

# Agenda Item No. 5.1

Riverside County Planning Commission

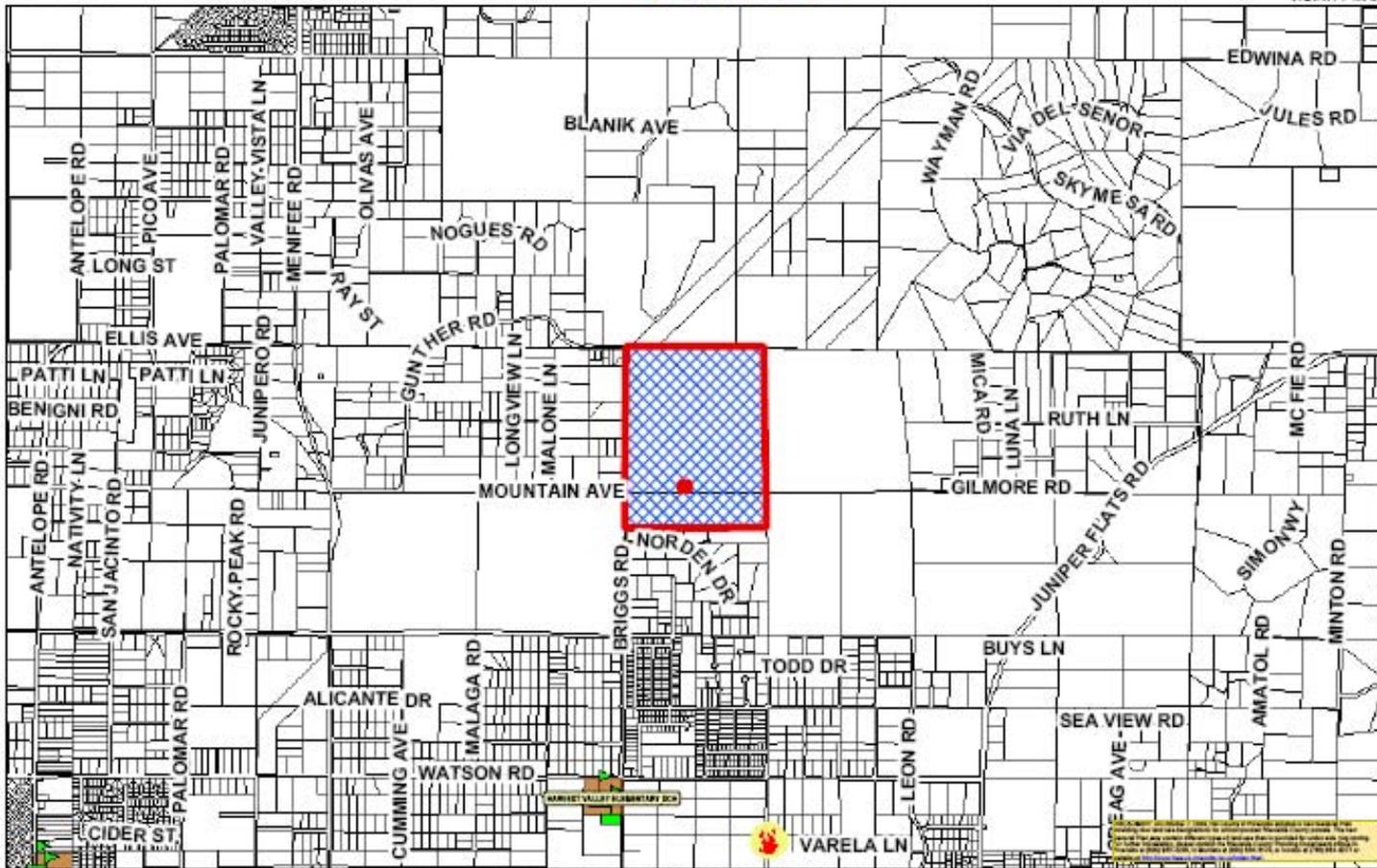


# Vicinity Map

Supervisor Ashley  
 District 5  
 DATE DRAWN: 10/19/07

## PUP00885 VICINITY MAP

Planner: Matt Straile  
 Date: 01/01/08  
 VICINITY MAP



Zone  
 Area: **Homeland**  
 Township/Range: T55R2W  
 Section: 8

RIVERSIDE COUNTY PLANNING DEPARTMENT

ASSESSORS  
 BK. PG. 457-05  
 THOMAS  
 BROS. PG. 808 JS





# Development Opportunities

## Site's Foundation Component:

Rural and Rural Community

## Surrounding Components:

### North:

Rural and Rural Community

### South:

Rural and Rural Community

### East:

Rural

### West:

Rural Community and Community Development





# General Plan

## Current General Plan:

Rural: Rural Mountainous (R:RM)  
 (10 Acre Minimum) and Rural Community:  
 Very Low Density Residential (RC:VLDR)  
 (1 Acre Minimum)

