

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

426B



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)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the Appeal is Approved in part with respect to the additions to the indemnification clause, the inspection for lead shot, the prohibition of lead shot and the gate issue and Denied in part with respect to concerns regarding CEQA issues; and IT WAS FURTHER ORDERED to approve the CUP and Adopt a Mitigated Negative Declaration with the added condition on 80.EPD.1 and at Grading as revised by Counsel.

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: May 25, 2010
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref. 3/23/10 Item 16.2

District: Fifth

Agenda Number:

16.1

REVIEWED BY EXECUTIVE OFFICE
DATE 3/25/10
Tina Grande
Departmental Concurrence
ATTACHMENTS FILED WITH THE CLERK OF THE BOARD
Policy
Policy
Consent
Consent
Dep't Recomm.:
Per Exec. Ofc.:

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 23rd and March 23rd. 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 4th Public Hearing to all property owners within 2,400 feet from the boundary of the project area.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

426B

DATE: March 25, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Appeal Conditional Use Permit No. 3464

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st and 5th Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st and 5th Dist) Press Enterprise

Please schedule on the May 4, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG3740)

PLANNING DEPARTMENT
COUNTY OF RIVERSIDE

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

Memorandum

DATE: May 24, 2010
TO: The Honorable Board of Supervisor's
FROM: Planning Department Staff
RE: Item 16.2 (Conditional Use Permit No. 03464)

To the Honorable Board of Supervisors,

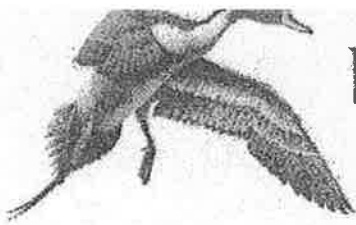
The following letters have been received by the Riverside County Planning Department in response to the CEQA/Public Notice period for the above-referenced project. The letters are listed in the order received:

1. Department of Toxic Substance Control - April 15, 2010 (Responded)
2. Tom Paulek - Appellant to CUP3464 - May 3, 2010 (Response Pending)

Sincerely,

Adam Rush, Principal Planner

Y:\Planning Case Files-Riverside office\CUP03464\DH-PC-BOS Hearings\Appeal\Memo to BOS_05.04.10.doc



RAMONA DUCK CLUB
MYSTIC LAKE CALIFORNIA

May 24, 2010

John P. Donnelly, Executive Director
Wildlife Conservation Board
1807 13th Street, Suite 103
Sacramento, California 95811-7137

Dear Mr. Donnelly,

This letter is in response to your May 17, 2010 letter providing clarification of the status of the proposed Ramona Duck Club (Club) conservation easement project. You indicated the proposed conservation easement purchase was removed from consideration by the Wildlife Conservation Board (WCB) when staff learned that Riverside County was proposing to require the landowner to record a conservation easement over the 91-acre club property ("property") as mitigation for Conditional Use Permit ("CUP") 3464; which at that time, included the whole of the Property.

As a result of WCB's action, the Club amended the CUP, to include the 2 acres located along the southern Property boundary only. As a result, Riverside County is no longer requiring the Club to grant a conservation easement over the entire Property, and is only requiring it on the 2-acre CUP project area.

It is, however, the desire of the Club membership to support the conservation of Multiple Species Habitat Conservation Plan (MSHCP) plant and animal species on the Property. Therefore the Club is voluntarily and as a willing seller offering to sell the WCB a wildlife conservation easement on the Property subject to a mutually agreeable fair market value determination.

Also, please be advised the Club has mistakenly erected an iron gate on the public lands of the San Jacinto Wildlife Area (WCB Walker acquisition). This gate will be relocated to the Property within 90 days of the Approval of CUP 3464 by Riverside County. In addition, the Club members have agreed to prohibit the use of lead shot on the Property, and the CUP contains a condition of approval to document this prohibition.

The Club is looking forward to working with the WCB in the near future to complete the conservation easement transaction.

Sincerely,

Malcom Smith, President
Ramona Duck Club

Cc Supervisor Marion Ashley

Ann Mckibben, President
Friends of the Northern San Jacinto Valley [via fax to 1951-924-8150]

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

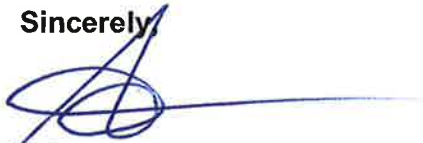
Memorandum

DATE: May 18, 2010
TO: The Honorable Board of Supervisors
FROM: Planning Department Staff
RE: Item 16.2 (Appeal of Conditional Use Permit No. 3464 - Ramona Duck Club)

To the Honorable Board of Supervisors,

The attached letters were received from the applicant's representative on Monday, May 17, 2010 regarding the conservation easement of the "Not a Part" - 89 acre portion - of the Ramona Duck Club property.

Sincerely,



Adam Rush, Principal Planner

Y:\Planning Case Files-Riverside office\CUP03464\DH-PC-BOS Hearings\Memo to the BOS_05.17.2010.doc

May 17, 2010

VIA E-MAIL

Friends of N. San Jacinto Valley
Sue Nash, Tom Paulek, George Hague
and Ann McKibben
PO Box 9097
Moreno Valley, CA 92552-9097

Re: Ramona Duck Club CUP 03464 (the CUP)

Dear Sue, Tom, George, and Ann:

After the May 4th Board of Supervisor's hearing, Sue asked Ramona Duck Club ("Ramona") to hold off on obtaining the final determination on the CUP until after the Wildlife Conservation Board ("WCB") had purchased a conservation easement over the 89 acres (the portion of Ramona's property that is currently "not a part" of the CUP). For the reasons discussed below, Ramona is unable to comply with this request.

As you know, when Ramona first applied for the CUP in 2006, the entire 91-acre property was included. While the CUP was in process, Ramona negotiated with the WCB to grant (sell) a conservation easement to the State of California over the 91 acres. See the e-mail from Bill Gallup at the WCB, to Kelly Smith at Ramona ("riplyps@cox.net") from 2007, attached. In the e-mail, Bill tells Kelly that he has finished the draft conservation easement. Later in 2007, when the conservation easement had been placed on the WCB's Agenda, the WCB learned that Ramona was not voluntarily granting the easement and was being required to grant it as a condition of approval of the CUP. This determination caused the WCB to remove the conservation easement from the Agenda and refuse to move forward with the transaction.

In a letter to Ramona dated May 17th, 2010, John Donnelly of the WCB explained that the WCB could not purchase the easement from Ramona because the bonds that fund the purchase of conservation easements require them to be voluntarily offered by a "willing seller". Because the County required Ramona to grant the easement, Ramona did not qualify as a "willing seller". The "willing seller" requirement is contained in



California Public Resources Code § 75070.4, the statute that governs the purchase of conservation easements by a public agency.

In an attempt to regain its status as a "willing seller", Ramona modified the CUP in March 2008, and reduced the project area from 91 acres to 2 acres. The County, in turn, modified the condition of approval to require Ramona to grant a conservation easement over the 2-acre project area. (Condition of Approval 30 EPD 001.) By taking this step, Ramona put itself in a position where it will qualify as a "willing seller" regarding the sale of an 89-acre conservation easement to the WCB.

Malcolm Smith received a letter from John Donnelly today, which is attached. The letter clarifies the WCB's intent to purchase a conservation easement from Ramona as long as the grant of easement is not required as mitigation for another project. The portion of the letter relevant to this issue is as follows:

The Board remains willing to consider an offer by the Club to voluntarily sell a conservation easement over Club property adjacent to the Department of Fish and Game's San Jacinto Wildlife Area. However, staff will only be in a position to consider such an offer and begin renewed discussions about a possible conservation easement transaction after Riverside County has issued a Conditional Use Permit to the Club, all applicable mitigation requirements have been identified, and all statutes of limitation for challenges to County's action have expired without any legal or administrative action having been filed. (See correspondence, attached.)

If the County approves CUP 03464, when the permit is final, Ramona intends to grant a conservation easement over the 2-acre CUP area to the Regional Conservation Authority, as required by the County; and when the CEQA statute of limitations for the CUP has expired, Ramona will voluntarily offer to grant a conservation easement over the 89-acre "not a part" area to the WCB.

Very truly yours,

Alicen Wong

Alicen Clark Wong, for
GRESHAM SAVAGE
NOLAN & TILDEN,
A Professional Corporation

Sue Nash, et al.

May 17, 2010

Page 3

Enclosures

Cc: Malcolm Smith, President, Ramona Duck Club
Adam Rush, Principal Planner, RCTLMA

----- Original Message -----

From: "William Gallup" <BGALLUP@dfg.ca.gov>

To: <riplyps@cox.net> (Kelly Hayes, Member of Ramona Duck Club)

Sent: Friday, March 16, 2007 2:49 PM

Subject: conservation easement

- >
- > Kelly: I have finally finished preparing a draft easement (CE) . As
- > you know the WCB adopted new and revised standards for conservation
- > easements as of last August and I have incorporated those minimum
- > standards into this draft. I have attached a copy of the proposed draft
- > and also the minimum standards as adopted your review. The minimum
- > standards were general in nature and may include some restrictions or
- > requirements that are directed to Grants from the State to conservancies
- > or trusts.
- >
- > Keep in mind that is a draft and the final easement text will need to
- > be adapted to each specific property and the terms and conditions for
- > each property probably may require changes.. Once we have reached
- > agreement on the major points of the easement, I'll prepare the document
- > specifically for the subject and I will hire an appraiser to appraise
- > the property based on the specific terms and conditions as outlined the
- > final document.
- >
- > Some specific requirements of the CE may include the following exhibits
- > for clarity: Maps or drawings, legal descriptions for the following:
- > 1: residential envelope, agricultural envelope, location of existing
- > buildings, intensified agriculture envelopes, quarries and the like.
- >
- > Should have you any questions, please e-mail or call me at
- > 916-445-1096.
- >
- > Bill Gallup
- >



ARNOLD SCHWARZENEGGER, Governor
 NATURAL RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
WILDLIFE CONSERVATION BOARD
 1807 13th Street, Suite 103
 Sacramento, California 95811-7137
 www.wcb.ca.gov
 (916) 445-8448
 Fax (916) 323-0280

CHRON

May 17, 2010

Malcom Smith, President
 Ramona Duck Club
 11750 Sterling Avenue, Suite E
 Riverside, CA 92503

Dear Mr. Smith:

You have asked for clarification of the status of the proposed Ramona Duck Club (Club) conservation easement project. As you know, the proposed conservation easement purchase was removed from consideration by the Wildlife Conservation Board (Board) when staff learned that Riverside County was proposing to require the landowner to record a conservation easement over the 91-acre Club property as mitigation for a pending Conditional Use Permit application.

The Board is unable to fund projects that satisfy mitigation requirements because, among other reasons, the funds available to the Board must be used only for transactions with willing sellers. A landowner who enters into a transaction to satisfy a mitigation requirement is not acting voluntarily and is therefore not a willing seller.

Board staff remains willing to consider an offer by the Club to voluntarily sell a conservation easement over Club property adjacent to the Department of Fish and Game's San Jacinto Wildlife Area. However, staff will only be in a position to consider such an offer and begin renewed discussions about a possible conservation easement transaction after Riverside County has issued a Conditional Use Permit to the Club, all applicable mitigation requirements have been identified, and all statutes of limitation for challenges to County's action have expired without any legal or administrative action having been filed. Should there be a further challenge, or any other legal action that might bear upon a proposed conservation easement transaction by the Board, that action (including all appeals) would need to have been finally resolved before staff could consider any potential conservation easement transaction involving the Club's property.

We appreciate your inquiry.

