

Agenda Item No.: 5.1
Area Plan: Lakeview/Nuevo
Zoning Area: Homeland
Supervisory District: Homeland
Project Planner: Matt Straite
Planning Commission: January 9, 2008

Public Use Permit No. 885
Fast Tract Number 2005-23
State Clearinghouse No. 2007121032
E.A. Number: 41048
California State Clearinghouse Number:
Applicant: MDMG Inc.
Engineer/Rep.: MDMG Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Public Use Permit No. 885 proposes to construct a privately owned police, military, and governmental agency tactical training center consisting of 3 administrative office buildings totaling approximately 8,500 sq. ft., 2 berthing house/ garages, a gymnasium, a covered pool, 2 classroom structures totaling 5,000 sq. ft., 10 uninhabited training structures and several mock streets arranged to simulate a town, 6 indoor firing range/ simulation firing ranges totaling approximately 27,625 sq. ft., 3 indoor rifle ranges totaling approximately 36,750 sq. ft., and a tactical training driving test track and skid pad.

The project is located in the Lakeview Nuevo Area Plan, more specifically it is located easterly of Briggs Road, southeasterly of Gunther Road and northerly of Norden Drive.

BACKGROUND:

The proposed project is an educational institution designed to provide specialized training to police, fire, military and other government related personnel. While the project is situated on almost 200 acres, the bulk of the site is over 25% slope and unsuitable for training purposes. The project proposes to use about 3.5 acres of the site near Briggs Road for actual training. The project has a residential zoning designation and has some scattered large lot residential structures to the west and to the south of the site. There is currently one storage building and one single family dwelling on the site, the home is proposed to be removed, the storage structure will remain. MSHCP criterion cells are located contiguous to the property on the northern side, however, no part of the site falls within a cell.

The site will feature both indoor and outdoor training areas. The project proposes 30 structures-

- 1 hand to hand combat training building which will feature live fire
- 1- 2,500 sq. ft. classroom for traditional instruction
- 1- 2,500 sq. ft. live fire classroom instruction
- 2- 3,000 sq. ft. and 1 2,500 sq. ft. administrative buildings
- 2- 4,000 sq. ft. structures called berthing houses that are designed similar to single family dwellings than traditional dormitory type structures. These will provide for the overnight housing of about 15 clients/students per structure.
- 1- 5,000 sq. ft. garage.
- 1- 3,600 sq. ft. gym/shower building.
- 10- Structures of various sizes designed as scenario houses for simulation training.
- 1- 2,500 sq. ft. breacher maze designed to offer controlled environment training to simulate real world situations and environments. This structure will feature live fire.
- 5- Traditional firing ranges of various sizes.
- 1- 5,625 sq. ft. and 1- 2,500 sq. ft. tactical entry house designed with movable interior floor plans.
- 1- 10,500 sq. ft. (50 meter) covered pool for waterborne security training.
- One traditionally designed single family structure used for recreation and client break time.

Outdoor training will include-

- Simulation training on several mock streets
- Several structures used as 'scenario houses'
- A driving test track
- A skid plate (please see attached "MDMG Statement of operations" for more detail).

ISSUES OF CONCERN:

Noise

Per Ordinance 847, the project is exempt from the requirements of the Noise Ordinance based on the fact that it is an educational institution. Conditions of approval have been added to the project requiring that all project generated noise, including outdoor live fire, be in compliance with the County standards required by Ordinance 847, more specifically that all noise be below 55 decibels between the hours of 7 am and 10 pm.

Proximity to residential

There are no residences to the north or to the east of the site. There is a religious retreat to the north; however, the actual facilities used by the retreat are about 2,000 feet from the closest proposed use within the project site. There is existing residential uses to the south and west of the site. Additionally there is a proposed Specific Plan, Trailmark SP344, located near the southwest corner of the project. The Specific Plan features a park where it abuts the project site (see attached site plan for the proposed Specific Plan). The park is an equestrian staging area. Additionally the residential units within the Specific Plan, along the north east corner of the plan are all ½ acres properties, designed to buffer to the existing large lot community. The Specific Plan is proposing an elementary school within the Romoland School District. The District has submitted a letter of concern (attached).

The project proponents have held two different community group meetings in the area to discuss the project. There was no opposition presented in either meeting. The site design was dictated by the topography and consideration/mitigation to the neighboring residential uses. The indoor firing ranges/tactical entry houses have been sited as far as possible from the residential edges of the development.

The project will feature no block walls but is proposing a dense layer of landscaping along Briggs road which will include 15 gallon California Pepper trees and 15 gallon Red Iron Bark trees planted in two rows at 5 foot intervals in an offset pattern. Both are Ordinance 859 compliant. These trees were selected for their ability attenuate noise and grow quickly. Chain link is proposed beyond the landscaping and around the rest of the project site.

Notification

As previously mentioned the project site features an equestrian trail along the western boundary of the site, along Briggs Road. Staff has worked closely with the applicant, and added conditions of approval, to insure that proper notification is provided to the community and trail users. The project will feature limited out door live fire activities. In the event that live fire is used outdoors, three forms of notification will be used. First, live 'spotters', meaning staff members, will be placed outside the project at the southwest and north west corners of the project site to warn any passerby's that live fire is being used within the site. Second, signs that indicate live fire is being used within the grounds will be posted during these events to notify neighbors. Third, a 'Bravo Flag' meaning a bright red flag will be situated

over the south west corner of the project site. This is a common practice around firing ranges and will quickly communicate to others that live fire is taking place within the site.

