



Agenda

Planning Commission

Regular Meeting 6:00 PM
Wednesday, July 8, 2026
Council Chambers
10200 Slater Avenue

MEETING ASSISTANCE: In compliance with the Americans with Disabilities Act, anyone needing special assistance to participate in a meeting of the government bodies listed herein should contact the Planning Department at (714) 593-4425. Notification 72 hours prior to the meeting allows the City to make reasonable arrangements to ensure accessibility to the meeting.

ZOOM LINK INFORMATION

- Participants that choose to watch the Planning Commission meeting through Zoom are automatically placed in the waiting room and will only be allowed into the Zoom meeting if they request to make a public comment. In order to make a public comment, you will indicate through the chat feature which item you would like to speak on, and click on the “raise hand” icon to let the administrator know you wish to speak.
- All participants are muted unless you are requesting to speak, at which time you will be allowed to un-mute and make your comment.
- All public comments are allowed up to 3 minutes to speak.

CFV is inviting you to a scheduled Zoom meeting.

Topic: Planning Commission Meeting

Time: Jul 8, 2026 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://fountainvalley.zoom.us/j/88992477440?pwd=WpYSPrDruXF0bZesyK1crykZz0vGn0.1>

Meeting ID: 889 9247 7440

Passcode: 754594

REGULAR MEETING

Call to Order

Salute to the Flag

Roll Call

Vu, Brothers, Azcona, James, Vice-Chair Huebner, Chair Langer

Announcement of Supplemental Communications

Anyone wishing to speak during Public Comments must fill out and submit a blue speaker card. The Planning Commission can take no action on this date, unless the item is agendized. Anyone wishing to speak on items not on tonight's agenda may do so during Public Comments. Speakers on items scheduled for Public Hearing or non-public hearing items will be invited to speak when those items are heard. (3 minutes per speaker)

It is customary for Commissioners to visit applicant sites. Unless any Commissioner has further disclosure statements at this time, it may be stated that no contact was made during the visit with the applicant, his/her agent or neighbors of the proposed project.

Public Comments

Anyone wishing to speak on non-agendized items may do so at this time.

Consent Calendar

1. 4-22-2026 Draft Planning Commission Meeting Minutes
Receive and file

Public Hearing

2. Elite CCW & Firearm Training – Conditional Use Permit 1942
Alternative #1

New Business

None.

Unfinished Business

None.

Comments from Staff

Comments from Commissioners

Adjourn

Adjournment to the next regular Planning Commission meeting scheduled for August 12, 2026.

All items which have final approval by the Planning Commission may be appealed to the City Council within 10 calendar days of the Commission's action by any applicant or property owner within 1,000 ft. of the subject proposal. Persons wishing further information should contact the Planning Department (Chapter 21.60 FVMC).

Planning Commission meetings can be viewed on FVTV via Spectrum Cable Channel

3, Frontier FiOS Channel 21, and AT&T U-Verse Channel 99. Commission Meetings are also posted on the City's website at www.fountainvalley.gov.

CITY OF FOUNTAIN VALLEY PLANNING COMMISSION MINUTES

CITY HALL COUNCIL CHAMBERS
10200 SLATER AVENUE

WEDNESDAY, APRIL 22, 2026 – 6:00 P.M.

REGULAR MEETING

CALL TO ORDER: Chair Langer called the meeting to order at 6:04 pm.

SALUTE TO THE FLAG: Chair Langer led the flag salute.

ROLL CALL:

PRESENT: Vu, Brothers, Azcona, James, Vice-Chair Huebner, Chair Langer

ABSENT: None.

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATION

Agenda Item 2 – Memo dated 4/22/26 from Senior Planner to Planning Commission regarding conditions of approval amended since the distribution of the Planning Commission agenda packet.
Agenda Item 2 – Public comment letters received from Dennis and Gail Cox, anonymous, and Christina Aliseo.

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. 4-8-2026, Planning Commission meeting minutes
Action: Receive and file 4-08-2026 Planning Commission meeting minutes.
Motion: Huebner Second: Brothers
AYES: Brothers, Azcona, Huebner, Langer
NAYS: None.
ABSTAIN:Vu

PUBLIC HEARING

2. Code Amendment 24-01, Precise Plan 581 – Orange Coast Memorial Medical Center Parking Structure Project
The proposed project includes the removal of an existing surface parking lot with 231 parking spaces for the development of a freestanding, 3-story parking structure located at the southwest corner of Talbert Avenue and Foster Street. The proposed structure includes one (1) subterranean level, three (3) covered parking levels, and a rooftop parking level, for a total of five (5) levels. The Project proposes redeveloping the 2.23 - acre surface parking lot at Foster Street with a freestanding parking structure totaling 784 parking spaces for hospital employees only. The proposal includes a pedestrian bridge on the third level connecting the parking structure to a freestanding elevator and staircase tower on the OCMMC campus, on the east side of Foster Street. The proposed structure would be 35 feet in height at the rooftop parapet of the structure, with an elevator tower at the southeast corner of the structure under 42 feet in height.
CEQA DETERMINATION: A Mitigated Negative Declaration in conjunction with the above proposal have been proposed to reduce environmental impacts to less than significant levels have been provided in the Mitigated Monitoring and Reporting Plan (MMRP) included with the



Request for Planning Commission Action

TO: Planning Commission

DATE: July 8, 2026

FROM: Senior Planner, Matt Jenkins

SUBJECT: Elite CCW & Firearm Training – Conditional Use Permit 1942

Project Location: 18269 – 18281 Mt Baldy Cir

Zoning: Fountain Valley Crossings Specific Plan (FVCSP)

General Plan: Specific Plan

Project Applicant: Michael Duda
8894 Mockingbird Ave
Fountain Valley, CA 92708

Property Owner: Gateway 21/22. Dba Mt. Baldy 1
14451 Chambers Rd., Suite 150
Tustin, CA 92780

Proposal:

Michael Duda has submitted a request for a Conditional Use Permit (CUP) to open and operate a firearm training business with an indoor shooting range located at 18269-18281 Mt Baldy Cir (Attachment 1).

Code Requirement:

The subject property is located in the Workplace Gateway District of the FVCSP. The proposed firearm training business is classified as a Civic and Cultural use because it provides specialized training and education under the Civic and Cultural definition in Section 2.2.1.B of the FVCSP. All land uses categorized as Civic and Cultural require a CUP in the Workplace Gateway District.

Background:

Michael Duda is the owner and operator of Elite CCW & Firearm Training, currently located and operating at 18183 Euclid Street. The business offers firearms training courses for gun owners seeking to obtain a Carry a Concealed Weapon (CCW) license or Firearms Safety

Certificate (FSC). In 2022, the Planning Commission approved Elite CCW under CUP 1903 for its current location in a multi-tenant commercial building on Euclid Street. A prefabricated, self-contained indoor shooting range with 4-shooting lanes was approved within the 3,700 square-foot tenant space for firearm training and certification.

Firearm Regulations:

In California, a person must have a valid FSC to purchase a firearm. To obtain an FSC an applicant must complete a multiple-choice test on firearm safety and operation and achieve a score of at least 75 percent. To carry a firearm in public, an individual must have a CCW permit. Without a CCW permit, it is generally unlawful to carry either a loaded or unloaded firearm in public, whether concealed or openly carried. State law provides that a person may be issued a concealed carry permit if the following apply:

- The person is of good moral character;
- Good cause exists for issuance of the license because immediate danger to the person or their family;
- Residency requirements are met; and
- Completion of an acceptable course of firearms training.

In order for a California gun owner to apply for a CCW permit with a police or sheriff's department, applicants must successfully complete an approved firearms training course, per Penal Code 26150. New applicants must complete a training course lasting at least (16) hours and eight (8) hours for renewal applications. The required training courses shall include instruction on firearm safety, firearm handling, shooting technique, and laws regarding the permissible use of a firearm. All firearms that are to be included with the CCW permit must be inspected by the training provider to ensure that they are safe, operable, and in compliance with CA state and federal regulations. CCW applicants must pass a live fire training course with the firearm to be listed on their license.

Proposal:

The owner of Elite CCW has submitted a request for a CUP to facilitate the relocation and expansion of an existing indoor firearms training business, currently located at 18183 Euclid Street, to a multi-tenant industrial building located at 18269-18281 Mt Baldy Cir (Attachment 2). As described in the owner's project description letter (Attachment 3), for nearly six (6) years, Elite has been serving recreational shooters and providing specialized firearms safety and certification courses for residents across Orange and Los Angeles County. By moving to a new, larger facility, Elite will be able to accommodate the growing regional demand for certified firearms education and safe shooting facilities.