Sincerely,

COPY ORIGINAL SIGNED BY
 JOHN P. DONNELLY
 John P. Donnelly
 Executive Director

CC: Alicen Wong
 Gresham Savage Nolan & Tilden
 550 East Hospitality Lane, Suite 300
 San Bernardino, CA 92408

504167

May 25, 2010

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street – 5th Floor
Riverside, CA 92501

Board of Supervisors:

**RE: BOARD OF SUPERVISORS MEETING MAY 25, 2010 – AGENDA ITEM 16.1:
APPEAL OF APPROVAL CONDITIONAL USE PERMIT (CUP) NO: 3464 – RAMONA
DUCK CLUB.**

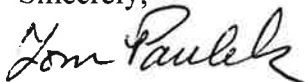
The following printed material **Attachments** are submitted to the Riverside County Board of Supervisors for inclusion in the Administrative Record for Agenda Item 16.1 – Appeal of Approval Conditional Use Permit No. 3464. Also included (Attachment 4) are copies of the Riverside County payment receipts documenting the direct cost of this Appeal to the Friends of the Northern San Jacinto Valley (\$ 1053.28). Given the validity of the impacts identified and resolved in this Appeal, we are requesting the Board of Supervisors direct a refund of the direct cost of this Appeal.

Attachment

Printed Material

- | | |
|-----|---|
| # 1 | May 24, 2010 response letter from Malcom Smith, President Ramona Duck to John P. Donnelly, Executive Director, Wildlife Conservation Board offer of a Conservation Easement on the entire 91 acre Ramona Duck Club. |
| # 2 | May 17, 2010 letter to Malcom Smith, Ramona Duck Club from John P. Donnelly, Executive Director, Wildlife Conservation Board (WCB) regarding the status of the club conservation easement. |
| # 3 | May 5, 2010 letter to 5 th District Supervisor Marion Ashley requesting he Grant a continuance of the Appeal of CUP 3464 at the May 18 th Board of Supervisors meeting to allow resolution of impacts of concern. |
| # 4 | Riverside County Payment Receipts for direct cost of the Appeal of CUP – 3464 to the Friends of the Northern San Jacinto Valley. |

Sincerely,



Tom Paulek

Friends of the Northern San Jacinto Valley



RAMONA DUCK CLUB

MYSTIC LAKE CALIFORNIA

ATTACHMENT # 1

May 24, 2010

John P. Donnelly, Executive Director
Wildlife Conservation Board
1807 13th Street, Suite 103
Sacramento, California 95811-7137

Dear Mr. Donnelly,

This letter is in response to your May 17, 2010 letter providing clarification of the status of the proposed Ramona Duck Club (Club) conservation easement project. You indicated the proposed conservation easement purchase was removed from consideration by the Wildlife Conservation Board (WCB) when staff learned that Riverside County was proposing to require the landowner to record a conservation easement over the 91-acre club property ("property") as mitigation for Conditional Use Permit ("CUP") 3464; which at that time, included the whole of the Property.

As a result of WCB's action, the Club amended the CUP, to include the 2 acres located along the southern Property boundary only. As a result, Riverside County is no longer requiring the Club to grant a conservation easement over the entire Property, and is only requiring it on the 2-acre CUP project area.

It is, however, the desire of the Club membership to support the conservation of Multiple Species Habitat Conservation Plan (MSHCP) plant and animal species on the Property. Therefore the Club is voluntarily and as a willing seller offering to sell the WCB a wildlife conservation easement on the Property subject to a mutually agreeable fair market value determination.

Also, please be advised the Club has mistakenly erected an iron gate on the public lands of the San Jacinto Wildlife Area (WCB Walker acquisition). This gate will be relocated to the Property within 90 days of the Approval of CUP 3464 by Riverside County. In addition, the Club members have agreed to prohibit the use of lead shot on the Property, and the CUP contains a condition of approval to document this prohibition.

The Club is looking forward to working with the WCB in the near future to complete the conservation easement transaction.

Sincerely,

Malcom Smith, President
Ramona Duck Club

Cc Supervisor Marion Ashley

Ann McKibben, President
Friends of the Northern San Jacinto Valley [via fax to 1951-924-8150]

RAMONA DUCK CLUB • 17130 Van Buren Blvd. #106. Riverside. CA 92504



ATTACHMENT # 2

ARNOLD SCHWARZENEGGER, Governor
NATURAL RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
WILDLIFE CONSERVATION BOARD
1807 13th Street, Suite 103
Sacramento, California 95811-7137
www.wcb.ca.gov
(916) 445-8448
Fax (916) 323-0280

CHRON

May 17, 2010

Malcom Smith, President
Ramona Duck Club
11750 Sterling Avenue, Suite E
Riverside, CA 92503

Dear Mr. Smith:

You have asked for clarification of the status of the proposed Ramona Duck Club (Club) conservation easement project. As you know, the proposed conservation easement purchase was removed from consideration by the Wildlife Conservation Board (Board) when staff learned that Riverside County was proposing to require the landowner to record a conservation easement over the 91-acre Club property as mitigation for a pending Conditional Use Permit application.

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Board staff remains willing to consider an offer by the Club to voluntarily sell a conservation easement over Club property adjacent to the Department of Fish and Game's San Jacinto Wildlife Area. However, staff will only be in a position to consider such an offer and begin renewed discussions about a possible conservation easement transaction after Riverside County has issued a Conditional Use Permit to the Club, all applicable mitigation requirements have been identified, and all statutes of limitation for challenges to County's action have expired without any legal or administrative action having been filed. Should there be a further challenge, or any other legal action that might bear upon a proposed conservation easement transaction by the Board, that action (including all appeals) would need to have been finally resolved before staff could consider any potential conservation easement transaction involving the Club's property.

We appreciate your inquiry.

Sincerely,

COPY ORIGINAL SIGNED BY
JOHN P. DONNELLY
John P. Donnelly
Executive Director

CC: Alicen Wong
Gresham Savage Nolan & Tilden
550 East Hospitality Lane, Suite 300
San Bernardino, CA 92408

ATTACHMENT # 3

5th District Supervisor Marion Ashley
Riverside County Board of Supervisors
4080 Lemon Street – 5th Floor
Riverside CA 92501

May 5, 2010

RE: Appeal of CUP 3464

Supervisor Ashley:

At yesterday's public hearing on the Friends' Appeal of CUP 3464 (Agenda Item 16.2) you indicated the public comment period would be closed and that you would make a decision on the Friends' Appeal of the October, 2009 Planning Commission Approval of CUP- 3464 at your May 18th Board of Supervisors meeting.

The Friends Group would like to reiterate our concern the County of Riverside, in numerous ways, is improperly implementing its CEQA duties in reviewing this project. For example, the impact of the Ramona Duck Club wrongful placement (trespass) of their project iron entrance gate and posting No Public Trespassing signage on the public lands of the San Jacinto Wildlife Area is clearly a Significant CEQA impact. Thus far the County of Riverside has failed to perform any CEQA analysis (examined in a CEQA document) of the wrongful blockade/public land trespass preventing the public from accessing hundreds of acres of public land on the San Jacinto Wildlife Area.

We would also like to reiterate our concern The County of Riverside (Planning Department and Environmental Programs Department) and the Regional Conservation Authority are improperly implementing the Multiple Species Habitat Conservation Plan (MSHCP) with respect to CUP - 3464. Conditioning this project to obtain a MSHCP Conservation Easement on the 2 acre project impact site is clearly an absurd implementation of the MSHCP. This absurdity is compounded when one realizes the Regional Conservation Agency (RCA) will claim acreage credit for this conservation easement pursuant to its obligations to conserve wildlife conservation acreage under the MSHCP. This means that two acres of "real" wildlife conservation land will not be secured by the RCA. We are concerned that the County of Riverside and the RCA implementation of the MSHCP for CUP 3464 may well be indicative of how the MSHCP is being implemented throughout western Riverside County. It cannot be the intent of the MSHCP to obtain a conservation easement on the lands actually developed by the project proponent. It is clearly the intent of the MSHCP to obtain conservation easements on the lands owned by the project proponent which are not going to be developed, but are set aside for conservation.


Also please be advised that CUP 3464 clearly has the potential to adversely impact (direct and indirect impacts) numerous MSHCP species (45 covered MSHCP plants and animals) and pursuant to CEQA falls under a Mandatory Finding of Significance. The applicant and the Planning Department staff eleventh hour change of the project description will not absolve the County of Riverside from properly examining this significant CEQA impact. The Mitigated Negative Declaration (September 2009) the Friends are Appealing was presented to the public

and the state trustee agency as relying on the granting of an Conservation Easement on the entire 91 acre project area to reduce this impact to a less than significant impact.

Given the above concerns, we are requesting that you continue our Appeal of CUP 3464 at the May 18th Board of Supervisors meeting pending the Planning Department preparation of an adequate CEQA document for presentation to the public and the Board of Supervisors. In addition, we are requesting that you direct the Planning Department staff and the Environmental Programs Department and the Regional Conservation Authority to meet and seek resolution of the present improper implementation of the MSHCP. Absent the granting of the requested continuance allowing all the parties to continue seeking the mutual resolution of these significant CEQA impacts the Friends have no alternative but to reiterate our request at the May 4th public hearing that a CEQA Environmental Impact Report (EIR) be prepared for CUP 3464.

Supervisor Ashley, we do appreciate your efforts and direction to resolve these issues of substantial public interest.

Sincerely,



Tom Paulek
Friends of the Northern San Jacinto Valley
P. O. Box 4036
Idyllwild, CA 92549
atpaul44@earthlink .net
(951) 368 - 4525

cc. Greg Neal – EPD
Charles Landry - RCA

ATTACHMENT # 4

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0917165

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: ALBERT PAULEK \$983.28
paid by: CK 1529
paid towards: CUP03464 GENERAL CONDITIONAL USE PERMIT
at parcel #:
appl type: CUP1

By _____ Dec 21, 2009 15:29
SBROSTRO posting date Dec 21, 2009

Account Code	Description	Amount
200063130100230168	CMP TRANS PLAN	\$28.00
100001000100777520	CLERK OF THE BOARD	\$26.00
202033100200772210	LMS SURCHARGE	\$19.28
100003120100777180	PLANNING: APPEALS	\$910.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org



County of Riverside
Official County Receipt
Deposit Business Unit: TLARC

Report ID: RVARA091
Run Date/Time: 12/14/2009 12:15 PM
Page No: 1 of 1
Received Date: 12/14/2009
Accounting Date: 12/15/2009

Receipt Number	Payment ID	Description of Payment			Pmt Amt			
Dir Jnl <input checked="" type="checkbox"/>	Speed Type	Fund	Department	Account	Project ID	Program	Class	
17092 -11	CK1528		GIS MAPS					70.00
<input checked="" type="checkbox"/>	310010-R06	20200	3100100000	780040				
Customer Name:		TOM PAULEK						

Operator: E210792

Total Payment:

70.00

Assigned: E210792

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

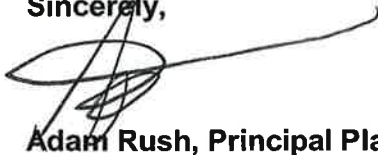
DATE: May 4, 2010
TO: The Honorable Board of Supervisor's
FROM: Planning Department Staff
RE: **Item 16.2 (Conditional Use Permit No. 03464)**

To the Honorable Board of Supervisors,

The following letters have been received by the Riverside County Planning Department in response to the CEQA/Public Notice period for the above-referenced project. The letters are listed in the order received:

- 1. Department of Toxic Substance Control - April 15, 2010 (Responded)**
- 2. Tom Paulek - Appellant to CUP3464 - May 3, 2010 (Response Pending)**

Sincerely,



Adam Rush, Principal Planner

Y:\Planning Case Files-Riverside office\CUP03464\DH-PC-BOS Hearings\Appeal\Memo to BOS_05.04.10.doc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: May 4, 2010
TO: Mr. Rafiq Ahmed, Project Manager (DTSC)
FROM: Riverside County Planning Department
RE: Notice of Intent to Adopt a Mitigated Negative Declaration for Conditional Use Permit No. 03464 (Ramona Duck Club) Project (SCH #20009091053)

Dear Mr. Rafiq,

This letter is in response to your letter dated April 15, 2010 regarding the above-referenced project. The County of Riverside appreciates your response to the Notice of Intent and State Clearinghouse circulation of the Initial Study and Mitigated Negative Declaration for this project.