## Surrounding Designations:

### North:

Rural: Rural Mountainous (R:RM)  
 (10 Acre Minimum) and Rural Community:  
 Very Low Density Residential (RC:VLDR)  
 (1 Acre Minimum)

### South:

Rural: Rural Mountainous (R:RM)  
 (10 Acre Minimum) and Rural Community:  
 Very Low Density Residential (RC:VLDR)  
 (1 Acre Minimum)

### East:

Rural: Rural Mountainous (R:RM)  
 (10 Acre Minimum)

### West:

Rural Community: Very Low Density  
 Residential (RC: VLDR) (1 Acre Minimum)  
 and Community Development: Very Low  
 Density Residential (CD:VLDR)  
 (1 Acre Minimum)





# Zoning

## Current Zoning:

Residential Agricultural- 1 Acre Minimum (R-A-1) and Residential Agricultural- 10 Acre Minimum (R-A-10)

## Surrounding Zoning:

### North:

Residential Agricultural- 1 Acre Minimum (R-A-1) and Residential Agricultural- 10 Acre Minimum (R-A-10)

### South:

Residential Agricultural- 1 Acre Minimum (R-A-1) and Residential Agricultural- 10 Acre Minimum (R-A-10)

### East:

Residential Agricultural- 10 Acre Minimum (R-A-10)

### West:

Residential Agricultural- 1 Acre Minimum (R-A-1) and Rural Residential (R-R)



