

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

4268



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 25, 2010

**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 22, 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

Ron Goldman  
Planning Director

Initials:  
RG:vc

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE: 3/25/10  
Tina Grande

Deputy Planning Director

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

Policy  
 Policy

Consent  
 Consent

Dept Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref. 3/23/10 Item 16.2 | District: Fifth | Agenda Number:

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approval, and based upon the findings and conclusions incorporated in the staff report

**BACKGROUND:**

**March 24, 2010**

The Planning Commission recommended approval of the Conditional Use Permit and adoption of a Mitigated Negative Declaration on October 28, 2009. The project was scheduled for a Administrative Action and received and filed by the Board of Supervisors on December 22, 2009. An appeal was filed the same day by the Friends of the N. San Jacinto Valley and the matter was initially set for Public Hearing on January 12th. The project was continued to February 23<sup>rd</sup> and March 23<sup>rd</sup>. The appellant cited concerns regarding three (3) primary issues that have been the subject of the previous three (3) public hearings:

1. Access to Public Lands (CA Jurisdiction)
2. Lead Shot use within the project boundary and surrounding private lands
3. CEQA Mitigation Measures

The project was continued again from the March 23, 2010 Board of Supervisors Appeal hearing to the May 4, 2010 hearing. During the continuance, the Planning Department, in conjunction with County Counsel and the applicant's representative corrected the Initial Study, Staff Report, Notice of Determination, Notice of Completion, and the Conditions of approval. All revised documents were re-transmitted to the State Clearinghouse for recirculation, which began on March 26, 2010 and ended on April 26, 2010. In addition to the recirculation of the Initial Study, Mitigated Negative Declaration, Notice of Determination, Mitigation and Monitoring Measures, and modified exhibits to the State Clearinghouse, the Planning Department, acting as the Lead Agency, republished the availability of the above-referenced documents to all interested parties in the Press Enterprise as well as prepared new property owner notification labels and mailed notice of the May 4<sup>th</sup> Public Hearing to all property owners within 2,400 feet from the boundary of the project area.