The County of Riverside has evaluated your recommendations with respect to the mitigation measure for this project. The County has determined that the project's mitigation measures and conditions of approval will adequately mitigate against any foreseeable upset in hazardous conditions that could impact human health or the environment of sensitive receptors as a result of the project's activities.

The County of Riverside will incorporate this correspondence into the public record for this project.

The project mitigation measures and conditions of approval are available via the County of Riverside-Planning Department website which is located at the following:
www.rctlma.org/planning.

Please feel free to contact me if there are any further questions and/or concerns. You may reach me via phone at (951) 955-6646 or via email at arush@rctlma.org

Sincerely,



Adam Rush, Principal Planner
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409

Y:\Planning Case Files-Riverside office\Memo to DTSC_05.04.10.doc



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

April 27, 2010

Adam Rush
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Conditional Use Permit No. 03464 (Ramona Duck Club)
SCH#: 2009091053

Dear Adam Rush:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on April 26, 2010, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Acting Director, State Clearinghouse

Enclosures

cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2009091053
Project Title Conditional Use Permit No. 03464 (Ramona Duck Club)
Lead Agency Riverside County

Type MND Mitigated Negative Declaration

Description CUP 03464 proposes to permit an existing operation of a hunting club specifically limited to the southerly 2 acres of APN 423-050-008, 025, and 423-040-017. The portion of the property outside the Project area is "not a part" of CUP 03464. The CUP 03464 is comprised of the existing 11 RV/Trailer parking spaces with cement patios, an existing 8 ft x 12 ft tool shed, and the existing well that serves the property. The proposed improvements that will occur only on the southerly 2 acres include 8 additional RV parking spaces, attached to each parking space is an 8 ft x 12 ft cement patio, two 10 ft by 40 ft storage containers, 20 automobile parking spaces, two 7,500 gallon water storage tanks, a trap and skeet facility, and portable restrooms used only during the 5 month hunting period.

Lead Agency Contact

Name Adam Rush
Agency Riverside County Planning Department
Phone 951-955-6646 **Fax**
email
Address 4080 Lemon Street, 9th Floor
P.O. Box 1409
City Riverside **State** CA **Zip** 92502-1409

Project Location

County Riverside
City
Region
Lat / Long 33° 52' 15" N / 117° 6' 16" W
Cross Streets Northeasterly of Main Street, southwesterly of Contour Road
Parcel No. 425-050-025; 423-040-017; 423-050-008
Township 3S **Range** 2W **Section** 27 **Base** SBB&M

Proximity to:

Highways 60
Airports
Railways
Waterways San Jacinto River
Schools
Land Use Open Space Conservation (OS-C)/Heavy Agriculture (A-2-10)

Project Issues Biological Resources; Flood Plain/Flooding; Geologic/Seismic; Toxic/Hazardous; Water Quality

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 6; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 8; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 03/26/2010 **Start of Review** 03/26/2010 **End of Review** 04/26/2010



Department of Toxic Substances Control

Maziar Movassaghi
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

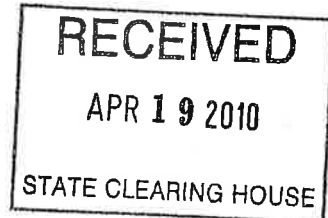


Linda S. Adams
Secretary for
Environmental Protection

April 15, 2010

Adam Rush, Project Planner
Riverside County Planning Department
4080 Lemon Street
Riverside, California 92502-1409

*Clear
4.26.10
e*



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR
CONDITIONAL USE PERMIT NO.03464 (RAMONA DUCK CLUB) PROJECT,
(SCH# 2009091053), RIVERSIDE COUNTY

Dear Mr. Rush:

The Department of Toxic Substances Control (DTSC) has received your submitted Initial Study (IS) and draft Mitigated Negative Declaration (MND) for the above-mentioned project. The following project description is stated in your document: "The Conditional Use permit (CUP) proposes to extend the life of existing operation of a hunting club. The proposed improvements that will occur only on the southerly two (2) acres include 8 additional RV parking spaces, attached to each parking space is an 8 foot X 12 foot cement patio, 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 facility, and portable restrooms used only during the 5 month hunting period. The project site is located northeasterly of main Street, southwesterly of Contour Road, and easterly of Main Street- 91.49 Gross Acres. The project site is surrounded by properties which are designated Open Space: Conservation (OS-C) to the west, south, and east and Open space: Conservation Habitat (OS-CH) to the north. The existing zoning for the subject site is Rural Residential (R-R) and Heavy Agriculture – 10 Acre Minimum (A-2-10)." DTSC has the following comments:

- 1) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents. Please see comment No. 10 below for more information.

For all identified sites, the EIR should evaluate whether conditions at the site may pose a threat to human health or the environment. Following are the databases of some of the pertinent regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
 - Envirostor: A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) All environmental investigations, sampling and/or remediation for the site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found should be clearly summarized in a table. . Following are the databases of some of the pertinent regulatory agencies:
- 3) If buildings or other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should be conducted for the presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs). If other hazardous

chemicals, lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

- 4) Project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 5) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. If it is found necessary, a study of the site and a health risk assessment overseen and approved by the appropriate government agency and a qualified health risk assessor should be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 6) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 7) If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB).
- 8) If during construction/demolition of the project, the soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented.
- 9) If the site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary,

Adam Rush, Project Planner
April 15, 2010
Page 4

should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.

- 10) DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies which would not be considered responsible parties under CERCLA, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

If you have any questions regarding this letter, please contact Mr. Rafiq Ahmed , Project Manager, at rahmed@dtsc.ca.gov, or by phone at (714) 484-5491 .

Sincerely,



Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
1001 I Street, 22nd Floor, M.S. 22-2
Sacramento, California 95814
ADelacr1@dtsc.ca.gov

CEQA # 2859

May 3, 2010

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street – 5th Floor
Riverside, CA. 92501

**RE: BOARD OF SUPERVISORS MEETING MAY 4, 2010 – AGENDA ITEM 16.2:
APPEAL OF APPROVAL CUP 3464 – RAMONA DUCK CLUB.**

The following **Attachments** are being submitted to the Riverside County Board of Supervisors for their review and consideration for Agenda Item 16.2 – Appeal of Approval Conditional Use Permit No. 3464. I plan to refer the Board of Supervisors to these materials in my presentation at the May 4, 2010 public hearing on this matter.

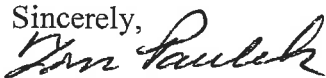
Attachment

Printed Materials

- | | |
|------|---|
| # 1a | April 30, 2010 photographs of Ramona Duck Club Entrance Gate / No Trespassing Sign improperly constructed on the public lands of the San Jacinto Wildlife Area. |
| # 1b | Excerpt Riverside County Environmental Assessment/Initial Study No. 40284-County Planning Department designating this Recreation CEQA review criteria as having No Impact . |
| # 2a | April 6, 2010 Public Records Request to examine Environmental Programs Department (EPD) HANS No. 1533 / CUP 3464 case file. |
| # 2b | Copy of July 28, 2006 Environmental Programs Department letter with Attachment dated 07-27-2006 recovered from HANS No. 1533 case file (Public Records Request-April 6, 2010) indicating 100% conservation for the entire Ramona Duck Club property. The attachment dated 07-27-2006 (Aerial Map) designates the entire 91 acre Ramona Duck Club property as a MSHCP Conservation Area. |

The Friends Group after meeting with the applicants, Planning Department staff, and County staff from Environmental Programs Department and Regional Conservation Authority have not been able to resolve our CEQA issues of concern. We are therefore requesting the Board of Supervisors vacate the October 2009 Planning Commission Approval of CUP 3464 and that this project be sent back to the Planning Department with direction an Environmental Impact Report be prepared and reviewed by the public prior to further consideration of the project.

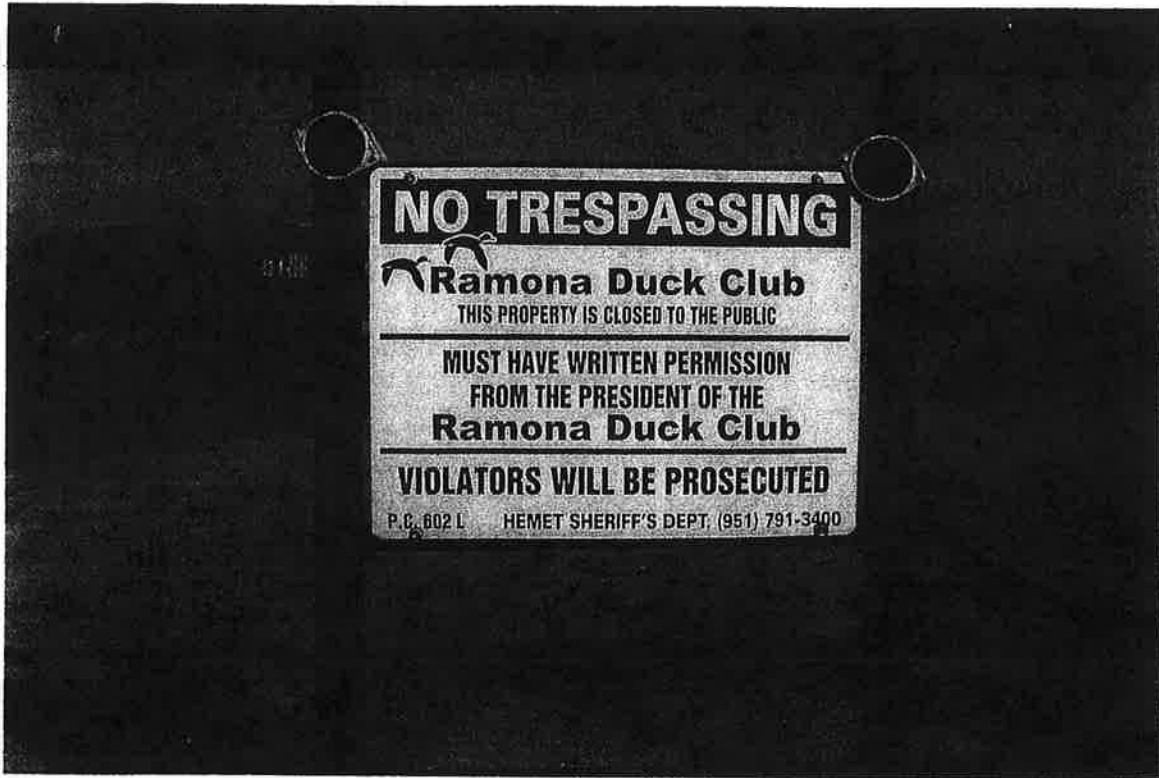
Sincerely,



Tom Paulek

Friends of the Northern San Jacinto Valley

PHOTOGRAPH TAKEN: APRIL 30, 2010



PHOTOGRAPH TAKEN: APRIL 30, 2010



COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40284
Project Case Type (s) and Number(s): Conditional Use Permit No. 3464
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Contact Person: Jeffery Childers
Telephone Number: 951-955-3626
Applicant's Name: Ramona Duck Club
Applicant's Address: 11750 Sterling Ave. Suite E, Riverside, CA 92503

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RECREATION

39. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The proposed project does not include provisions for recreational facilities so no adverse impact can result from its implementation.
- b) The proposed project is not forecast to cause a significant increase in local population or in the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The proposed development is not located within a County Service Area.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Carolyn Syms Luna
Director