The project consists of relocating Elite CCW's existing four-lane modular indoor range and adding a new ten-lane modular indoor range, for a total of fourteen indoor shooting lanes at the Mt Baldy location. The entire operation will occur within an existing 7,738 square-foot tenant space in a multi-tenant industrial building, and no increase in building square footage is proposed. The modular range systems are designed to function as self-contained

structures with ballistic-resistant steel, integrated ventilation, and sound attenuation components intended to contain ammunition, emissions, and noise within the range enclosure. The applicant explains this creates an impenetrable "building within a building" envelope designed to trap all projectiles internally and minimize noise migration to adjacent tenant spaces. Furthermore, the modular units feature specialized, integrated ventilation systems that continuously filter air to isolate emissions and strictly control indoor air quality (Attachment 4). The proposed operations and range construction would be similar to Elite's existing facility at 18183 Euclid Street approved in 2022.

Elite CCW's purpose is to train students on firearm safety, lawful firearm handling, and certification requirements associated with Firearm Safety Certificates and concealed carry permits. As indicated by the applicant in the project narrative, the proposed facility is intended to provide a controlled, professional, and code-compliant environment for specialized training, skills development, and lawful shooting. The proposed self-contained range systems would occupy approximately half of the 7,738 square-foot floor space, with the remaining space consisting of a lobby, (1) simulator room and (1) classroom, storage and office use (Attachment 5). Ammunition would be stored and secured in a locked storage room accessible by employees only. Currently, the business operates from Tuesday to Saturday, from 10:00 am to 6:30 pm, and is closed on Sunday and Mondays.

Noise Analysis:

The City does not have noise regulations for commercial or industrial uses when they are not adjacent to residential uses. The applicant provided an acoustical assessment that was prepared by Acoustical Consulting Services (ACS) that evaluates the potential sound transmission from the proposed indoor range to adjacent tenant spaces (Attachment 6).

An independent acoustic assessment by ACS concluded that the proposed indoor range expansion would not create adverse noise impacts on adjacent tenant spaces. The analysis used a conservative worst-case scenario based on the loudest standard handgun caliber tested (.357 Magnum) and assumed a standard minimum-isolation commercial demising wall. According to the noise analysis, the transmitted sound level to the adjacent tenant space is estimated at approximately 32 dBA, with projected sound levels toward the front and rear of the building at approximately 33 dBA. These levels are below typical daytime commercial and industrial ambient noise levels. The applicant also proposes additional sound attenuation measures, including R-13 insulation, 1/8-inch mass loaded vinyl, and 1/2-inch drywall around the modular range, which were not included in the ACS calculations and are expected to provide further noise reduction.

Under those assumptions, and without credit for the applicant's proposed added soundproofing improvements, the projected transmitted noise level to the nearest adjacent tenant space was found to be at or below Noise Criteria 30. ACS concluded that this projected sound level is quieter than the recommended criteria for typical industrial uses and comparable to the recommended criteria for private offices and small conference rooms.

Based on the acoustical analysis and the applicant's operational history at the existing facility, which reportedly has generated no local noise complaints, staff believes the proposed project will not result in significant noise impacts to surrounding tenants.

Parking:

The project is located at the Mt Baldy Business Park, in one of two (2) single-story multi-tenant industrial buildings that face a common shared parking area. The property has 131 parking spaces that are shared among 23 industrial tenant spaces. The FVCSP requires a minimum of three (3) parking spaces for every 1,000 square feet of floor area for Civic and Cultural land uses, resulting in 22 spaces needed for Elite CCW. Pursuant to the FVCSP 2.7.1.B, Shared Parking, developments may satisfy all or a portion of the minimum required parking spaces with on-site or off-site shared parking. The combined parking requirement for all uses in the business park, including Elite CCW is 94 parking spaces, resulting in a surplus of 37 parking spaces.

With the mix of light industrial land uses in the two buildings consisting of contractors, warehouse uses, machine shops, staff does not anticipate a parking issue. Additionally, should parking demand exceed original expectations over time, additional parking mitigation measures may be required at the discretion of the Community Development Director including, but not limited to, requiring additional shared parking arrangements.

The proposed expansion is consistent with the General Plan Land Use Element, which supports a balanced mix of employment, industrial, and service-oriented uses that contribute to fiscal sustainability and expand opportunities for businesses to thrive. The project also aligns with Policy LU-1.1, which requires new development to be located, scaled, buffered, and designed to minimize negative impacts on surrounding uses, and Policy LU-1.2, which recognizes development that is consistent with the Land Use Element as generally compatible with surrounding land uses. In addition, the project supports Policy LU-2.4 by facilitating continued reinvestment and business activity within the Crossings Specific Plan area and is consistent with Policy LU-4.1 and Policy LU-4.2, which encourage economic development, local job opportunities, and consideration of economic implications in land use decisions.

Because the project is located within an existing multi-tenant industrial building, does not expand the building footprint, and includes features intended to contain noise, ammunition and air emissions within the range structure, staff believes the proposed use can operate in a manner that is compatible with surrounding commercial and industrial tenants, subject to conditions of approval in Resolution 26-10 (Attachment 7).

Environmental Clearance:

The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the city's environmental review procedures and can be determined categorically exempt pursuant to Class 1 (Section 15301 – New Construction or Conversion of Small Structures) of the CEQA Guidelines. The installation of a

prefabricated firing range will be located inside the existing building and no additional building square footage is proposed (Attachment 8).

Notice Furnished:

Public hearing notices were mailed to all property owners and tenants within 1,000 feet of the subject property. The item was published in the Orange County Register and notices were posted at City Hall and the Public Library.

Alternatives:

1. Adopt Resolution 26-10 adopting a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA) and approving CUP 1942 for Elite CCW & Firearm Training to open and operate a firearms training business with an indoor shooting range located at 18269-18281 Mt Baldy Cir.
2. Continue the request and direct staff to prepare a resolution for denial.
3. Continue this request for additional information.

Recommended Action:

Staff recommends the Planning Commission select Alternative 1: Adopt Resolution 26-10 adopting a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA) and approving CUP 1942 for Elite CCW & Firearm Training to open and operate a firearm training business with an indoor shooting range located at 18269-18281 Mt Baldy Cir.

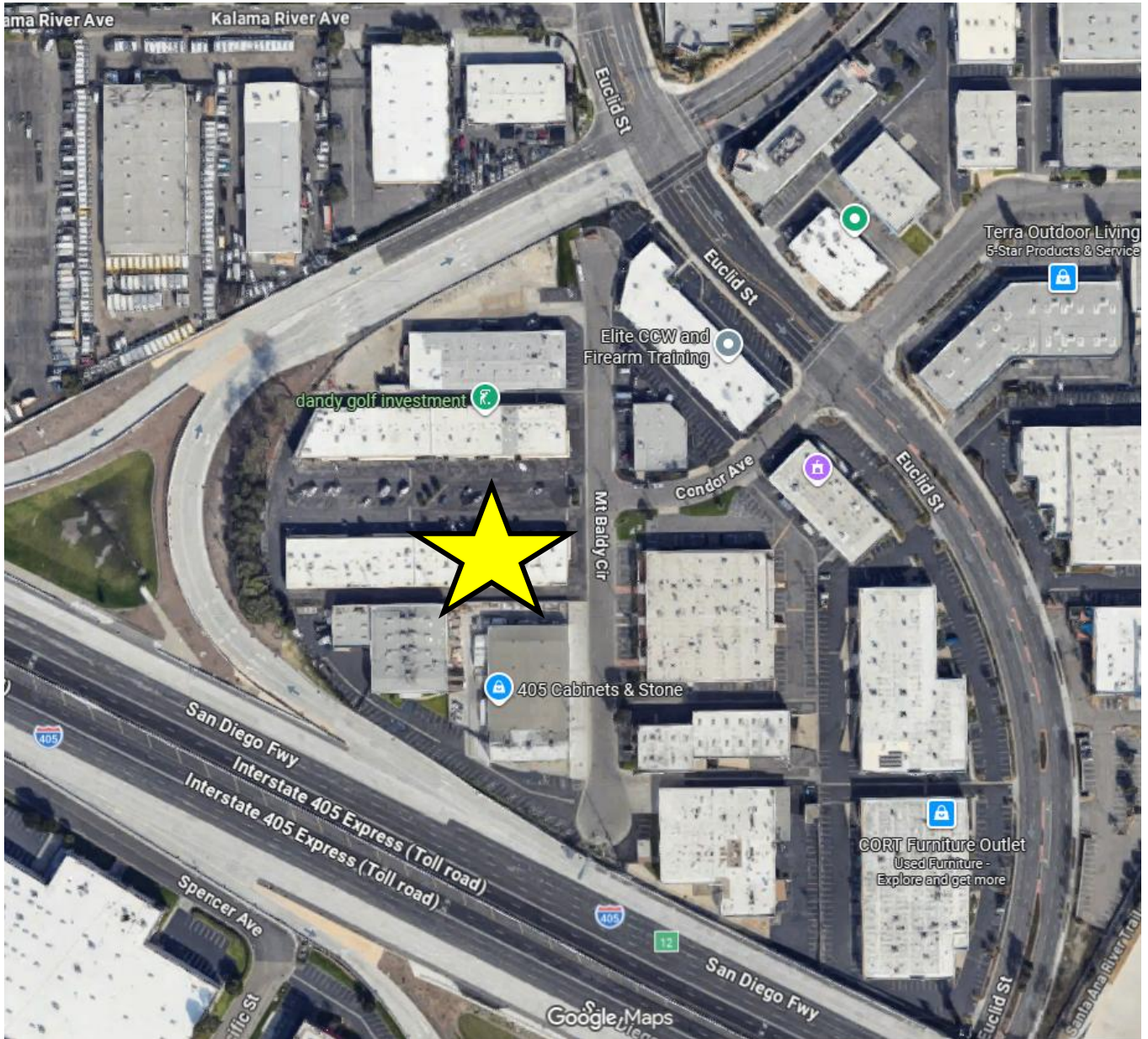
Prepared By: Matt Jenkins, Senior Planner