Change of ownership

Given the unique nature of the business it is important to insure that the County, Sherriff, and other agencies be aware of the businesses that will be using the facility. The project is proposed for use by the Procinctu Group. In the event that any other company, group, business, or agency rents, leases, or uses the facility without the direct supervision of the Procinctu Group or in the event that the business ownership should change, a substantial conformance application shall be filed with and approved by the County.

Security

Staff has concerns with the storage of live ammunition on the site. Conditions of approval have been added requiring onsite live security in the event that significant levels of ammunition are stored on site.

Fees

Given the unique nature of the site, and the limited acreage of disturbance proposed, the Development Impact Fee has been defined by Exhibit I which is attached to this staff report.

SUMMARY OF FINDINGS:

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| 1. General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) and Rural: Rural Mountainous (R:RM)(10 Acre Minimum) |
| 2. Existing Zoning (Ex. #2): | Residential Agricultural- One Acre Minimum (R-A-1) and Residential Agricultural- Ten Acre Minimum (R-A-10) |
| 3. Surrounding Zoning (Ex. #2): | Residential Agricultural- One Acre Minimum (R-A-1) to the north south and west, Residential Agricultural- Ten Acre Minimum (R-A-10) to the east, north and south, and Rural Residential (R-R) to the south west. |
| 4. Existing Land Use (Ex. #1): | Vacant, 1 single family dwelling, 1 storage building |
| 5. Surrounding Land Use (Ex. #1): | Vacant to the east, single family dwellings to the south and west, and a religious retreat to the north. |
| 6. Project Data: | Total Acreage: 193.97 Gross Acres, 3.49 Acres Total Project Area
Total Proposed Structures: 30 |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41048**, 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 **Public Use Permit No. 885**, 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 Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) and Rural: Rural Mountainous (R:RM)(10 Acre Minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural- One Acre Minimum (R-A-1) and Residential Agricultural- Ten Acre Minimum (R-A-10) zoning classifications 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 (MSCHP).

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 Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) and Rural: Rural Mountainous (R:RM)(10 Acre Minimum) on the Lakeview/Nuevo Area Plan.
2. The proposed use, an educational institution, is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) and Rural: Rural Mountainous (R:RM)(10 Acre Minimum) designations with the approval of a Public Use Permit.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) to the south, north and west, Rural: Rural Mountainous (R:RM)(10 Acre Minimum) to the east, and Community Development: Very Low Density Residential (CD:VLDR)(1 Acre Minimum) to the south west.
4. The zoning for the subject site is Residential Agricultural- One Acre Minimum (R-A-1) and Residential Agricultural- Ten Acre Minimum (R-A-10).
5. The proposed use is permitted in the Residential Agricultural- One Acre Minimum (R-A-1) and Residential Agricultural- Ten Acre Minimum (R-A-10) zones based on County Ordinance No. 348,Section 18.29, which states that educational institutions may be permitted in any zoning classification provided a public use permit is granted.
6. The proposed use, an educational institution, is consistent with the development standards set forth in the Residential Agricultural- One Acre Minimum (R-A-1) and Residential Agricultural- Ten Acre Minimum (R-A-10) zoning classifications.

7. The project site is surrounded by properties which are zoned Residential Agricultural- One Acre Minimum (R-A-1) to the north south and west, Residential Agricultural- Ten Acre Minimum (R-A-10) to the east, north and south, and Rural Residential (R-R) to the south west.
8. Residential and religious uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 41048 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Cultural Resources
 - c. Geology/Soils
 - d. Hazards & Hazardous materials
 - e. Hydrology/Water Quality
 - f. 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, 10 letters of support and one with concerns have been received. These are attached.
In Support-
 - a. Congresswoman Mary Bono, Dated January 31, 2007
 - b. Clinton Smith, PED Training and Technology, Dated July 20, 2006
 - c. Brian J. Von Herbulis, Major USMC, Dated May 16, 2007
 - d. Thomas Rebis, EODGRU ONE Readiness and Training LCPO, Dated February 17, 2007
 - e. Captain J. Gollogly, Riverside County Sheriff's Department, Dated August 2, 2007
 - f. Deputy Jim Card, Orange County Swat Team, Dated May 30, 2007
 - g. Christopher J., San Diego Navy Seal Teams, Dated February 7, 2007
 - h. Assemblyman Russ Bogh, California State Legislature, Dated April 15, 2006
 - i. Bob Doyle, Riverside County Sheriff's Department, Dated February 23, 2005
With Concerns-
 - j. Roland Skumawitz, Romoland School District, Dated September 29, 2006
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A General Plan Policy Area;
 - c. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
3. The project site is located within:
 - a. The boundaries of the Romoland and Perris Union High School District;
 - b. A High Fire Area;
 - c. County Service Area #146; and,
 - d. The Stephens Kangaroo Rat Fee Area.

4. The subject site is currently designated as Assessor's Parcel 457-040-001 and 457-050-001.

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Date Prepared: 12/13/07
Date Updated: 12/26/07