EPD Access to Public Records Request Form

Date:	April 6, 2010
Name of Requestor:	Tom Pautek
Address:	Friends of Northern San Jacinto Valley / P.O. Box 4036
Phone:	Idyllwild, CA 92549
Fax:	Cell: (951) 368-4525 Home: (951) 659-2718
Email Address:	atpaul44@earthlink.net

Nature of Request:

Inspection Request
 Request for Copies
 Both Inspection & Copies Requested

Describe below, in detail, the public record(s) that you are seeking or wishing copies of:

I would like to review the file for HANS No. 1533 Case No: CMP 3464. I understand my PRR will be ref to County Counsel Office and I will be contacted by County Counsel to review these records

Copying Fees:

<u>Description</u>	<u>Price</u>
Standard Letter Size (8 1/2" x 11")	\$0.50 first page; and \$0.10 ea. additional page
Legal Size (8 1/2" x 14")	\$0.25 per page
Color Copies	\$0.33 per page
Copy Charges for oversized documents that must be outsourced for duplication/reproduction	Actual cost
Price for public records in electronic format, including video and/or audio tapes of Board meetings, when requested in electronic format, shall be calculated based on cost and direct staff cost	Per Government Code Section 6253.9

Number of Copies Requested: _____

Request Method of Delivery:

Pick Up
 Fax
 Mail

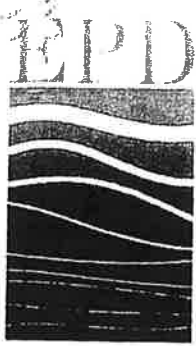
Delivered To: Request to Inspect Records Fax: () _____
 Address: _____

Signature of Requestor: Tom Pautek

SpeedType: _____

Total Amount Due:

RIVCO - 310050-CIT - Environmental Programs / TLMA Admin	\$
RIVCO - 310050-R01-Development Fees	\$
RIVCO - 310050-R06 - Sale of Miscellaneous Materials	\$



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

July 28, 2006

Mr. Malcom Smith
Ramona Duck Club
P.O. Box 106
Riverside, CA 92504

Dear Mr. Smith:

RE: HANS No. 1533
Case No. CUP03464
Assessor's Parcel Number(s): 423-040-017, 423-050-008, and 425-050-025

We have received your application for the Property Owner Initiated Habitat Acquisition and Negotiation Strategy (HANS) for the above property. HANS review is a requirement of the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan.

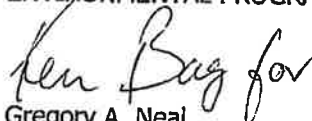
Based upon our review, we have determined that the MSHCP Criteria describes 100% Conservation of the entire property. If you are in disagreement with this determination, please submit the attached waiver to Mary Stark within ten (10) calendar days in order to extend the HANS 1 review period. Upon receipt of your written request, Ms. Stark will schedule a HANS 1 Extended Meeting for you to present your supporting biological information.

Please be advised that if we do not receive the attached waiver within 10 calendar days, this determination will be submitted to the Regional Conservation Authority (RCA) for Joint Project Review (JPR). If you have any questions regarding JPR, please contact the RCA at (951) 955-9700.

This concludes the HANS 1 review for this case. Please feel free to contact the Environmental Programs Department at (951) 955-6892 if you have any questions.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT


Gregory A. Neal
Deputy Director

GAN:ms

xc: Darcy Kuenzi, Fifth Supervisorial District
David Carr, Ecological Resource Specialist



MSHCP HANS - CUP03464 - Intake 1533

Eligible

- Eligible
- Ineligible

Intake

- Intake
- Intake

Other

- Other
- Other

Other

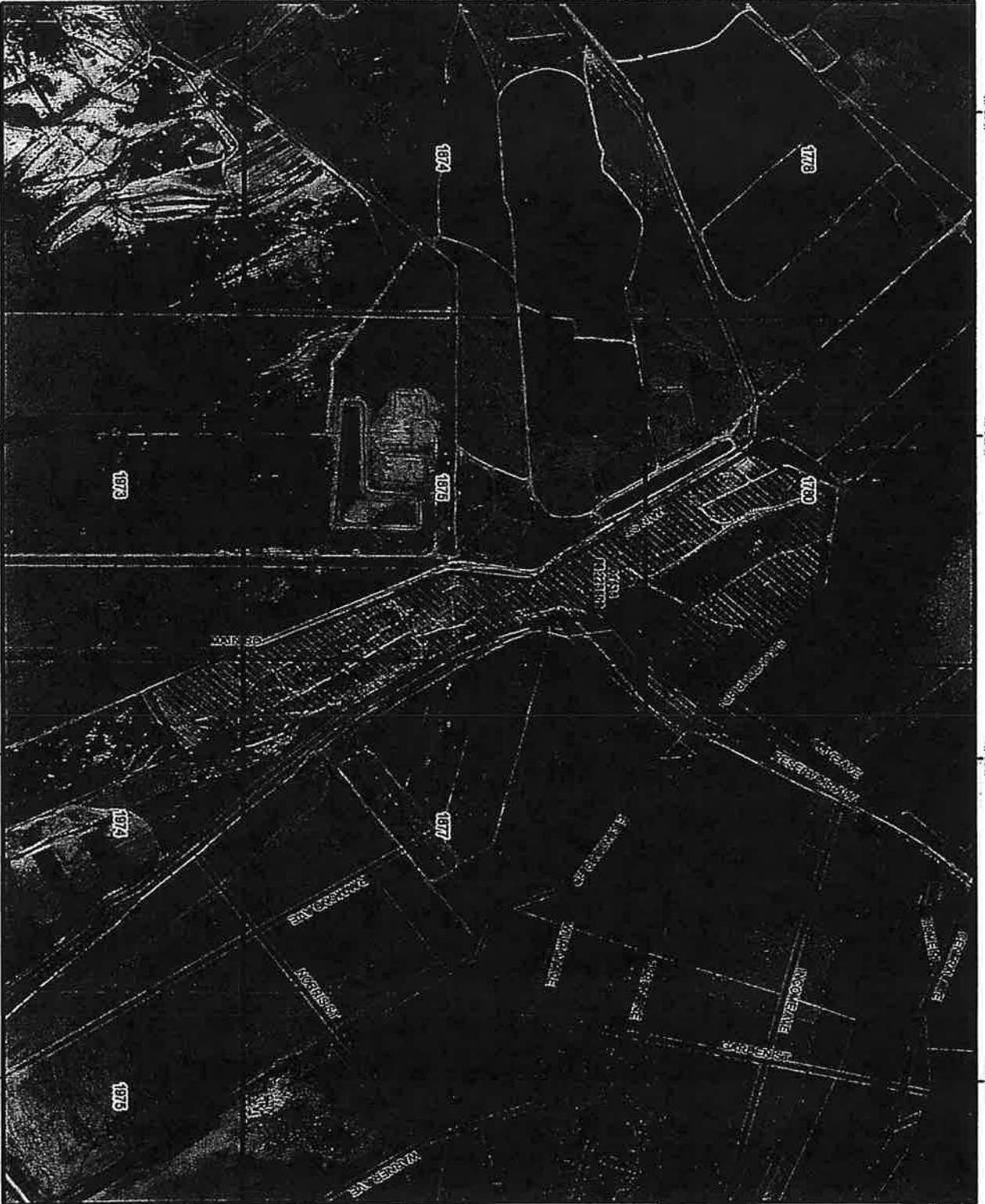
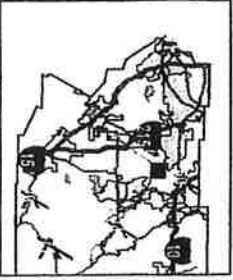
- Other
- Other

Other

- Other
- Other

FINAL

Date: 07-27-2006



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be consulted for the most current information. Do not copy or reuse this map.



May 3, 2010

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street -- 5th Floor
Riverside, CA. 92501

**RE: BOARD OF SUPERVISORS MEETING MAY 4, 2010 -- AGENDA ITEM 16.2:
APPEAL OF APPROVAL CUP 3464 -- RAMONA DUCK CLUB.**

The following **Attachments** are being submitted to the Riverside County Board of Supervisors for their review and consideration for Agenda Item 16.2 -- Appeal of Approval Conditional Use Permit No. 3464. I plan to refer the Board of Supervisors to these materials in my presentation at the May 4, 2010 public hearing on this matter.

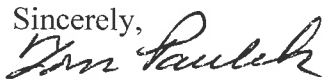
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The Friends Group after meeting with the applicants, Planning Department staff, and County staff from Environmental Programs Department and Regional Conservation Authority have not been able to resolve our CEQA issues of concern. We are therefore requesting the Board of Supervisors vacate the October 2009 Planning Commission Approval of CUP 3464 and that this project be sent back to the Planning Department with direction an Environmental Impact Report be prepared and reviewed by the public prior to further consideration of the project.

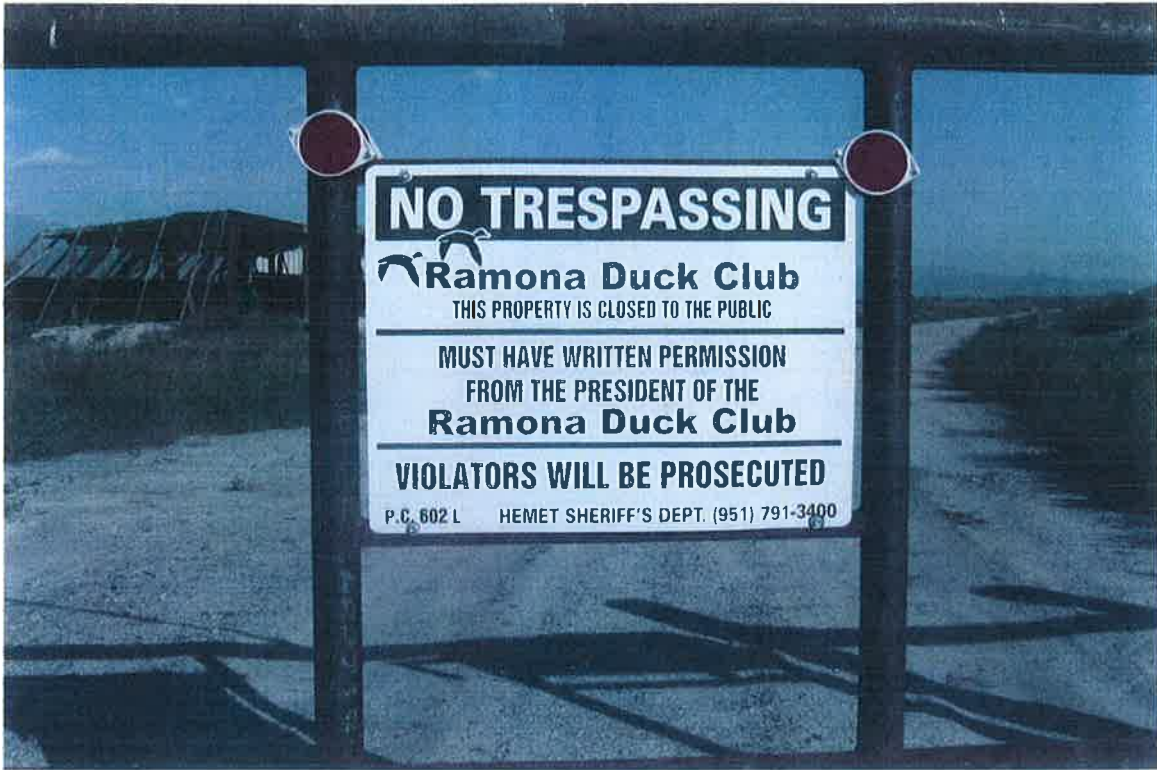
Sincerely,



Tom Paulek

Friends of the Northern San Jacinto Valley

PHOTOGRAPH TAKEN: APRIL 30, 2010



PHOTOGRAPH TAKEN: APRIL 30, 2010



COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

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Project Case Type (s) and Number(s): Conditional Use Permit No. 3464
Lead Agency Name: County of Riverside Planning Department
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Contact Person: Jeffery Childers
Telephone Number: 951-955-3626
Applicant's Name: Ramona Duck Club
Applicant's Address: 11750 Sterling Ave. Suite E, Riverside, CA 92503