Reviewed By: Steven Ayers, Principal Planner

Approved By: Omar Dadabhoy, Community Development Director

- Attachments:
1. Vicinity Map
 2. Site Plan
 3. Description Letter
 4. Pro Range XL
 5. Floor Plan
 6. Noise analysis by ACS
 7. Resolution No. 26-10
 8. Notice of Exemption

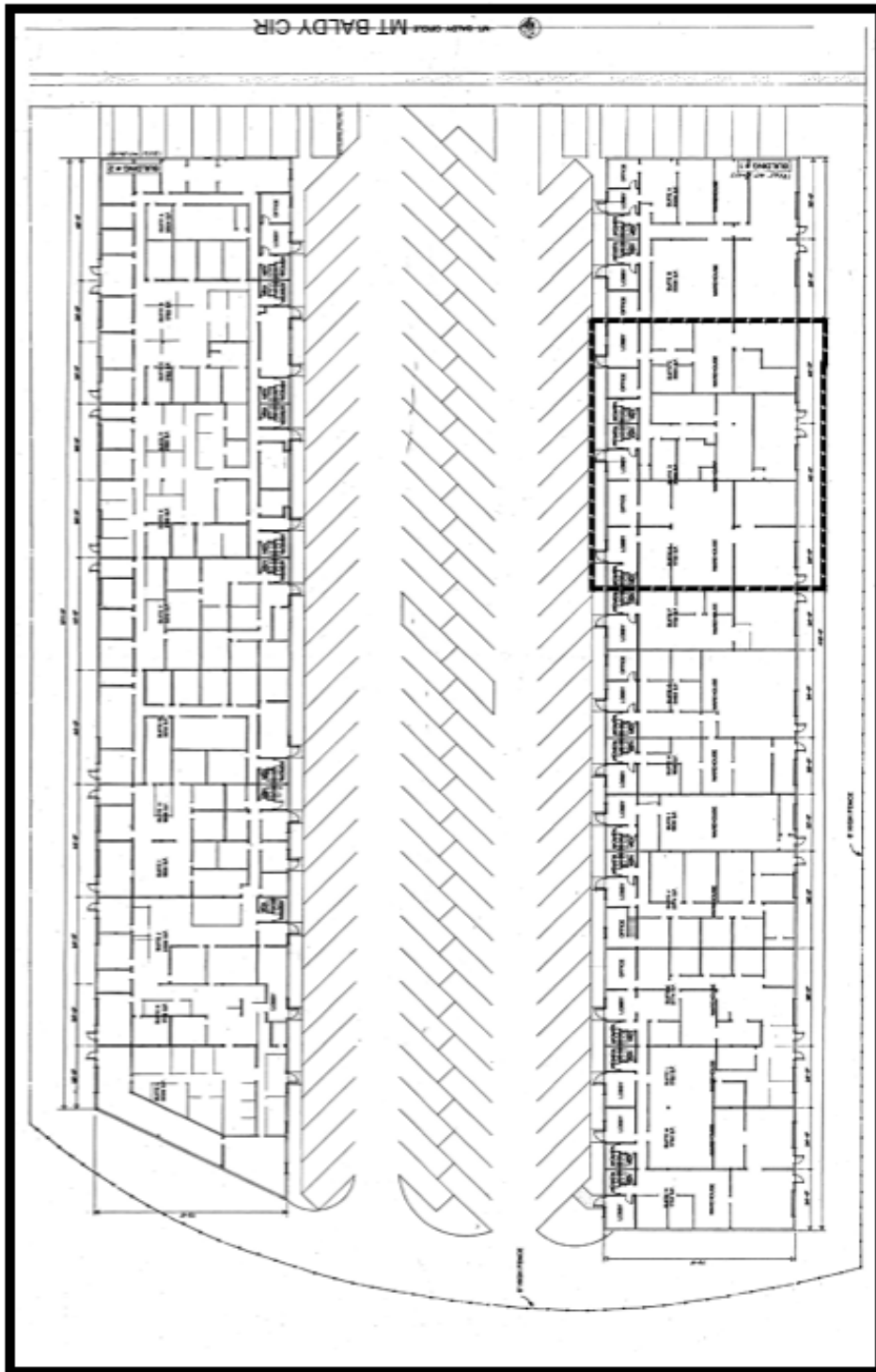
Vicinity Map
Conditional Use Permit 1942
Elite CCW Firearm Training



18269-18281 Mt Baldy Cir

ELITE CCW

18269, 18279, & 18281 MOUNT BADLY CIR
FOUNTAIN VALLEY, CA 92708



Project Narrative – Conditional Use Permit Application Elite CCW, Inc. – Indoor Shooting Range Expansion

Elite CCW, Inc. is proposing the expansion and relocation of its existing indoor firearms training and shooting range operations within the City of Fountain Valley. The project consists of relocating the current 4-lane indoor shooting range approximately 350 feet from its existing location to a new commercial unit and expanding the operation through the addition of a new, fully self-contained 10-lane indoor shooting range. The combined facility will provide a total of 14 shooting lanes within a professionally designed, safety-focused environment.

The proposed ranges are modular, self-contained systems designed and manufactured by a nationally recognized range manufacturer. These systems are engineered with ballistic-rated steel construction, integrated ventilation, and sound attenuation features, effectively creating an “impenetrable building within a building.” This design ensures that all operations are contained within the range structure, minimizing any impact on surrounding tenants or properties.

All construction, installation, and placement of both the relocated 4-lane range and the new 10-lane range will be completed by the original equipment manufacturer or its authorized installers, consistent with the design, specifications, and performance of Elite CCW’s existing range. The current range has operated successfully without incident and has demonstrated effective noise mitigation, air quality control, and safe operational standards.

The facility will be open to the public and will primarily serve individuals seeking firearms training, skill development, and lawful recreational shooting. Customers will be permitted to bring their own ammunition, subject to all applicable safety guidelines and operational policies strictly enforced by Elite CCW staff.

Elite CCW, Inc. is a well-established and highly regarded firearms training provider serving Orange County and Los Angeles County. The business has been in operation for nearly six years and has earned a 5.0-star rating on Google with over 600 customer reviews, reflecting a strong reputation for professionalism, safety, and high-quality instruction.

All required permits, licenses, and regulatory approvals will be obtained prior to the commencement of any construction or installation activities. The project will comply with all applicable local, state, and federal regulations, including building, fire, life safety, mechanical, and accessibility (ADA) requirements.

This expansion is intended to meet the growing demand for firearms training and safe shooting facilities in the region, while continuing to uphold Elite CCW's commitment to safety, education, and responsible firearm use.