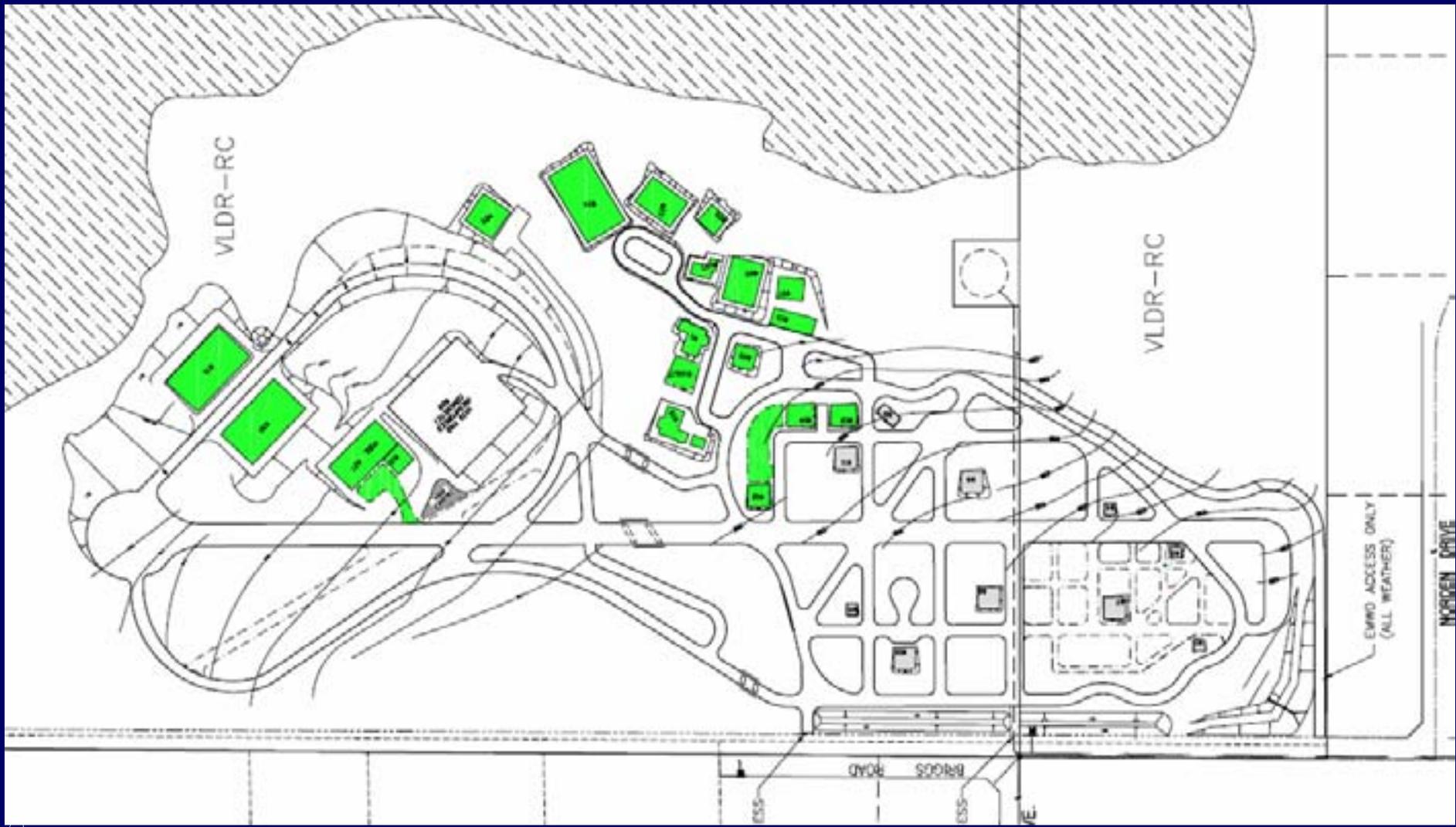






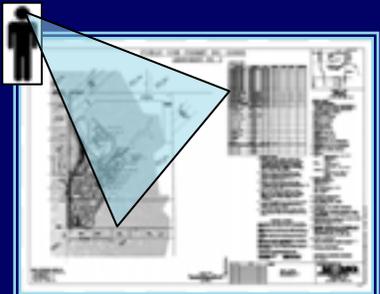
# Site plan active area

← North





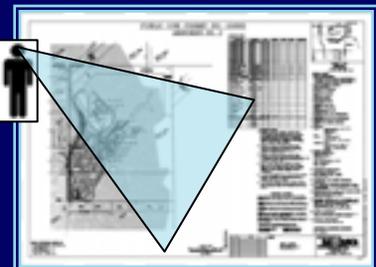
# Site Photo 1



Corner of Gunther Road and Briggs Road looking at Project Site



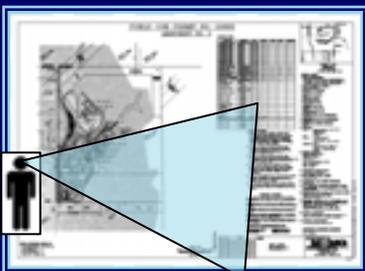
# Site Photo 2



Briggs Road looking southeast at existing building



# Site Photo 3



Briggs Road and Mountain Avenue looking east at project site



## Issues of Concern

### Noise

- Exempt from Ordinance 847 because it is a public institution
- Conditioned to be in compliance with Ordinance 847 with regards to outdoor firing
- Between the hours of 7am and 10pm noise shall be below 55 decibels

### Change of Ownership

- The project is proposed for use by the Procinctu Group
- A substantial conformance application shall be filed and approved if any other company, group, business, or agency rents, leases, or uses the facility without the direct supervision of the Procinctu Group

### Security

- Live ammunition on site, therefore the project has been conditioned to have live security in the event that significant amounts of ammunition are present



## Issues of Concern

### Proximity to Residential

- Religious retreat to the north of the project site approximately 2,000 feet from the closest proposed use
- Existing residential to the south and west of the project site
- Proposed Specific Plan No. 344 “Trailmark” located near the southwest corner of the project site
  - Proposes a park/ equestrian staging area where it abuts the proposed project
  - Proposes an elementary school site for the Romoland Unified School District
  - Northeast portion of the plan proposes ½ acre lots
- Project proponents have held two community meetings
- The project is not proposing block walls but rather chain link and a dense layer of landscaping along Briggs road which will include Pepper Trees and Red Iron Bark Trees
  - Ordinance 859 compliant
  - Grow quickly and have the ability to attenuate noise