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RECREATION

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The proposed project does not include provisions for recreational facilities so no adverse impact can result from its implementation.
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COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Carolyn Syms Luna
Director

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Phone:	Idyllwild, CA 92549
Fax:	Cell: (951) 362-4525 Home: (951) 659-2718
Email Address:	atpaul44@earthlink.net

Nature of Request:

Inspection Request
 Request for Copies
 Both Inspection & Copies Requested

Describe below, in detail, the public record(s) that you are seeking or wishing copies of:

I would like to review the file for HANS No. 1533, Case No: CUP 39651. I understand my PRR will be ref to County Counsel Office and I will be contacted by County Counsel to review these records

Copying Fees:

<u>Description</u>	<u>Price</u>
Standard Letter Size (8 1/2" x 11")	\$0.50 first page; and \$0.10 ea. additional page
Legal Size (8 1/2" x 14")	\$0.25 per page
Color Copies	\$0.33 per page
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Number of Copies Requested: _____

Request Method of Delivery:

Pick Up
 Fax
 Mail

Delivered To: Request to Inspect Records Fax: () _____
 Address: _____

Signature of Requestor: Tom Paulek Zip: _____

<u>SpeedType:</u>	<u>Total Amount Due:</u>
RIVCO - 310050-CIT - Environmental Programs / TLMA Admin	\$
RIVCO - 310050-R01-Development Fees	\$
RIVCO - 310050-R06 - Sale of Miscellaneous Materials	\$



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

July 28, 2006

Mr. Malcom Smith
Ramona Duck Club
P.O. Box 106
Riverside, CA 92504

Dear Mr. Smith:

RE: HANS No. 1533
Case No. CUP03464
Assessor's Parcel Number(s): 423-040-017, 423-050-008, and 425-050-025

We have received your application for the Property Owner Initiated Habitat Acquisition and Negotiation Strategy (HANS) for the above property. HANS review is a requirement of the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan.

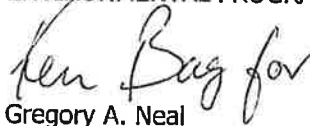
Based upon our review, we have determined that the MSHCP Criteria describes 100% Conservation of the entire property. If you are in disagreement with this determination, please submit the attached waiver to Mary Stark within ten (10) calendar days in order to extend the HANS 1 review period. Upon receipt of your written request, Ms. Stark will schedule a HANS 1 Extended Meeting for you to present your supporting biological information.

Please be advised that if we do not receive the attached waiver within 10 calendar days, this determination will be submitted to the Regional Conservation Authority (RCA) for Joint Project Review (JPR). If you have any questions regarding JPR, please contact the RCA at (951) 955-9700.

This concludes the HANS 1 review for this case. Please feel free to contact the Environmental Programs Department at (951) 955-6892 if you have any questions.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT


Gregory A. Neal
Deputy Director

GAN:ms

xc: Darcy Kuenzi, Fifth Supervisorial District
David Carr, Ecological Resource Specialist



MSHCP HANS - CUP03464 - Intake 1533

El Casco & Lakeview Quadrangle

- Parcel
- Criteria Cells
- Roads

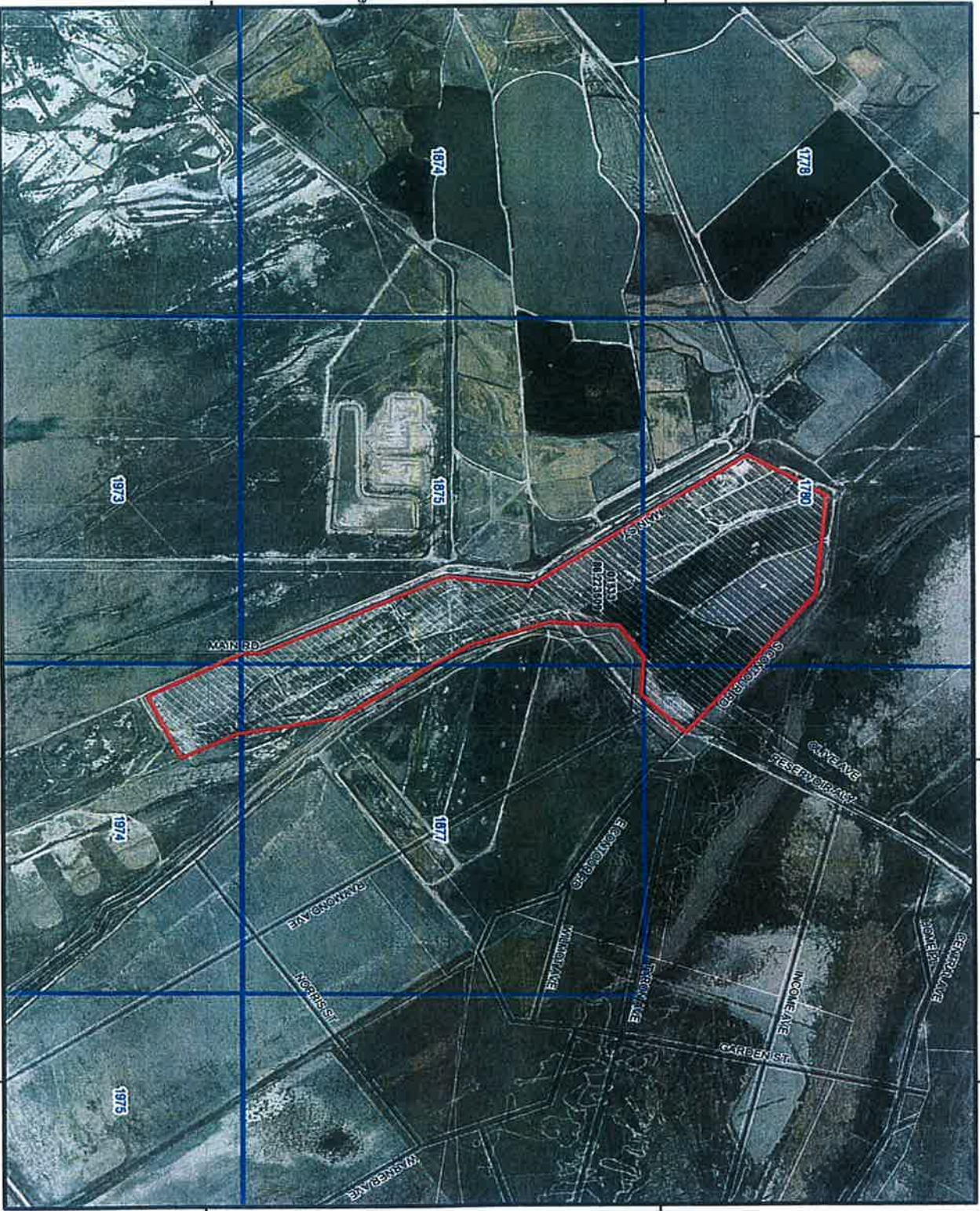
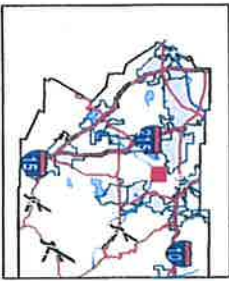
Intake_Boundaries

HANS Designations

- Development
- Pending
- Proposed MSHCP Conservation Area

FINAL

Date: 07-27-2006



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.

May 4, 2010

VIA HAND DELIVERY

County of Riverside
Board of Supervisors
4080 Lemon Street, 4th Floor
Riverside, CA 92502

Re: Appeal of Conditional Use Permit No. 3464; Environmental Assessment No. 40284 (the "Project")

Dear Board of Supervisors:

Our firm represents the Ramona Duck Club, the Applicant in the above-referenced matter. On May 3, 2010, Tom Paulek submitted a letter on behalf of the Friends of Northern San Jacinto Valley (Appellants or Friends) enclosing exhibits that he intended to refer to in a presentation at the hearing today. In anticipation of his presentation, the Applicant responds as follows:

1a. Photos of the gate and No Trespassing signs near the NW Corner of the 91-acre property owned by Ramona Duck Club (of which a 2-acre portion is included in CUP 03464.)

The Applicant and representatives of the Friends held a meeting to discuss the Friends allegation that Applicant's gate was blocking access to public lands. The Friends and the Applicant had researched the ownership of the road which the Friends claimed was being blocked. The Friends provided a Grant Deed to the California Department of Fish and Game (CDFG) to establish that CDFG had purchased in fee the 30' road referenced in the Appeal. However, the Friends were unable to establish the exact location of the 30' road in question. Rather than hire an engineer to establish the exact location of the road, the Applicant offered to remove their lock from the gate, and move the gate within 90 days of the Project approval being deemed final.

1b. Recreation Section of Initial Study - No Impact Designation:

Submitted by *Alicen Wong*
5-4-10 Item 16.2
(date)



In the May 3rd letter, Friends object to the finding contained in the Initial Study distributed for public review on March 26, 2010 [SCH # 2009091053] regarding impacts on Recreation facilities. He notes that the regarding whether "the project would include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical determination of the facility would occur or be accelerated" that the Initial Study finds "no impact". We believe this finding is correct considering the fact that the Project does not provide for the development of any new structures that would draw new residents to the area. Therefore, the Project will not result in a potentially significant impact to regional parks.

In addition, the Applicant has approved a revision to the Shooting Regulations referred to in the Bylaws to prohibit the use of toxic shot in hunting activities on the entire 91-acre property. See the revised Shooting Regulations, attached. Also, the County has imposed a condition of approval requiring annual inspections by County Code Enforcement (paid for by the Applicant) to ensure that the Club is not shooting toxic shot in connection with hunting regulations on the Project site.

2a. Initial Response to Receipt of HANS Application from Environmental Programs Department (EPD), dated July 28, 2010

The Friends submitted a Public Records Act Request to EPD and reviewed the Applicant's HANS file (HANS 1533). Based on that review, Paulek found a letter dated July 28, 2006, from the Environmental Programs Department to the Applicant, acknowledging receipt of the HANS Application. He points out that the letter advises that "the EPD had determined that the MSHCP Criteria describes 100% Conservation of the entire property" (see letter and map of the entire property, attached). In our review of the HANS 1533 project file, we located a copy of the HANS Application received by EPD on May 24, 2006 (attached). We note that the Application identifies the entire 91-acre property (APN 423-05-0008, 423-04-0017, and 425-05-0025) and refers to a project description as "attached". But actually, no project description was enclosed. In a meeting with Ken Baez, (the EPD representative who signed the July 28th letter submitted by Paulek) Ken advised that the Applicants did not submit a project description for the CUP as part of the HANS Application, and that the EPD letter notifies the Applicant that, based on the criteria in the MSHCP, 100% Conservation of the entire property is required. .

What Paulek fails to mention is the language in the final letters from the Regional Conservation Authority dated October 4, 2006, and from the EPD dated October 16, 2006, which state respectively:

[T]he RCA has concurred with the county that 100% conservation is described for this property (exhibit attached). (Excerpt from RCA letter.)

May 4, 2010

Page 3

Based on discussions with the RCA, County EPD and the applicant, it is our understanding that the discretionary action being considered by the County consists of a CUP that will allow for continuation of limited duck hunting activities. It is also the RCA's understanding that the conditions to the CUP will include dedication of a conservation easement to the RCA, with terms of the easement to be negotiated, in exchange for allowance and prescribed limitations of the use. (Except from EPD letter.)