Mobile Range Technologies Panel Pro XL

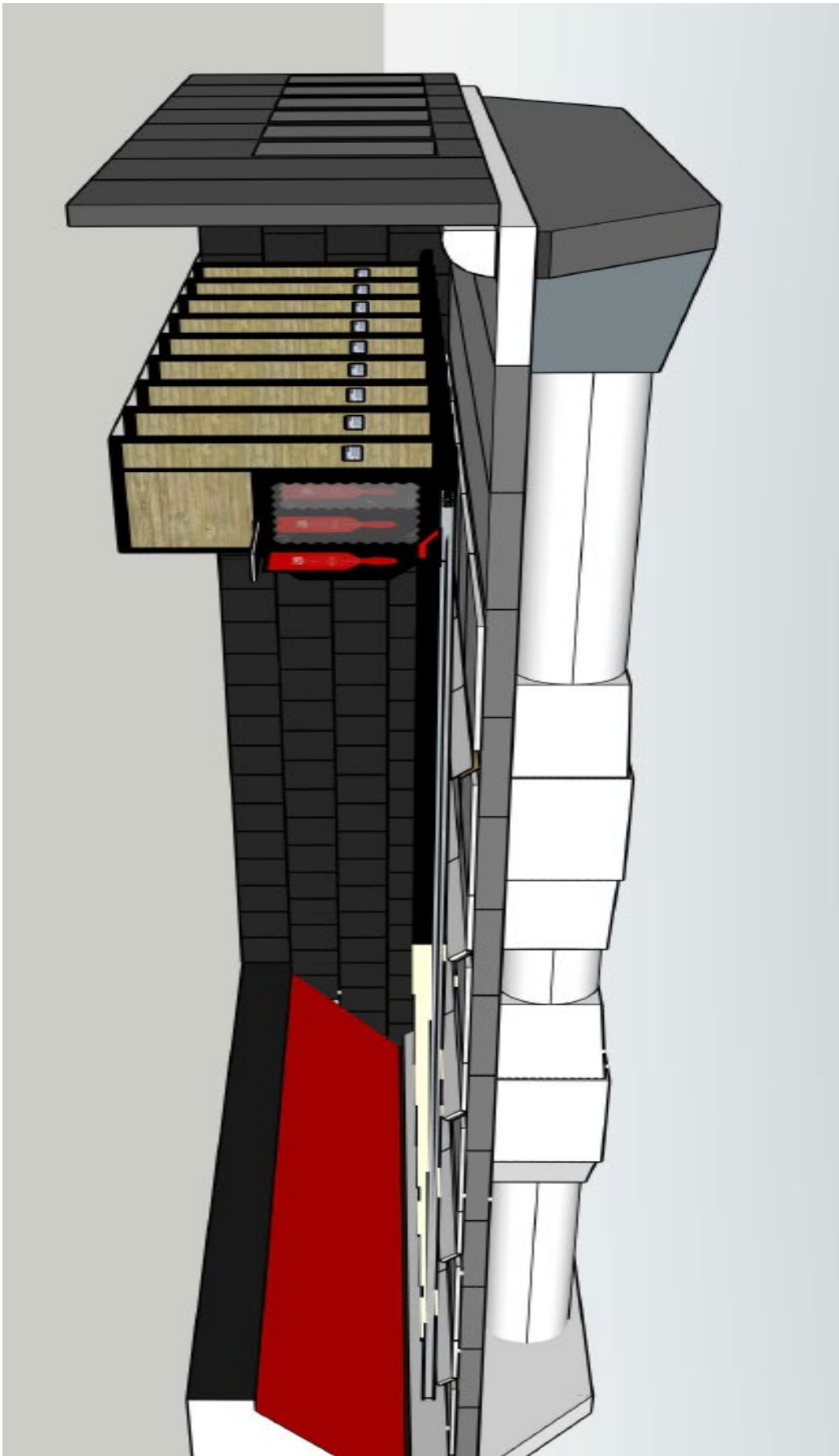
Mobile Range Technologies is proud to introduce the All-New Panel Pro XL™ Indoor Range System, the most affordable way to step into an 5–12 lane indoor shooting range. The Panel Pro XL™ delivers professional-grade performance, scalable engineering, and rugged ballistic protection—at a price point unmatched in the industry. Whether you're planning a commercial facility or upgrading a training environment, the Panel Pro XL™ is designed to grow with your mission.

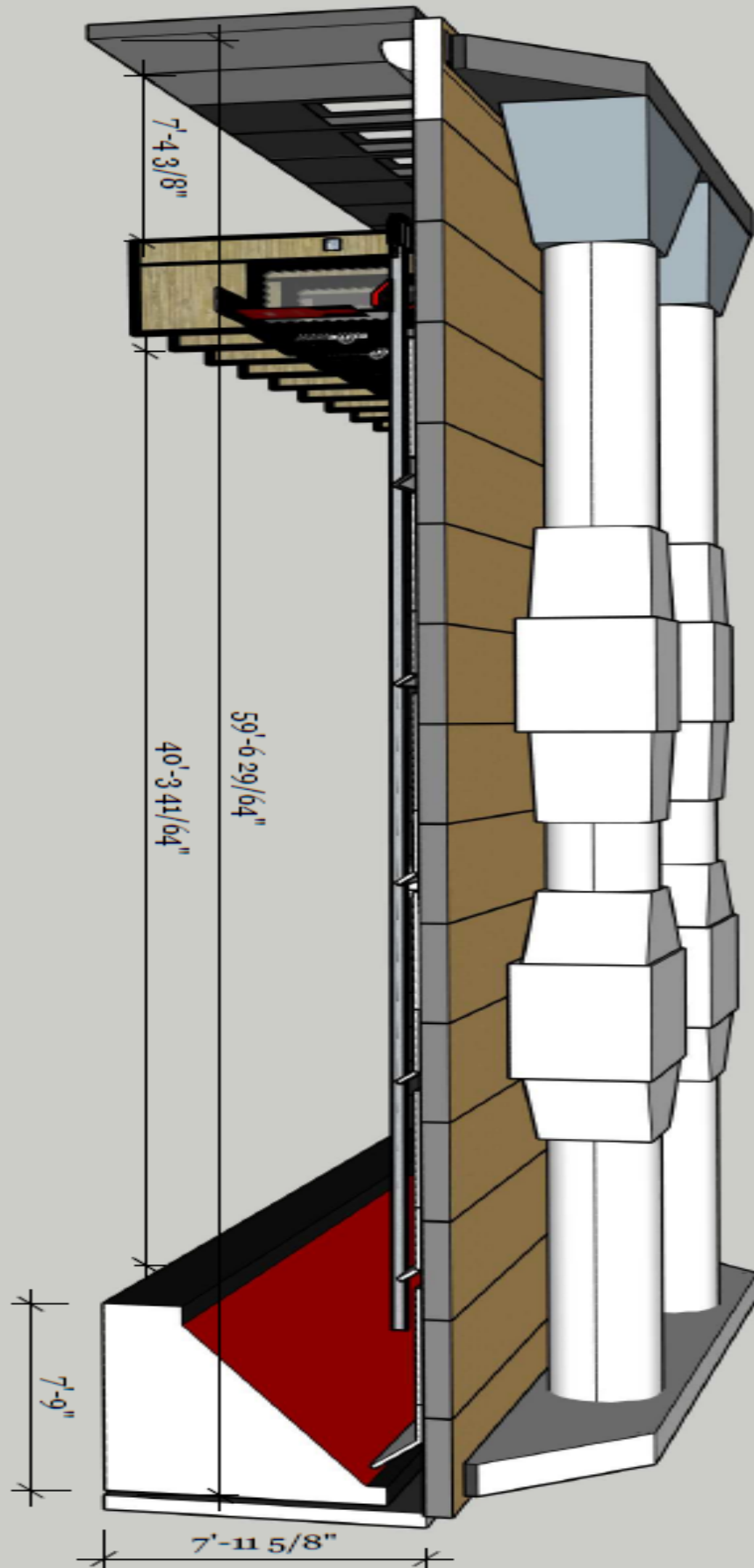
Description

Base Kit price includes the following:

- ✓ Structural & Ballistic Protection
- ✓ 360° Ballistic steel meeting NIJ Level III (STD-0108.01)
- ✓ Granulated rubber bullet trap
- ✓ 3/0 ballistic-rated entry door
- ✓ 5, 6, 8, 10, and 12 Lane options
- ✓ 16', 20', 24', 28', 32' and 36' bay width options
- ✓ Scalable design—extendable up to 100+ yards





