

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 22, 2009

SUBJECT: APPEAL OF CONDITIONAL USE PERMIT NO. 3464 – (Mitigated Negative Declaration) – Applicant: Ramona Duck Club – Engineer/Representative: Overton Kuhn – Reche Canyon / Badlands Area Plan: Open Space: Fifth Supervisorial District: Conservation (OS:C) – Location: Northeasterly of Main Street, southwesterly of Contour Road, and easterly of Main Street – 91.49 Gross Acres – Zoning: Rural Residential (R-R) and Heavy Agriculture – 10 Acre Minimum (A-2-10) – **REQUEST:** The Conditional Use Permit proposes to extend the life of existing operation of a hunting club. The existing development is comprised of 11 RV/Trailer parking spaces, an 8 foot by 12 foot tool shed, and the existing well that serves the property. The proposed improvements that will occur only on the southerly two (2) acres include 8 additional RV parking spaces, two (2) 10 foot by 40 foot storage containers, 20 automobile parking spaces, two (2) 7,500 gallon water storage tanks, a trap and skeet range area, and portable restrooms used only during the 5 month hunting period – APNs: 425-050-025, 423-040-017, and 423-050-008

RECOMMENDED MOTION:

DENIAL of the **APPEAL** filed on December 21, 2009, and uphold the Planning Commission's decision on October 28, 2009 to:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40284**, 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,

APPROVE **CONDITIONAL USE PERMIT NO. 3464**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Jerry Jolliffe, Deputy Director for,

Jerry Jolliffe

Ron Goldman
Planning Director

RE: dp
[Signature]

REVIEWED BY EXECUTIVE OFFICE

DATE 12/29/09 *amy*

Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref. 12/22/09 Item 1.2 | District: Fifth | Agenda Number:

16.2

BACKGROUND:

Conditional Use Permit was advertised per County Ordinance No. 348 and CEQA Guidelines for the September 30, 2009 Planning Commission Public Hearing. Due to a significant delay at the Office of Planning and Research for the state of California, the Notice of Completion for the Mitigated Declaration was not filed and received until September 14th. Therefore, in an abundance of caution, the Planning Commission continued the project to the October 28, 2009 public hearing in order to allow the public comment period to continue. The Planning Commission adopted the Mitigated Negative Declaration and approved the project on October 28, 2009. The project was set to be received and filed on the December 22, 2009 Board of Supervisors Consent Calendar without comment or public testimony. On December 21, 2009, the Friends of the Northern San Jacinto Valley filed an appeal to the Planning Commission's decision claiming that the environmental document and the CEQA process were not adequately followed. These issues were raised at the Planning Commission Hearings in September and October and the Planning Commission found that the project's impacts had been adequately covered and mitigated and that sufficient public notice was allowed for and followed.