Paulek suggests that the HANS 1533 letter date July 28th requires 100% conservation of the entire 91-acre property. However, the final EDP letter, referenced above, refers to the CUP and finds the uses it proposes to be consistent with the conservation of the property.

However, it is well settled law, that a local agency may not force some people alone to bear public burdens, which, in fairness and justice, should be borne by the public as a whole. An individualized condition to a land use approval is a taking unless there is an "essential nexus" between the permit condition and the legitimate state interest, and the condition is roughly proportional to the impact it seeks to address. (*Dolan v. City of Tigard*, (483 U.S. 825).)

Paulek argues that the County should have required the Applicant to grant a Conservation Easement over the entire 91-acre property despite the fact that CUP 03464 consists of a permit to use a 2-acre portion of the property. In this case, because there is no "essential nexus" between conserving the entire 91-acre property, requiring the Project to establish a conservation easement over more than just the 2-acre project site would violate the "rough proportionality" requirement in *Dolan*.

Thank you for your patience in allowing the Applicants 3 continuances to attempt to work out the issues raised by the Appellants.

Very truly yours,



Alicen Clark Wong, for
GRESHAM SAVAGE
NOLAN & TILDEN,
A Professional Corporation

ACW:

Enclosures

Riverside County Board of Supervisors

May 4, 2010

Page 4

cc: Malcolm Smith, Ramona Duck Club
Scott Sewell, California Department of Fish and Game

Ramona Duck Club
Shooting Regulations

The Ramona Duck Club was formed to provide its members with the best possible waterfowl hunting. In order to assure the attainment of this objective and to promote the safety, enjoyment, and well being of its members and their guests, the Board of Directors of the Club has adopted the Regulations which appear below. Any member not complying with these Regulations may be subject to forfeiture of his membership as provided in the Club's By-laws, and any guest of a member not complying with the Regulations may be subject to forfeiture of the privilege of returning as a guest of any member of the Club.

1. Each member is entitled to the use of a double blind.
2. A member may deploy decoys in the immediate vicinity of his blind in any manner and number he desires, unless the members of the Club shall have determined by majority vote of a quorum that any particular layouts of decoys may have an adverse or undesirable affect. In that event, any layout determined to be undesirable shall not be utilized by any member.
3. The choice of blinds by the members will be effected by a drawing to be conducted three times each hunting season. The first drawings will be at least two weeks prior to the opening day. The second drawing will be conducted before the second third of the season shall be under way, and the final drawing shall be conducted before the final third of the season is under way.
4. All annual assessments will be due and payable from the individual members on or before ~~January~~ ^{Sept.} 1 of each year.
5. Shooting will be allowed only on Wednesdays, Saturdays, and Sundays. Additional days may be designated for shooting by agreement of two-thirds of the members of the Club.
6. One guest if allowed per member per day. Each member is responsible for his guests and must remain with him at all times on the Club grounds. No guests will be allowed without a member.
7. All members and guests must be properly attired in drab or camouflage clothing.

8. Shooters will walk into blinds no later than 30 minutes prior to shooting time. Late comers will wait at cars until first pick-up time.

9. First pick up time is 1-1/2 hours after shooting time. Second pick-up time 3 hours after shooting time. Shooters will either walk out or return to the blind immediately. No dike walking or stopping to talk with other shooters is permitted.

10. After 12:00 noon walking and talking rules are relaxed, but consideration will be shown to other shooters still in their blinds. Members may, if they wish, relocate their decoys at this time.

11. No noise or talking above a whisper will be allowed.

12. No calling by unqualified callers will be allowed.

13. A third offense of ^{using} uncontrollable dogs after two warnings will result in the dogs being banned from the Club for the balance of the season. Dogs may be used to pick up birds as they are shot.

14. No littering will be allowed. Members must pick up all trash and used shells.

15. Bag limits must be strictly adhered to.

16. No shooting at birds further than 60 yards is allowed.

17. Shooters must allow birds to work as close as possible before firing. If birds are working to a specific blind, allow them to do so.

18. Shooters are not to shoot at ducks while geese are working.

19. No shooting at mudhens or other shore birds is allowed.

20. Shooters will count all birds by species, and entries will be made on the Club records as to which blind and hunter accounted for them.

**RAMONA DUCK CLUB
BLIND COMMITTEE REPORT**

At the General Membership Meeting of 10-7-01, the following shooting regulations were adopted or amended:

Regulation #8 Amended to Read

Shooters must be in their blinds no later than 30 minutes prior to shooting time. Latecomers will wait at the parking lot until first pick-up time. No vehicular traffic will be allowed on or near the ponds or fields on shooting days prior to 12:00 noon.

New Regulation #21

It is the intent of the Ramona Duck Club that the membership stockholder be the hunter of the club. Any other arrangements must be approved by the general membership at the yearly General Membership Meeting held just prior to the season opener. The shooter at the opening of duck season shall remain the shooter for at least one full year. No other changes will be made until the next regularly scheduled yearly General Membership Meeting.

Anyone being named as a designated shooter for a member must be nominated by two members in good standing, and can be denied by any one member in good standing. Any named shooter shall be bound by all current rules and regulations. Voting rights shall remain in the name of the stockholder.

Proposed Amendment to By-Laws

The following resolution amending the By-Laws of the Ramona Duck Club is hereby proposed:

RESOLVED, that a subsection 1.a shall be added to Section 1 of the by-Laws, and such subsection 1.a shall state as follows:

"Effective February 27, 2010, the Ramona Duck Club shall be a "Non-Toxic) Hunting Club. Each member including his/her guest(s) shall use only non-toxic ammunition while on Ramona Duck Club property.



Carolyn Syms Luna
Director

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Environmental Programs Department

July 28, 2006

Mr. Malcom Smith
Ramona Duck Club
P.O. Box 106
Riverside, CA 92504

Dear Mr. Smith:

RE: HANS No. 1533
Case No. CUP03464
Assessor's Parcel Number(s): 423-040-017, 423-050-008, and 425-050-025

We have received your application for the Property Owner Initiated Habitat Acquisition and Negotiation Strategy (HANS) for the above property. HANS review is a requirement of the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan.

Based upon our review, we have determined that the MSHCP Criteria describes 100% Conservation of the entire property. If you are in disagreement with this determination, please submit the attached waiver to Mary Stark within ten (10) calendar days in order to extend the HANS 1 review period. Upon receipt of your written request, Ms. Stark will schedule a HANS 1 Extended Meeting for you to present your supporting biological information.

Please be advised that if we do not receive the attached waiver within 10 calendar days, this determination will be submitted to the Regional Conservation Authority (RCA) for Joint Project Review (JPR). If you have any questions regarding JPR, please contact the RCA at (951) 955-9700.

This concludes the HANS 1 review for this case. Please feel free to contact the Environmental Programs Department at (951) 955-6892 if you have any questions.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Gregory A. Neal
Deputy Director

GAN:ms

xc: Darcy Kuenzi, Fifth Supervisorial District
David Carr, Ecological Resource Specialist



MSHCP

2:UP03464 - Intake 1533

117°6'0"W

33°52'30"N

117°5'0"W

117°4'30"W

33°52'30"N



El Casco & Lakeview Quadrangle

- Parcel
- Criteria Cells
- Roads

Intake_Boundaries

HANS Designations

- Development
- Pending
- Proposed MSHC



Western Riverside County Regional Conservation Authority

October 4, 2006

Mr. David Carr
Environmental Programs Department
County of Riverside
4080 Lemon Street, 2nd Street
Riverside, CA 92501

RE: HANS 1533 / CUP03464
APNs 423-050-008, 423-040-017, 425-050-025
JPR # 06-09-12-02

Dear Mr. Carr,

The RCA has completed review of the above-referenced file regarding MSHCP criteria consistency. We note in the materials provided to the RCA from EPD a letter from Greg Neal, Deputy Director, EPD, of July 28, 2006 to the applicant, Malcolm Smith, advising him of EPD's recommendation for 100% conservation and an indication that the matter would be referred to the RCA for comment. The RCA received a request for project review from EPD on September 12, 2006.

Upon review of the file documents provided by EPD, the RCA hereby states its concurrence with the findings of EPD and agrees that the property should be considered for 100% conservation. Based on discussions with the RCA, County EPD and the applicant, it is our understanding that the discretionary action being considered by the County consists of a Conditional Use Permit (CUP) that will allow for continuation of limited duck hunting activities. It is also the RCA's understanding that the conditions to the CUP will include dedication of a conservation easement to the RCA, with terms of the easement to be negotiated, in exchange for allowance and prescribed limitations of the use.

We look forward to continuing the discussions with EPD and the applicant on the details of the conservation easement for the property.

Thank you for your courtesy and cooperation.

Very truly yours,

Joe Monaco
Western Riverside County Regional Conservation Authority

cc: Greg Neal, Environmental Programs Department
Doreen Stadlander, U.S. Fish and Wildlife Service
Leslie MacNair, California Dept. of Fish and Game

BOARD OF DIRECTORS

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Executive Director

Joseph Richards
Deputy Executive Director



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

October 16, 2006

Mr. Malcom Smith
Ramona Duck Club
P.O. Box 106
Riverside, CA 92504

Dear Mr. Smith:

Re: JPR 06-09-12-02 Determination Letter- 100% Conservation
HANS No. 1533
Case No: CUP03464
Assessor's Parcel Number(s): 423-050-008, 025 & 423-040-017

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that 100% conservation is described for this property (exhibit attached).

The MSHCP contemplates that the RCA will acquire private lands necessary for inclusion in the conservation area. You will be receiving a call from the Environmental Programs Department to see if you are interested in selling your property. If so, we will schedule a HANS II meeting to enter into negotiations with the RCA/EPD. Negotiations for acquisition must be concluded within 120 days.

If you have any questions concerning your HANS case, please contact the EPD at (951) 955-6892. You may also contact the Regional Conservation Authority directly, at (951) 955-9700.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

David Carr
Ecological Resources Specialist

DC:mt

xc: Karin Watts-Bazan, Deputy County Counsel
Greg Neal, EPD
Monica Thill, EPD
Ken Graff, RCA
Sarah Lozano, RCA
Kim Tran, Planner



Tony Carstens
Agency Director

COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Carolyn Syms Luna
Director

Environmental Programs Department

COP03464

PROPERTY OWNER INITIATED HABITAT ACQUISITION AND NEGOTIATION STRATEGY (HANS) APPLICATION

RECEIVED
Environmental Programs Dept.

MAY 24 2006

Rec'd
Luna
Hans

CHECK ONE AS APPROPRIATE:

- HANS Review (Parcel Maps, Plot Plans, Conditional Use Permits, Speculation/Escrow)
- HANS Review (Tract Maps, Specific Plans, General Plan Amendments)
- MSHCP Acquisition Review (Interested in selling land to County)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: HR1082 DATE: MAY 15, 2006

Applicant's Name: RAMONA DUCK CLUB E-Mail: MTSDRYWALL@AOL.COM

Mailing Address: P.O. BOX 106 17130 VAN BUREN BLVD
RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 352-4500 Fax No: (951) 352-4700

Property Owner's Name: RAMONA DUCK CLUB
MALCOM SMITH, PRES. E-Mail: MTSDRYWALL@AOL.COM

Mailing Address: 11750 STERLING AVE SUITE 'E'
RIVERSIDE CA 92503-4974
City State ZIP

Daytime Phone No: (951) 352-4500 Fax No: (951) 352-4700

MALCOM SMITH 951-505-6747 cell
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf. I further authorize, pursuant to Government Code Section 65105, that planning agency personnel may enter upon the subject property

PROPERTY OWNER INITIATED HANS APPLICATION

and make examinations and surveys, provided that, the entry, examination, and survey do not interfere with the use of the land.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

RAMONA DUCK CLUB
PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature] PRES.
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

Related Permit(s) or Development Application Case Number(s) (if applicable):

RAMONA DUCK CLUB CUP APPLICATION # HR1082

Please provide the following information. If you need more room, submit a separate page.