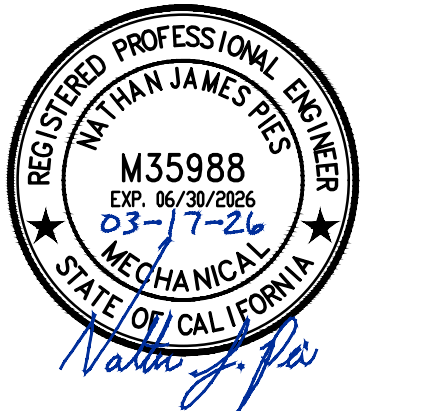
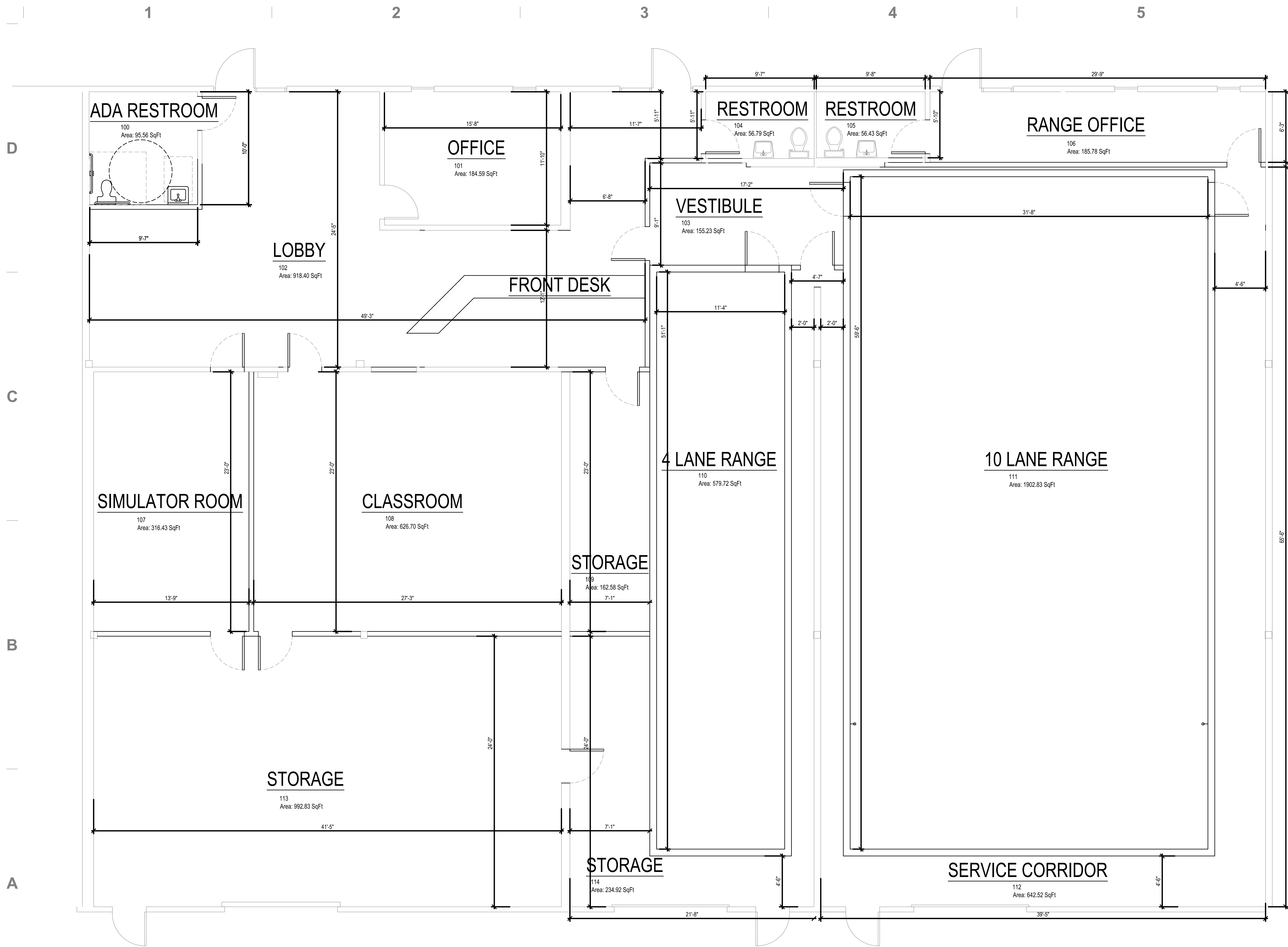




Certified Ballistic Protection for Professional Mobile Ranges

Safety is the foundation of every shooting range we build at Mobile Range Technologies. Our ranges use **independently tested ballistic steel**, certified to meet rigorous standards, providing proven protection for shooters, instructors, and Range Safety Officers.

This isn't theory or lab math; our steel has been validated under live-fire conditions to stop high-velocity rifle rounds reliably. With measured performance and documented results, every range we deliver offers a safer, more durable environment, giving you confidence and peace of mind from day one. Call or go to our [online request form](#) now to learn more about our mobile range standard features.

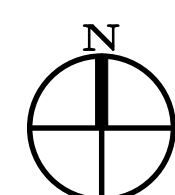


Original drawings remain the property of the Engineer and as such the Engineer retains total ownership and control. The design represented by these drawings are sold to the client for a one time use, unless otherwise agreed upon in writing by the Engineer.
PIONEER DESIGN & ENGINEERING, PLLC, 2026

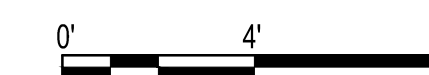
ELITE CCW
18269, 18279, & 18281 MOUNT BADLY CIR
FOUNTAIN VALLEY, CA 92708

REVISIONS	

PDE PROJECT #:	ELT10001
CHECKED BY:	NJP
DRAWN BY:	NJP
CURRENT/BID DATE:	04.03.2026
SHEET CONTENTS	



A1 FLOOR PLAN
A1.0 SCALE: 1/4" = 1'-0"



FLOOR PLAN

A1.0

Acoustic Info



acoustical consulting services

Elite CCW and Firearm Training
Michael Duda
18183 Euclid St
Fountain Valley, CA 92708

July 10, 2022

Attn: Mr. Duda:

ACS has been asked to assess the potential sound transfer from the proposed mobile firing range within Elite CCW's suite to the closest adjacent suite.

TECHNICAL TERMS:

Noise

dBA - Weighted Sound Level - Sound pressure level, filtered or weighted at the various frequencies to approximate the response of the human ear.

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Almost imperceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

Noise Criteria - Noise Criteria (NC) ratings can be used to specify the allowable background noise levels within a given space. Recommended NC levels vary depending on the type of space and the listening requirements. According to ANSI S12.2 - Criteria for Evaluating Room Noise, the recommended Noise Criteria levels for typical industrial spaces are:

Light maintenance shop, industrial plant control room,
kitchens, and laundries
Shops and garages

NC 45-55
NC 50-60

FINDINGS:

Source Noise Level

The manufacturer of the mobile range published the results of noise testing for the isolation quality of their range. The measured level outside the range (at 20') was 73 dBA (fast) for a 9mm. Based on the published noise levels for various firearms (compiled from 5 studies) by the Council for Accreditation in Occupational Hearing Conservation, the 9mm is louder than most handguns, but not the loudest. The loudest pistol measured for this study was the Smith & Wesson 586 (.357) – louder than the Glock 17 (9mm) by 6 decibels. This 6-decibel increase was added to the baseline level for the calculations for

this report. Additionally, the baseline level was further increased for these calculations based on the distance to the closest adjacent suite.

NOTE: The tests conducted by the range manufacturer was for their typical mobile range. ACS has been informed that the range at this location will be further improved with additional barrier product (mass-loaded vinyl), additional insulation, etc. These improvements will further reduce the potential noise level. To be conservative, these improvements were not considered in the potential transmitted noise calculations for this report.

Transmitted Noise Level

ACS used the increased source noise level (explained above) for the transmission calculations to the closest adjacent suite. To determine how much noise the existing wall between the suites is blocking, ACS used the worst-case assumption. ACS used the isolation values for a standard 3 5/8" metal stud wall assembly with batt insulation and one layer of drywall on each side. This is the typical minimum wall assembly between commercial spaces. Although a more substantial wall assembly is typically used to divide industrial uses, the minimum wall assembly isolation was used for these calculations.

Based on the worst-case (loudest) firearm, the worst-case demising wall assembly (minimum isolation level), and not including the noise reduction provided by the increased isolation additions to the range, the potential transmitted sound level is NC 30 - and quieter at all but one frequency. (See attached NC chart.)

