, there are two options: first is to recycle or reuse the filter, in which case it is not considered a waste (RCRA recycling exemption 40 CFR 261.4(a)(13)) and there are no hazardous waste handling procedures required. If the filter is not recycled, and it fails the TCLP, then it must be transported and disposed of properly in accordance with Federal, State and local regulations.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

RECEIVED

November 17, 2009

NOV 19 2009

CHAIR
Simon Housman
Rancho Mirage

VICE-CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS
Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

STAFF

Director
Ed Cooper

John Guerin
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Riverside County
Planning Department
Desert Office

Jay Olivas, Urban Regional Planner IV
County of Riverside Planning Department
Palm Desert Office
Mail Stop #4035

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1039BD09
Related File No.: CUP 03630 (Conditional Use Permit)
APN: 626-420-082 & 626-420-083

Dear Mr. Olivas:

On November 12, 2009, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions.

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, production of cereal grains, sunflower, and row crops, aquaculture, and landscaping utilizing water features.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, hospitals, and nursing homes.

Airport Land Use Commission

Page 2 of 2

3. Occupancy of the two structures, other than the existing suite occupied by a carpet cleaning business as of November 1, 2009, shall not exceed the levels specified in the attached occupancy table without additional review by the Airport Land Use Commission.
4. The County of Riverside shall require additional review by the Airport Land Use Commission prior to the conversion of this area to any use other than the uses specified in the occupancy load table attached hereto, other than offices, manufacturing, storage, and warehousing. In particular, the following uses shall require additional review:

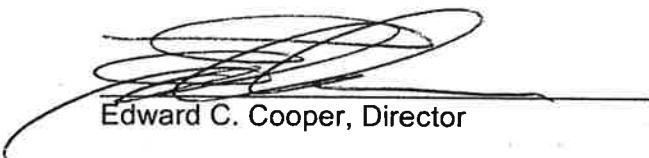
Retail sales facilities (other than carpet cleaning), dormitories, courtrooms, community care facilities, auction rooms, auditoriums, dance floors, lodge rooms, reviewing stands, conference rooms (except within office facilities), dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, swimming pools, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.

5. The attached notice shall be provided to all potential purchasers of the property and tenants of the buildings.
6. Any new detention basins or retention basins shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JG:bks

Attachments: Notice of Airport in Vicinity
Applicant's Occupancy Load Table

cc: ALUC Staff
Grinnell Properties, LLC (Palm Desert) – Attn.: Marsha Vincelette
Grinnell Prop. (Washington) – Attn.: Angela Humphreys
William Sharon, Architect
Bermuda Dunes Airport – Attn.: Mike Smith

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NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

(Received Nov. 2, 2009)



Riverside County Airport Land Use Commission
ATTN: John Guerin
4080 Lemon Street
Ninth Floor
Riverside, California

RE: The Academy Firing Range – CUP 03630

Dear John,

Thank you for taking the time to meet with us yesterday regarding the occupancy for the Academy Firing Range. Attached is a set of plans which outlines the function of each room along with the maximum number people to occupy each room.

Under the perimeters of the ALUC usage guide the maximum number of people that would occupy the buildings if each training room were completely occupied would be 265 people. Since these rooms will be used almost exclusively by police officers, it is extremely unlikely that all rooms would be fully occupied at any one time.

Also using the ALUC usage guide under full occupancy neither building will house more than 150 people at any one given time.

After review of the attachments, please feel free to call if you have any questions. Thank you so much for your help.

Best Regards,

A handwritten signature in cursive script that reads "Marsha Vincelette".

Marsha Vincelette
IFC California LLC
Vice President



William Sharon
William Sharon Architects



David Chandler
The Academy Firing Range



Thomas Elliott
The Academy Firing Range