Assessor's Parcel Number(s) (APNs): APN# 423.05.0008 / 423.04.0017 / 425.05.0025

Identify the MSHCP Conservation Criteria cell(s) covering the above referenced APN's:

1875 (I) 1877 (I) 1973 (Z) 1974 (Z)

Written project description: SEE ATTACHED

Were any previous biological surveys performed on the above referenced APN's? YES NO
If yes, please provide a copy, or reference the County Biological Report Number.

NOT TO MY KNOWLEDGE

Describe unique biological features (i.e. washes, streams, oak trees, juniper trees, and rock outcroppings) and quantify anticipated impacts resulting from development of the site:

NONE

PROPERTY OWNER INITIATED HANS APPLICATION

Explain how the project design incorporates or complies with the criteria within the affected cells?

THERE IS NO IMPACT - SEE PROJECT DESCRIPTION

To speed the review and thereby reduce the cost in reviewing this application, please provide a copy of the following items/information:

- Completed application form
- Lot Line Adjustments, Building Permits and Site Preps
- Exhibits and associated photographs that clearly represent the project area
- Site Plan/Tentative Map (minimum size 11" x 17")
- Any completed biological surveys

Based on the indicated cases types, the following additional information must be submitted in an electronic digital format on a CD.

Tentative Parcel Map, Tentative Tract Map, Use Permit, Specific Plan:

- Existing biological reports (Microsoft Word format or a rich text file format)
- Tentative Map Exhibit or Use Permit Exhibit (TIFF¹ image of map)
- Also, one of the following data formats (linework and annotation) including UTM NAD 83 coordinates.

- Shape File
- Microstation CAD File
- Autodesk Auto CAD File

Aerial Photographic Image, georeferenced (TIFF or JPEG format) of the subject property(ies) (delineated) and surrounding vicinity.

Conceptual or preliminary Grading Plan. Include contours as well as a DEM in one of the data formats listed above.

Grading Permit

Aerial Photographic Image , georeferenced (TIFF or JPEG format of the (delineated) and surrounding vicinity.

Conceptual or preliminary Grading Plan (TIFF image of plan). Include contours as well as a DEM in one of the following data formats, including UTM NAD 83 coordinates.

- Shape File
- Microstation CAD File
- Autodesk Auto CAD File

¹ TIFF is an acronym for Tag(ged) Image File Format. It is one of the most popular and flexible of the current public domain raster file formats.

PROPERTY OWNER INITIATED HANS APPLICATION

Appropriate filing fees must be included with the application.

HANS review for Tentative Parcel Maps or Use Permits - \$500.00 plus LMS Surcharge (2%)

HANS review without a specific development proposal articulated - \$500.00 plus LMS Surcharge (2%)

HANS review for Tentative Tract Maps or Specific Plans - \$1,472.00 plus LMS Surcharge (2%)

C:\Documents and Settings\dmares\Desktop\CD for TAC\295-1042 HANS.doc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson - Agency Director
Planning Department
Ron Goldman - Planning Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

5/27/10 Date

KD Initial

TO: [X] Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
[X] County of Riverside County Clerk

FROM: Riverside County Planning Department
[X] 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

[] 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Conditional Use Permit No. 3464 (Roman Duck Club)
Project Title/Case Numbers

Adam B. Rush
County Contact Person

951-955-6646
Phone Number

2009091053
State Clearinghouse Number (if submitted to the State Clearinghouse)

Ramona Duck Club
Project Applicant

P.O. Box 106 Riverside, CA 92504
Address

In the Hemet/San Jacinto area more specifically, the site is located northerly of Marvin Road, southwesterly of Central Avenue, and easterly of Main Street.
Project Location

CUP 03464 proposes to permit the operation of a trap and skeet facility within an existing hunting club specifically limited to the southerly two (2) acres of APN 423-050-008, 025, and 423-040-017. The portion of the property outside the Project area is "not a part" of CUP 03464. The CUP 03464 is comprised of the existing 11 RV/Trailer parking spaces with cement patios as described below, an existing 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, attached to each parking space is an 8 foot x 12 foot cement patio, 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 facility, and portable restrooms used only during the 5 month hunting period.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on May 25, 2010, and hereby made the following determinations regarding that project:

- 1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

[Handwritten Signature]

Board Assistant
Title

May 25, 2010
Date

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

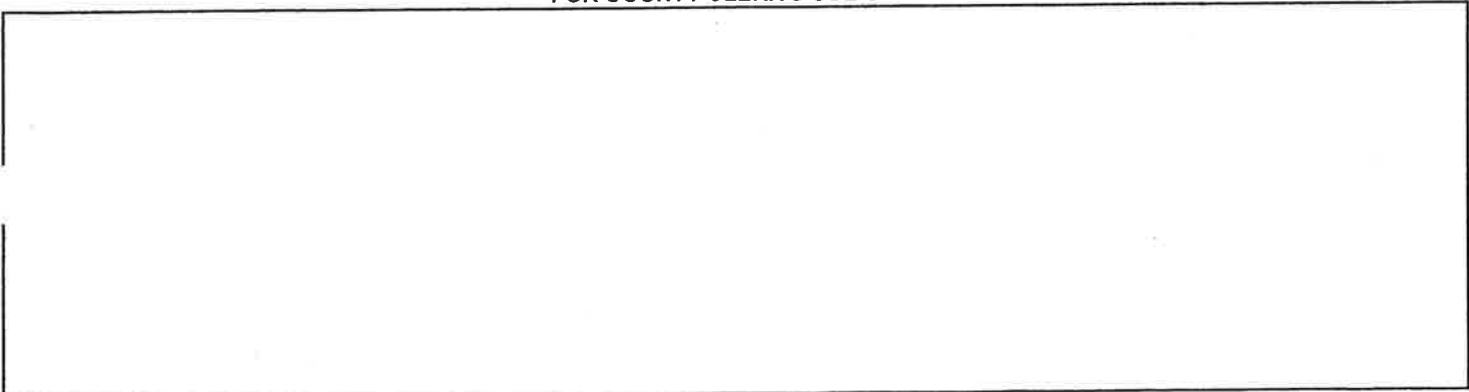
Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\CUP03464\DH-PC-BOS Hearings\PC 9-30-09\NOD Form_Rev..doc Revised 01/15/08

Please charge deposit fee case#: ZEA40284 ZCFG3740

FOR COUNTY CLERK'S USE ONLY

16.1 05.25.10



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA40284 CONDITIONAL USE PERMIT NO. 3464 (Ramona Duck Club)

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Adam Rush Title: Project Planner Date: March 24, 2010

Applicant/Project Sponsor: Ramona Duck Club Date Submitted: September 12, 2005

ADOPTED BY: Board of Supervisors

Person Verifying Adoption:  Date: May 25, 2010

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Adam Rush at 951-955-6646.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03464\DH-PC-BOS Hearings\Appeal\Mitigated Negative Declaration_Rev.doc

Please charge deposit fee case#: ZEA40284 ZCFG3740

FOR COUNTY CLERK'S USE ONLY

05.25.10 16.1

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * T0512686

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RAMONA DUCK CLUB \$64.00
paid by: CK 777
CALIF FISH & GAME FEE FOR EA40284
paid towards: CFG03740 CALIF FISH & GAME: DOC FEE
at parcel: 78 BRIDGE ST LVIE
appl type: CFG3

By _____ Sep 12, 2005 10:45
SBROSTRO posting date Sep 12, 2005

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R0912652

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RAMONA DUCK CLUB \$1,993.00
paid by: CK 1224
CALIF FISH & GAME FEE FOR EA40284
paid towards: CFG03740 CALIF FISH & GAME: DOC FEE
at parcel: 78 BRIDGE ST LVIE
appl type: CFG3

By _____ Sep 02, 2009 15:16
SBROSTRO posting date Sep 02, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Alicia Wong

Address: 550 E Hospitality Lane
(only if follow-up mail response requested)

City: San Bernardino **Zip:** 92408

Phone #: 909-723-1811

Date: 5/4/10 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
 Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

2 ACRES

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Tom Pawlek

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: MAY 4 2010 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
 Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ann McKibben

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 5-4-10 **Agenda #** 6-2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Tom Paulek

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Susan Nash

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 4 May 10 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below.

Support _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Tom Paulek

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: George Hague
Sierra Club

Address: 26711 Ironwood Ave
(only if follow-up mail response requested)

City: Moreno Valley **Zip:** 92555

Phone #: _____

Date: May 4, 2010 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.2

1:30 p.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding Conditional Use Permit No. 3464 – Ramona Duck Club – Overton Kuhn – Reche Canyon / Badlands Area Plan – 5th District. Recommendation of Planning Commission for Denial of the Appeal; Adoption of a Mitigated Negative Declaration for Environmental Assessment No. 40284; Approval of Conditional Use Permit No. 3464 to extend the life of existing operation of a hunting club, comprised of 11 RV/Trailer parking spaces, an 8 foot by 12 foot tool shed, and the existing well that serves the property (“the project”). 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, the Chairman called the matter for hearing.

Adam Rush, Planning staff, presented matter, stating applicant requested continuance.

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, May 25, 2010 at 1:30 p.m.

Roll Call:

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on May 18, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: May 18, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.
16.2

xc: Planning, Applicant, COB

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.2

1:30 p.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding the Appeal of Approval for Conditional Use Permit No. 3464 – Ramona Duck Club – Overton Kuhn – Reche Canyon / Badlands Area Plan – 5th District. Recommendation of Planning Commission for Denial of the Appeal; Adoption of a Mitigated Negative Declaration for Environmental Assessment No. 40284; Approval of Conditional Use Permit No. 3464 to extend the life of existing operation of a hunting club, comprised of 11 RV/Trailer parking spaces, an 8 foot by 12 foot tool shed, and the existing well that serves the property (“the project”). 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, the Chairman called the matter for hearing.

Adam Rush, Planning staff, presented matter.

The following people spoke:

Tom Paulek
Alicen Wong
Dan Keugler
George Hague
Malcolm Smith

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, May 18, 2010 at 1:30 p.m. for final Board decision.

Roll Call:

Ayes: Buster, Benoit and Ashley
Nays: None
Absent: Tavaglione and Stone

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on May 4, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: May 4, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
16.2

xc: Planning, Applicant, COB

May 3, 2010

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street – 5th Floor
Riverside, CA. 92501

**RE: BOARD OF SUPERVISORS MEETING MAY 4, 2010 – AGENDA ITEM 16.2:
APPEAL OF APPROVAL CUP 3464 – RAMONA DUCK CLUB.**

The following **Attachments** are being submitted to the Riverside County Board of Supervisors for their review and consideration for Agenda Item 16.2 – Appeal of Approval Conditional Use Permit No. 3464. I plan to refer the Board of Supervisors to these materials in my presentation at the May 4, 2010 public hearing on this matter.

Attachment

Printed Materials

- | | |
|------|---|
| # 1a | April 30, 2010 photographs of Ramona Duck Club Entrance Gate / No Trespassing Sign improperly constructed on the public lands of the San Jacinto Wildlife Area. |
| # 1b | Excerpt Riverside County Environmental Assessment/Initial Study No. 40284-County Planning Department designating this Recreation CEQA review criteria as having No Impact . |
| # 2a | April 6, 2010 Public Records Request to examine Environmental Programs Department (EPD) HANS No. 1533 / CUP 3464 case file. |
| # 2b | Copy of July 28, 2006 Environmental Programs Department letter with Attachment dated 07-27-2006 recovered from HANS No. 1533 case file (Public Records Request-April 6, 2010) indicating 100% conservation for the entire Ramona Duck Club property. The attachment dated 07-27-2006 (Aerial Map) designates the entire 91 acre Ramona Duck Club property as a MSHCP Conservation Area. |

The Friends Group after meeting with the applicants, Planning Department staff, and County staff from Environmental Programs Department and Regional Conservation Authority have not been able to resolve our CEQA issues of concern. We are therefore requesting the Board of Supervisors vacate the October 2009 Planning Commission Approval of CUP 3464 and that this project be sent back to the Planning Department with direction an Environmental Impact Report be prepared and reviewed by the public prior to further consideration of the project.