CONCLUSIONS:

The projected (overstated) potential sound transfer from the proposed mobile range to the closest adjacent suite is substantially below (quieter than) the recommended criteria for typical industrial uses/spaces. In fact, the projected (overstated) level is within or quieter than the recommended criteria for private offices (NC 35-40) and small conference rooms (NC 30-35).

Please let me know if you have any questions or need additional information.

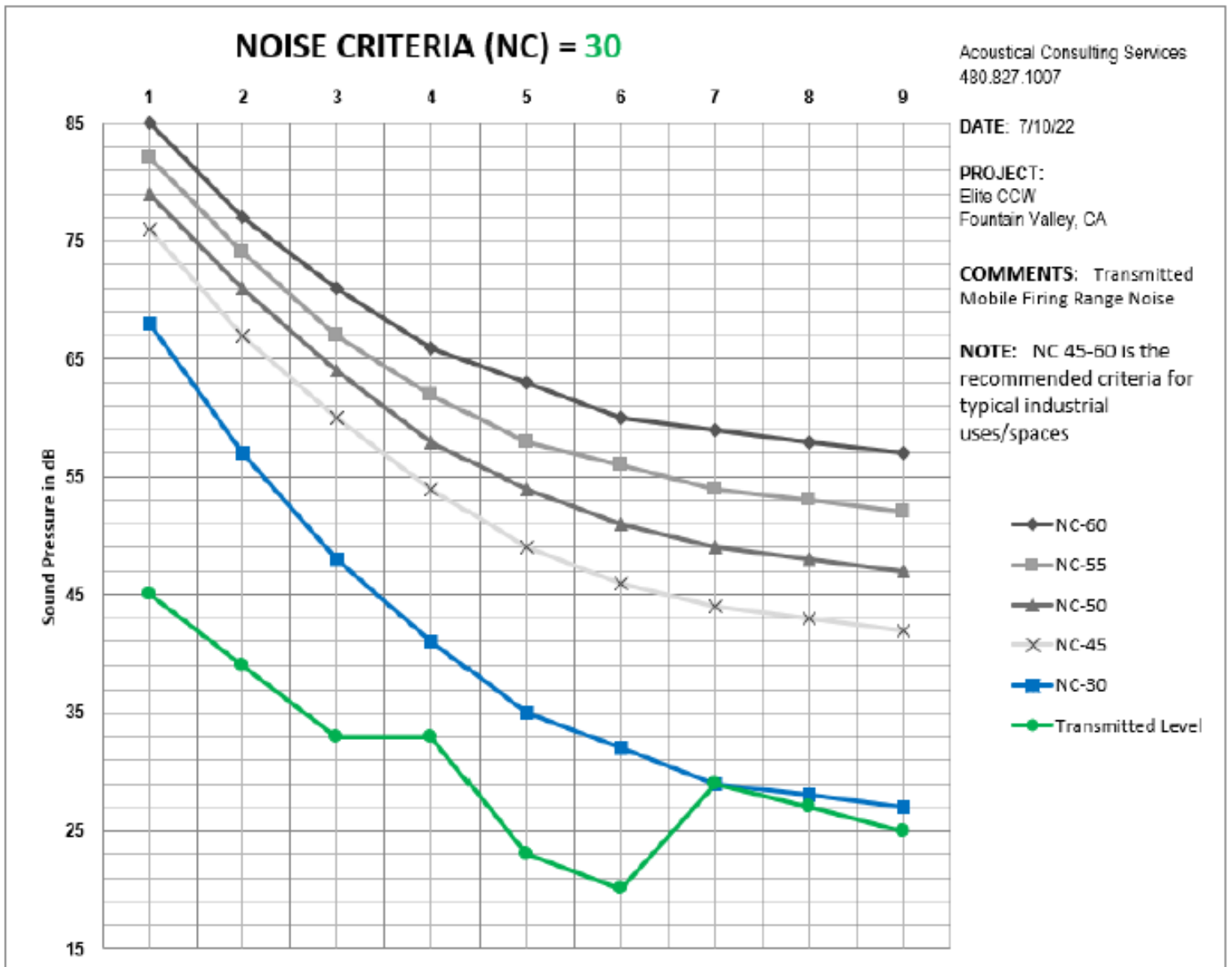
Respectfully,



Tony Sola

Acoustical Consulting Service

Noise/Sound will be consistent with what is currently in place. The added ballistic rubber walls inside the range will reduce noise from where currently levels are. (Absolutely zero complaints, and no noise can be heard from outside our unit.)



RESOLUTION NO. 26-10

A RESOLUTION OF THE FOUNTAIN VALLEY PLANNING COMMISSION ADOPTING A NOTICE OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING CONDITIONAL USE PERMIT NO. 1942 FILED BY MICHAEL DUDA TO OPEN AND OPERATE A FIREARM TRAINING BUSINESS WITH AN INDOOR SHOOTING RANGE LOCATED AT 18269-18271 MT BALDY CIR

WHEREAS, an application for Conditional Use Permit No. 1942 was submitted by Michael Duda in accordance with Municipal Code, Title 21; and

WHEREAS, the Fountain Valley Planning Commission considered said application at its noticed public hearing on July 8, 2026; and

WHEREAS, the Planning Commission has imposed conditions, pursuant to the Conditional Use Permit process, which mitigate potential negative effects of the proposed project; and

WHEREAS, the Planning Commission has determined that the proposed Conditional Use Permit is consistent with the Fountain Valley General Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1

The Planning Commission finds that due notice of the public hearings in the Council Chambers, City Hall, 10200 Slater Avenue, was given as required by the Fountain Valley Municipal Code (FVMC), Title 21, and the Statutes of the State of California.

SECTION 2

Findings and Supporting Facts: - The Planning Commission finds that the subject application meets the criteria for a Conditional Use Permit found in Chapter 21.36 of the Fountain Valley Municipal Code as follows:

1. The proposed use is allowed within the respective zoning district with the approval of a Conditional Use Permit and complies with all other applicable provisions of the Development Code and the Municipal Code.

The Fountain Valley Crossings Specific Plan requires a Conditional Use Permit (CUP) for Civic and Cultural uses in the Workplace Gateway District. The proposed shooting range will operate and a bonafide firearm training facility and will teach students the necessary skills to apply for a CCW permit or a Firearm Safety Certificate.

2. The proposed use is consistent with the actions, goals, objectives, and policies of the General Plan and any applicable specific plan.

The proposed use supports the General Plan Land Use Element's policies by promoting compatible nonresidential land uses, economic development, reinvestment, and employment opportunities. The project also aligns with Policy LU-1.1, which requires new development to be located, scaled, buffered, and designed to minimize negative impacts on surrounding uses. In addition, the project supports Policy LU-2.4 by facilitating continued reinvestment and business activity within the Crossings Specific Plan area, and is consistent with Policy LU-4.1 and Policy LU-4.2, which encourage economic development, local job opportunities, and consideration of economic implications in land use decisions. Elite CCW has been an established business since 2022 and was approved by the City's Planning Commission in 2022 through CUP 1903. By relocating to a larger facility, the business will be able to offer more space for customers utilizing the indoor range, enhancing the viability of the business in the city.

3. The design, location, shape, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The proposed use will occupy an existing tenant space within a multi-tenant industrial building in the Workplace Gateway District of the Crossings Specific Plan. All activities, including classroom instruction and live-fire training, will occur indoors within the modular self-contained range structures specifically engineered for ballistic containment, ventilation, and sound attenuation. Subject to conditions of approval, the proposed use is compatible with surrounding commercial and industrial tenants.

4. The subject site is physically suitable for the type and density/intensity of use being proposed including the provision of public access (e.g., width and pavement type), facilities, and utilities (e.g., drainage, fire protection, sewers, water), shape, size, the absence of physical constraints, and compatibility with adjoining land uses.

The existing tenant space is located within an established industrial area with access from Mt Baldy Circle and Condor Ave. No additional building square footage is proposed. Existing utilities, building access, and site configuration are adequate to serve the proposed use, subject to the conditions of approval in Exhibit 1.

5. Granting the Conditional Use Permit would not be detrimental to the public convenience, health, interest, safety, or welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

The proposed use will operate indoors within the modular range systems constructed of ballistic-resistant materials designed to contain ammunition and firing activity within the enclosure. Supporting documentation submitted by the applicant indicates the indoor ranges include specialized ventilation and sound attenuation features. The acoustical analysis concludes that the projected noise levels transmitted to adjacent spaces would remain below levels typically associated with adverse impacts in commercial or industrial settings. Through compliance with the conditions of approval

from city departments, the project would not be detrimental to surrounding properties or the public welfare.