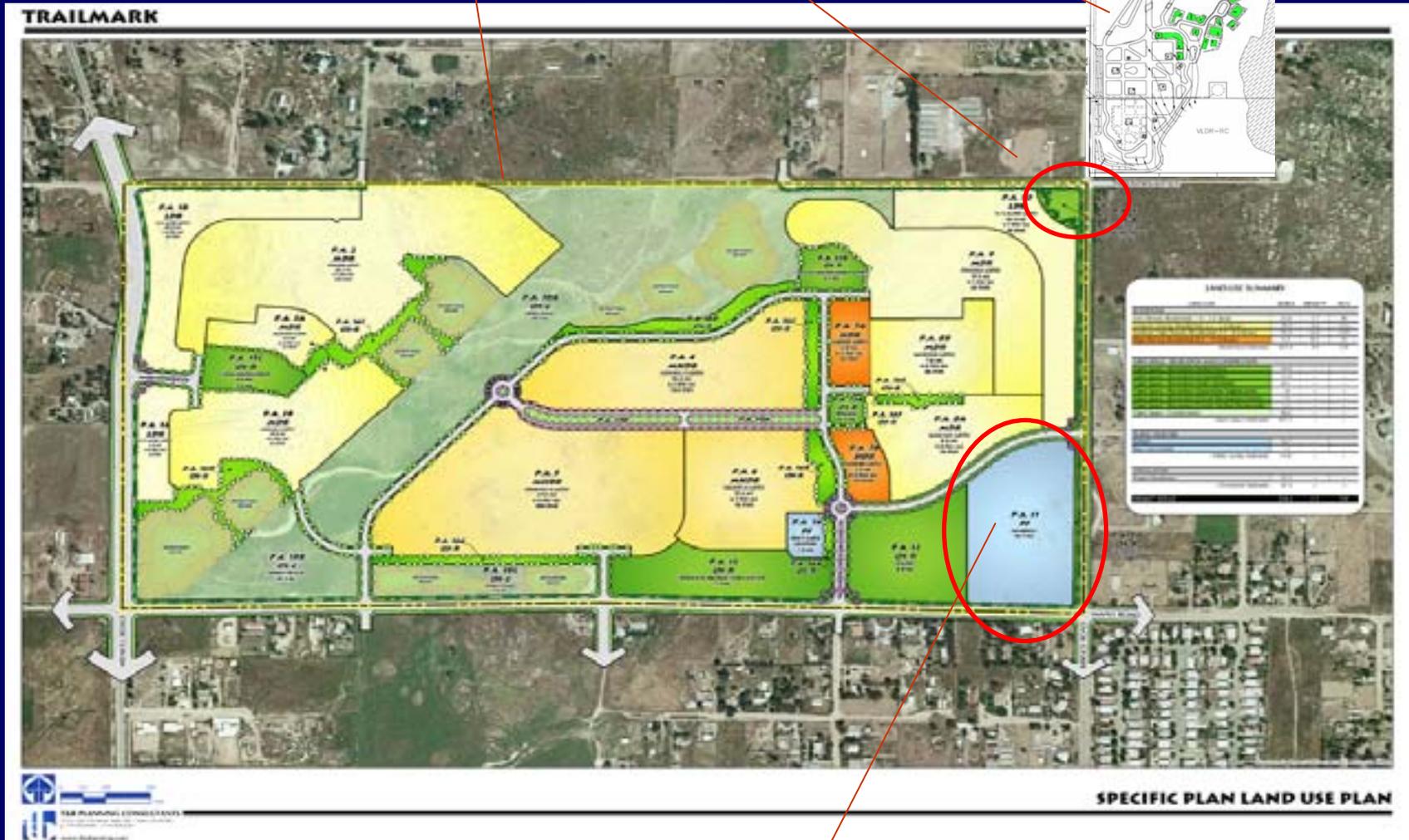


# Issues of Concern

Proposed SP

Proposed SP Park

Project Site



Proposed SP School



## Issues of Concern

### Notification

- In the event that live fire will be occurring outdoors three types of notification are to occur
  - live 'spotters': staff members stationed at the northwest and southwest corner of the site informing passerby's that live fire is being used
  - signs will posted during these events as means of notifying neighbors
  - a "Bravo Flag": red flag will be raised in the air at the southwest corner of the project site to inform neighbors that live fire is occurring

### Fees

- Due to the unique nature of the project and limited disturbance to the site the proposed project will be using a different fee structure, as seen in Exhibit I