- 6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the city’s environmental review procedures.

The proposed project has been reviewed in compliance with CEQA and the project qualifies for a Class 1 categorical exemption under CEQA Guidelines Section 15301, Existing Facilities as indicated in Section 3 below.

- 7. By signing this Resolution, the business owner/operator has demonstrated his/her understanding of the conditions imposed in the Conditional Use Permit (attached as Exhibit 1 herein) granted to him/her and has agreed on the record to abide by those conditions.

SECTION 3

The Planning Commission finds that the subject application meets all the criteria for a Conditional Use Permit found in the City's zoning regulations; moreover, the Commission finds that this project is categorically exempt from CEQA – Class 1 Section 15301 – Existing Facilities. No exterior physical changes or intensification to the building would occur because of the project. All remodeling work will take place inside the building (Attachment 8).

SECTION 4

The Planning Commission hereby approves Conditional Use Permit No. 1942 for a firearm training business with an indoor shooting range located at 18269-18281 Mt Baldy Cir.

PASSED, APPROVED, AND ADOPTED THIS 8th DAY OF JULY 2026.

Chairman

Secretary

BY SIGNING THIS PERMIT, THE PERMITTEE ACKNOWLEDGES ALL OF THE CONDITIONS IMPOSED AND ACCEPTS THIS PERMIT SUBJECT TO THOSE CONDITIONS AND WITH THE FULL AWARENESS OF THE PROVISIONS OF CHAPTER 21.36 OF THE FOUNTAIN VALLEY MUNICIPAL CODE.

BY SIGNING THIS RESOLUTION, THE PERMITTEE ACKNOWLEDGES ACCEPTANCE OF THE BENEFITS OF THE **CONDITIONAL USE PERMIT** AND AGREES TO WAIVE ANY RIGHT TO LATER CHALLENGE ANY CONDITION(S) IMPOSED AS UNFAIR, UNNECESSARY, OR UNREASONABLE.

Date

Permittee Sign/Print

EXHIBIT 1

CONDITIONS OF APPROVAL

Conditional Use Permit 1942

Elite CCW & Firearm Training
18269-18281 Mt Baldy Cir
Fountain Valley, CA

The following Conditions of Approval [COA] apply to this project. The COA's are specific conditions applicable to the proposed project to ensure the use maintains and improves the health, safety, and welfare of the community. The applicant is solely responsible for the unconditional fulfillment of all conditions and standard development requirements, unless specifically stated otherwise.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions, Regulations and Policies, the applicant expressly accepts and agrees to comply with the following Conditions of Approval of this conditional use permit (CUP) prior to commencement of the use authorized by CUP 1942.

Conditions Unique to this Project:

1. The floor plan dated April 3, 2026, (attached as Attachment #5 to the staff report for this project) have been reviewed and approved by the Planning Commission on July 8, 2026 and shall be adhered to by the applicant.
2. The number of persons shall not exceed the maximum occupancy load as determined by the Fire Department. If required by the Fire Department, signs indicating the occupant load shall be posted in a conspicuous place near the main entrance and must be posted prior to final inspection and prior to issuance of a certificate of occupancy.
3. Permittee shall submit plans to the Community Development Department for review and approval prior to operations commencing with the shooting range. Plans shall demonstrate that the proposed shooting range will be designed and constructed to contain all fired ammunition inside the unit. Plans shall identify construction methods used to contain spent firearm ammunition inside the shooting range. Plans must also address how fired ammunition will be contained inside the shooting range in the event of an unintentional discharge away from the target area (I.E., wall, ceiling, behind firing line, etc.)
4. The shooting range walls and ceiling shall be constructed with ballistic resistant steel meeting NIJ Level III (STD - 0108.01) Standards and shall be verified by city staff or approved experts during building plan check review.
5. Noise emanating from the shooting range shall be maintained at a level indistinguishable from adjacent noise sources in the immediate area.

6. All noise attenuation measures identified in the staff report and by the applicant in Attachment #4, shall be installed and to the manufacturers specifications. Additional sound attenuation measures may be required in the future and at Permittee's sole expense, by the Community Development Director or Chief of Police, based on substantiated noise complaints.
7. Plans reviewed during building plan check review must demonstrate that the proposed shooting range is designed and constructed with soundproof walls to attenuate noise from the shooting range area.
8. The exterior of the shooting range shall have Sound Foam vinyl installed on the exterior with an additional ½-inch drywall on the exterior and shall be verified by staff during building plan check review.
9. The operator shall submit plans to provide a hazardous waste diversion and disposal plan in accordance with California Department of Toxic Substances Control regulatory standards. The removal of lead, and any waste materials and liquids that are contaminated with lead, must be addressed in this plan. This plan shall also include the recycling of spent lead bullets consistent with applicable State and Federal law.
10. The operator shall comply with all Occupational Health and Safety Administration (OSHA) requirements for operation of an indoor shooting range with an emphasis on public health and safety factors such as ventilation and noise management.
11. A Range Safety Officer shall be present to directly supervise the firing line at all times there are shooters present in the shooting range.
12. All instructors shall be certified to meet California Department of Justice standards for shooting/range instructors. Proof of certification shall be presented to city staff upon request.
13. The operator shall prominently post "Range Rules" inside the shooting range. Range Rules must be adhered to at all times. Posting of range rules shall be verified prior to a Certificate of Occupancy being issued for this use.
14. The operator shall post exterior signage at the entrance to the building that reads: "All Firearms must be unloaded and in a secure case. Customer ammunition is prohibited." Sign size and location must be approved the Community Development Director, must be included in the applicants building plan check review, and must be verified prior to Certificate of Occupancy.
15. No person, employee, member, attendee, or customer of an indoor shooting range shall be allowed to enter or leave the premises with a loaded firearm, unless permitted or exempted by State or Federal law.
16. The loading of ammunition shall only be conducted inside the shooting range under the supervision of the Range Safety Officer.

17. Ammunition shall be stored in a safe or other equally secured location when not in use in the shooting range. No live ammunition shall be allowed outside of the approved storage area or the shooting range except for law enforcement personnel or as permitted by State or Federal law.
18. The operator shall keep all records of training of customers and instructors in a permanent, on-site file, consistent with applicable State, Federal and local laws.
19. The operator shall inspect all firearms coming into the indoor shooting range to be unloaded and in safe and good firing condition. Firearms deemed not safe by the Range Safety Officer must not be discharged within the indoor shooting range.
20. No alcohol or illegal drugs shall be sold, possessed or consumed on the property of the indoor shooting range. Individuals deemed by any employee of the indoor shooting range to be under the influence of drugs and/or alcohol, and as such to present a safety concern, shall be prohibited from utilizing the indoor shooting range.
21. The facility shall be designed with an air ventilation system compliant with the 2025 California Mechanical Code and all regional air quality standards. The shooting range area shall be designed with proper ventilation system that pulls smoke and particles away from the firing line.
22. The retail sales of firearms and accessories shall be considered an accessory use to the firearm training business.
23. The transfer of ownership for California compliant firearms between individuals may be allowed subject to State and Federal law. All "FFL" standards must be strictly adhered to by all parties.
24. Indoor shooting range operating hours shall be limited to 8:00 a.m. to 10:00 p.m., seven days a week.
25. Hours of delivery shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. Monday through Saturday, and no time on Sunday or legal holiday.
26. There shall be no trash dumping from the facility between the hours of 10:00 p.m. and 7:00 a.m., seven (7) days a week. The applicant shall work with the property owner to have signage installed near the trash dumpster prohibiting trash dumping during the hours of 10:00 p.m. – 7:00 a.m. compliant with Fountain Valley Municipal Code (FVMC) 6.28.050. If not already provided by the property owner, signage shall be installed prior to issuance of the certificate of occupancy for the business.
27. To prevent scavenging, illegal dumping, and to contribute to the general cleanliness of the shopping center, the business shall provide a refuse containment area with a screened and securable gate if not already provided by the property owner. Also, if not already provided by the property owner, exterior signage shall be provided outside of the trash enclosure prohibiting the scavenging of any material from the trash dumpster. Any refuse containment area and signage shall be included in the

applicant's plan check submittal to the Building Department and shall be installed prior to issuance of certificate of occupancy for the business.

28. To maintain the cleanliness of the property, the petitioner shall be responsible for maintaining the area adjacent to their premises over which they have control free of litter.
29. Exhibitions or tournaments shall be prohibited.
30. Any temporary outdoor events shall require a Temporary Use Permit subject to FVMC 21.48
31. Install and maintain in working order, high quality security cameras around the premises. These cameras should include, but are not limited to, visual coverage of the areas available to the public on the inside of the business as well as the parking area in front of the business, and the alley behind the business. These cameras will have high resolution and low-light capability. Video from all cameras will be recorded and made available to the Police Department upon request. A video camera plan shall be included in the applicant's plan check submittal to the Building Department and security cameras shall be installed prior to issuance of certificate of occupancy for the business.
32. The colors, materials and facades of the building shall not be changed without approval by the Community Development Director and/or the Planning Commission.
33. Signs for the business shall comply with the sign regulations of the Fountain Valley Crossings Specific plan and any applicable sign program.
34. The windows of the business shall be free of any obstruction, tinting, or painting, except for window signage as permitted by the Fountain Valley Sign Code.
35. The rear doors shall remain closed at all times except for deliveries and emergencies.

Planning Department Standard Conditions

36. Conditional Use Permit No. 1942 shall be approved and in effect for a period of 12 months from the original date of approval by the City Council, and/or Planning Commission. If no development has commenced at the end of this 12-month time period, project approval shall expire and be determined void. A one-year extension may be granted at the discretion of the Community Development Director. A request for an extension of time should be made in writing by the applicant thirty (30) days prior to the expiration date.

Date of Project Approval: July 8, 2026

Date of Project Expiration: July 8, 2027

37. The resolution is not effective unless it is signed by the Permittee indicating and acknowledging his/her understanding of the conditions imposed herein. The failure of

the applicant to sign this permit in no way shall be deemed to confer any greater rights than are contained in this permit.

38. By signing and accepting the resolution, the Permittee accepts the benefits conferred by the permit subject to the conditions imposed therein. By accepting the right to operate pursuant to the permit, the Permittee waives all rights to challenge any condition imposed as unfair or unreasonable.
39. The Permittee agrees to indemnify, hold harmless, and defend the City, its officers, contractors, attorneys, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by City's active negligence. The applicant shall provide a copy of conditions of approval to each manager and to all employees.
40. The Permittee shall comply with all Federal, State, and local laws. Violations of any of those laws in connection with the use will be cause for revocation of this permit.
41. Violation of any condition of approval shall be deemed a misdemeanor and may be prosecuted by any lawful authority.
42. The Community Development Director may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, new information, and/or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until the proposed minor amendment has been reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the provisions of the Fountain Valley Municipal Code.
43. This resolution supersedes previously approved resolutions for 18269-18281 Mt Baldy Cir.
44. Permittee shall comply with FVMC 21.24.110(27) which prohibits vehicle signs for the principal purpose of advertising a business.
45. No satellite dishes greater than 2.2 meters shall be installed on the subject property without approval of the Planning Commission.
46. The operator and Permittee will ensure and be responsible for taking all lawful actions to ensure that there will be no loitering in the parking lot or within 100 feet of the establishment.
47. All new and/or replaced roof-mounted mechanical equipment (air conditioning, heating, ventilation ducts, exhaust, etc.) shall be screened from the view of adjacent properties and rights-of-way as specifically approved by the Planning Director. Roof treatment shall be common to the building and extended to all four (4) building elevations.

48. Street and unit numbers are to be maintained in such a manner as to be plainly visible, shall not be hidden from view by trees, shrubs, bushes, etc., and other obstructions on the property. Street numbers shall be located and be a minimum size so that they are clearly visible from the street and be maintained on the front and rear doors. All numbers shall not be less than 6 in. in height and 2 in. in stroke and be of contrasting color from the background. Street and unit numbers must be installed prior to issuance of Certificate of Occupancy of the business
49. Permittee acknowledges that Education Code Section 48200 et. seq. provides that persons between the ages of 6 and 18 are subject to compulsory education and are required to be in school unless exempted. Permittee agrees not to allow the business to become a "hang out" for truants and agrees not to allow youths to congregate or otherwise loiter in or around the business. Permittee shall take reasonable steps to control the conduct of others on this property so that it does not become a nuisance or otherwise disturb the peace and quiet of the neighborhood or peace, health and safety of the community.
50. An alarm system shall be installed and be of a type that sounds an audible signal of not less than 15 dBA above the average ambient sound level in every occupied space in the tenant space when it is activated. Permittee shall designate to the City the contact person responsible to respond to all alarm calls.
51. The Permittee shall be responsible for maintaining the premises free of graffiti over which they have control.
52. Refuse containment areas shall be provided with a screened and securable gate compliant with the Development Code and Rainbow Disposal specs.
53. The exterior lighting shall be scheduled to direct the light downward away from the adjacent properties. If needed, light shielding may be installed to prevent light spillage onto adjacent properties. No additional exterior lighting is to be added unless a photometric study concludes the added lighting will have zero lighting shed impact on adjacent properties.
54. Three or more sustained complaints within any one-year period received by the Fountain Valley Police Department regarding disturbances which have been caused by the business located at 18183 Euclid Street may be grounds for Planning Commission revocation proceedings.
55. The conditions herein contained shall run with the property and shall be binding on the applicant, Permittee and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.

Building Department Conditions

56. Install, maintain and provide for all California Disabled Access compliance per the California Building Code and the Division of State Architect. No encroachment into the disabled path of travel is allowed under any condition with the exception of emergency vehicles and personnel.

57. Projects must comply with the California Code of Regulations, Title 24; Fountain Valley Ordinances, and California law in effect at the time of plan submittal.
58. Existing buildings that cannot meet current standards for disabled access may be required to consult a Disabled Access Consultant to verify unreasonable hardship status or to provide alternative means of compliance.

Fire Department Conditions

59. Code. Group A, B Occupancies shall comply with 2025 California Fire Code (CFC), 2025 California Building Code (CBC), and current Fountain Valley Municipal Code (FVMC).
60. Premise Identification. Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street fronting the property. CFC 505.1
61. Operations plan to be reviewed and approved by the Fountain Valley Chief of Police, the Fountain Valley Fire Chief, and the Community Development Director prior to business operations.
62. Comply with NFPA 13 – Standard for the Installation of Sprinkler Systems
63. Provide documentation on manufacturer's recommendations for range and ballistic block maintenance during plan check.
64. Portable Fire Extinguishers. Provide one 2A10BC State Fire Marshal tagged fire extinguisher for every 3,000 square feet of floor area. Travel distance not to exceed 75 feet. CFC 906.3

Police Department Conditions

65. There shall be no live entertainment within the facility.
66. Three or more sustained complaints within any one-year period received by the Fountain Valley Police Department regarding disturbances which have been caused by the business located at 18269-18281 Mt Baldy Cir, may be grounds for revocation proceedings by the Planning Commission.
67. During non-operating hours, all guns and ammunition on-site must be stored in a safe, or an equally safe and secured room to the satisfaction of the Police Chief and Community Development Director.
68. The operator shall provide a standard operating procedures manual providing a safety, medical, and live-fire accident plan to the satisfaction of the Police Chief and Community Development Director.

Notice of Exemption

TO: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

County Clerk
County of Orange
12 Civic Center Plaza
Santa Ana, CA 92701

Project Title: Elite CCW Firearm Training- Conditional Use Permit No. 1942

Project Location/Address: 18269 - 18281 Mt Baldy Cir

Project Activity/Description: Petition submitted by Mike Duda to open and operate an indoor firearm training business with an indoor shooting range located in a multi-tenant building at the Mt Baldy Business Park located at 18269-18281 Mt Baldy Cir.

Public Agency Approving Project: **City of Fountain Valley, Orange County, California**

Project Applicant: Mike Duda

Project Applicant's Address: 8894 Mockingbird Cir, Fountain Valley, CA 92708 Phone Number: 714-454-9333

Exempt Status: (check one):

- Ministerial (Sec. 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080 (b)(3); 15269 (a));
- Emergency Project (Sec. 21080 (b)(4); 15269 (b) (c));
- Categorical Exemption. State type and section number: 15301 Existing Facilities
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: This request is exempt from CEQA pursuant to Sections 15301 Class 1, which establishes that existing structures involved in negligible or no expansion of use beyond the previously existing are exempt from the provisions of CEQA. No exterior physical changes or intensification to the building would occur as a result of the project.

Lead Agency
Contact Person: Matt Jenkins, Senior Planner Contact Phone: 714-593-4427

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?: Yes No

Signature: _____ Date: _____ Title: _____

- Signed by Lead Agency Signed by Applicant