## 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.





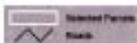
# Neighbor Vicinity Map

PUP00885



0 292 485 677 1,354 1,540

Date: 6-1-2007

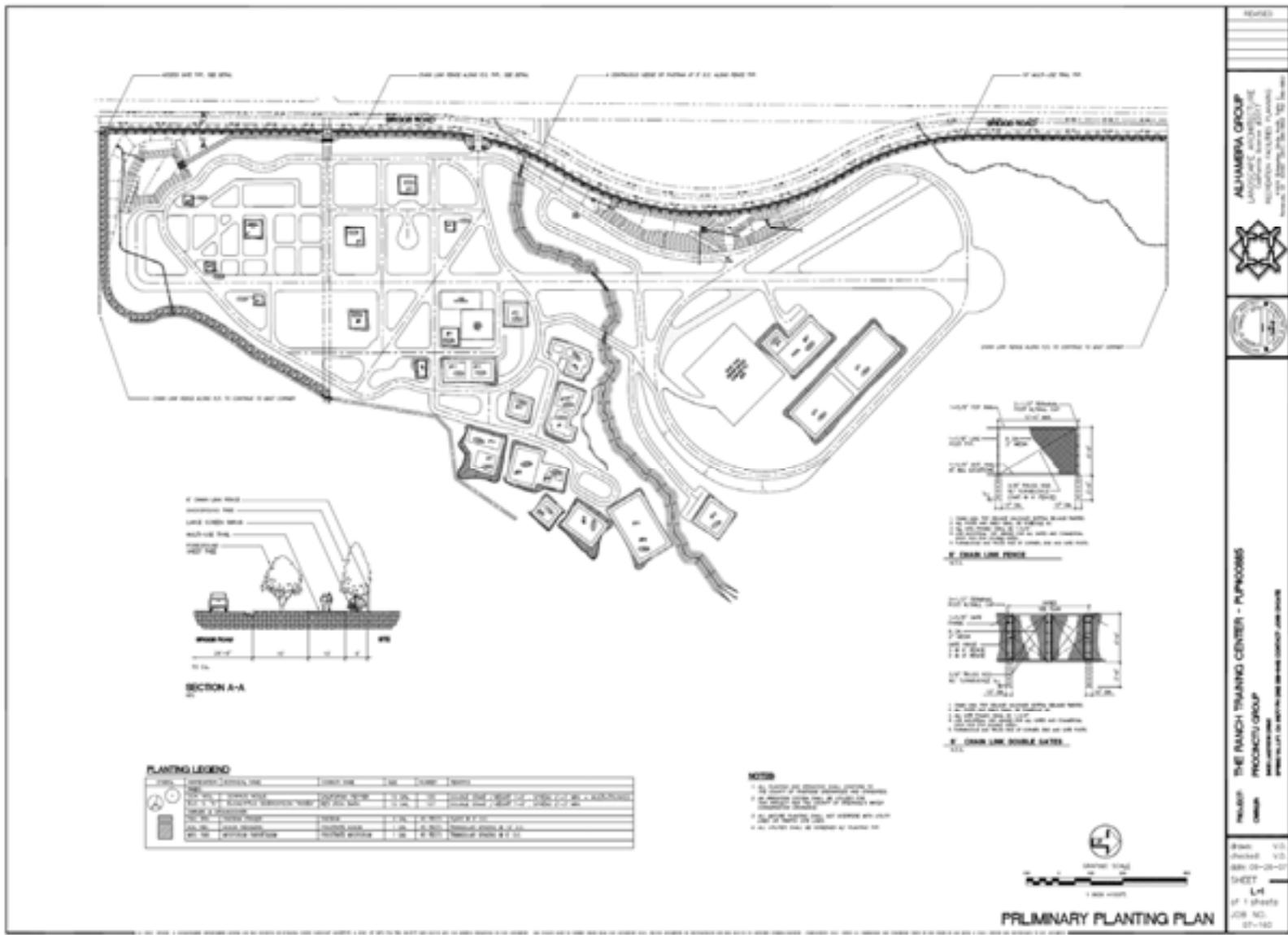


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# Landscape Plan



REVISIONS

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LANDSCAPE ARCHITECTS  
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RIVERSIDE, CALIFORNIA 92505  
PHONE: 951-287-7170 FAX: 951-287-7171

THE RANCH TRAINING CENTER - P14000885

PROJECT LOCATION: 8800 WOOD CANYON JAIL ROAD

DATE: 1/10/08

SCALE: 1/8" = 1'-0"

SHEET: 14

OF 1 SHEETS

JOB NO: 07-140