Sincerely,



Tom Paulek

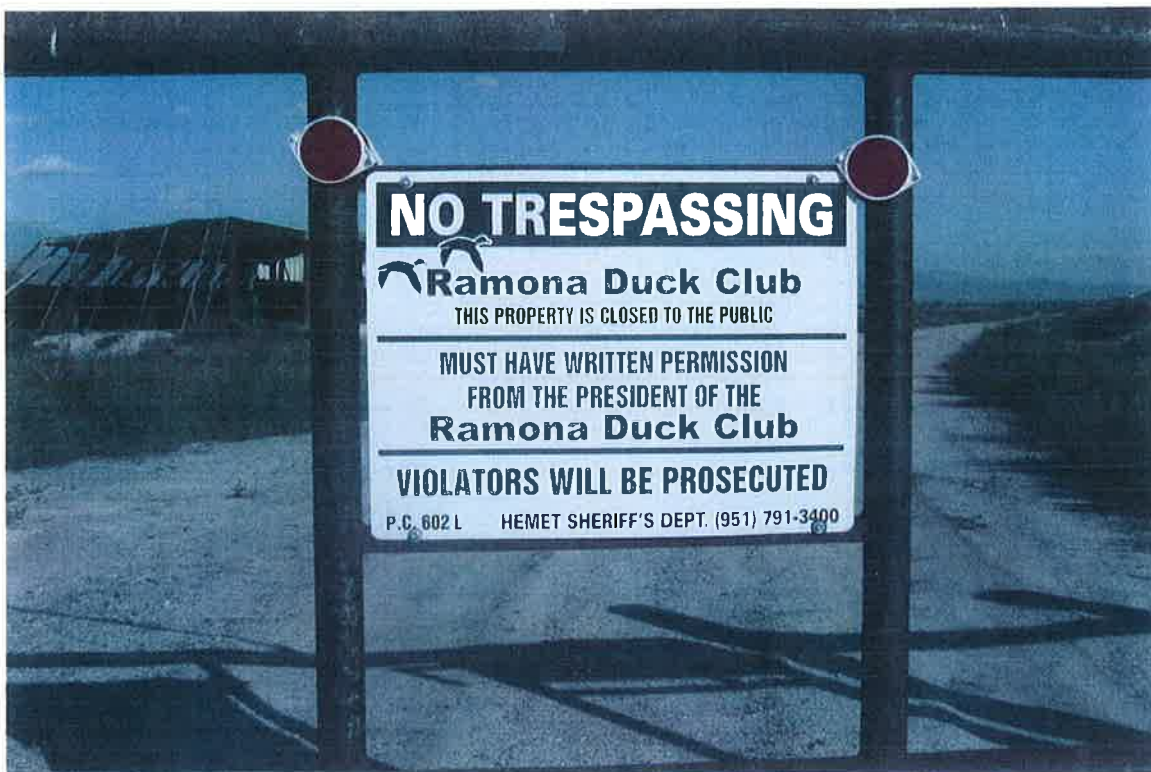
Friends of the Northern San Jacinto Valley

3010 NVA -3 0411-18

DEPARTMENT OF ENVIRONMENTAL SERVICES
COUNTY OF RIVERSIDE

2010-05-100345

PHOTOGRAPH TAKEN: APRIL 30, 2010



PHOTOGRAPH TAKEN: APRIL 30, 2010



COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40284
Project Case Type (s) and Number(s): Conditional Use Permit No. 3464
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Contact Person: Jeffery Childers
Telephone Number: 951-955-3626
Applicant's Name: Ramona Duck Club
Applicant's Address: 11750 Sterling Ave. Suite E, Riverside, CA 92503

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

RECREATION

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Potentially Significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Potentially Significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The proposed project does not include provisions for recreational facilities so no adverse impact can result from its implementation.
- b) The proposed project is not forecast to cause a significant increase in local population or in the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The proposed development is not located within a County Service Area.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Carolyn Syms Luna
Director

EPD Access to Public Records Request Form

Date:	April 6, 2010
Name of Requestor:	Tom Paulek
Address:	Friends of Northern San Jacinto Valley / P.O. Box 4036
Phone:	Idyllwild, CA 92549
Fax:	Cell: (951) 368-4525 Home (951) 659-2718
Email Address:	atpaul44@earthlink.net

Nature of Request:

Inspection Request Request for Copies Both Inspection & Copies Requested

Describe below, in detail, the public record(s) that you are seeking or wishing copies of:

I would like to review the file for HANS No. 1533, Case No: CRP 3464. I understand my PRR will be ref to County Counsel Office and I will be contacted by County Counsel to review these records

Copying Fees:

<u>Description</u>	<u>Price</u>
Standard Letter Size (8 1/2" x 11")	\$0.50 first page; and \$0.10 ea. additional page
Legal Size (8 1/2" x 14")	\$0.25 per page
Color Copies	\$0.33 per page
Copy Charges for oversized documents that must be outsourced for duplication/reproduction	Actual cost
Price for public records in electronic format, including video and/or audio tapes of Board meetings, when requested in electronic format, shall be calculated based on cost and direct staff cost	Per Government Code Section 6253.9

Number of Copies Requested: _____

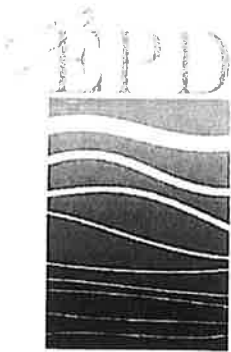
Request Method of Delivery:

Pick Up Fax Mail

Delivered To: Request to Inspect Records Fax: ()
Address: _____

Signature of Requestor: Tom Paulek

SpeedType:	Total Amount Due:
RIVCO - 310050-CIT - Environmental Programs / TLMA Admin	\$
RIVCO - 310050-R01-Development Fees	\$
RIVCO - 310050-R06 - Sale of Miscellaneous Materials	\$



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

July 28, 2006

Mr. Malcom Smith
Ramona Duck Club
P.O. Box 106
Riverside, CA 92504

Dear Mr. Smith:

RE: HANS No. 1533
Case No. CUP03464
Assessor's Parcel Number(s): 423-040-017, 423-050-008, and 425-050-025

We have received your application for the Property Owner Initiated Habitat Acquisition and Negotiation Strategy (HANS) for the above property. HANS review is a requirement of the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan.

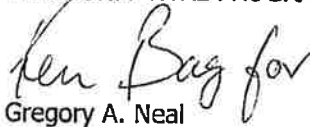
Based upon our review, we have determined that the MSHCP Criteria describes 100% Conservation of the entire property. If you are in disagreement with this determination, please submit the attached waiver to Mary Stark within ten (10) calendar days in order to extend the HANS 1 review period. Upon receipt of your written request, Ms. Stark will schedule a HANS 1 Extended Meeting for you to present your supporting biological information.

Please be advised that if we do not receive the attached waiver within 10 calendar days, this determination will be submitted to the Regional Conservation Authority (RCA) for Joint Project Review (JPR). If you have any questions regarding JPR, please contact the RCA at (951) 955-9700.

This concludes the HANS 1 review for this case. Please feel free to contact the Environmental Programs Department at (951) 955-6892 if you have any questions.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT


Gregory A. Neal
Deputy Director

GAN:ms

xc: Darcy Kuenzi, Fifth Supervisorial District
David Carr, Ecological Resource Specialist



MSHCP HANS - CUP03464 - Intake 1533

El Carco & Lakeview Quadrangle

- Parcel
- Criteria Cells
- Roads

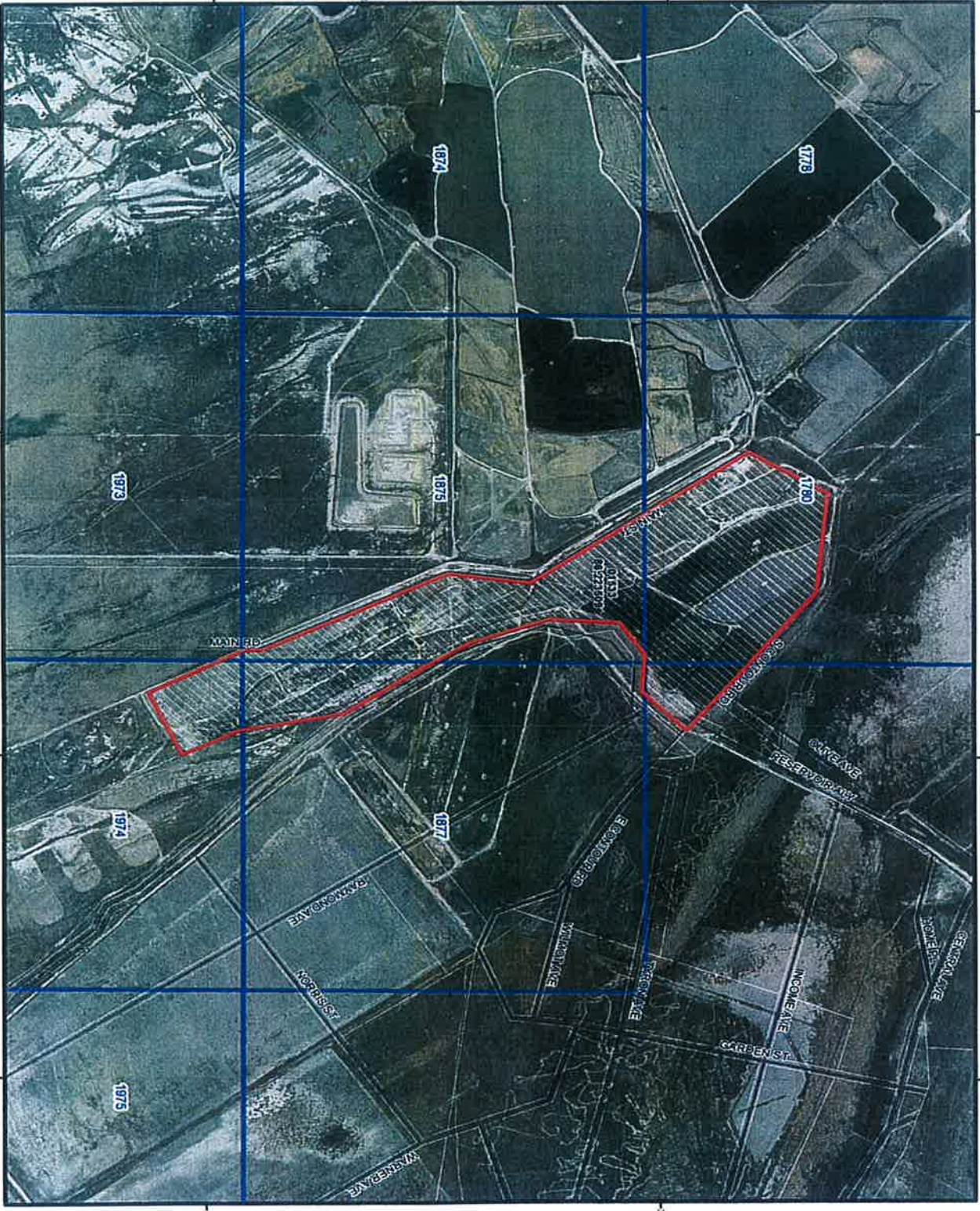
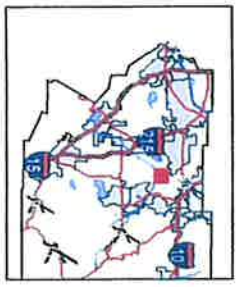
Intake Boundaries

HANS Designations

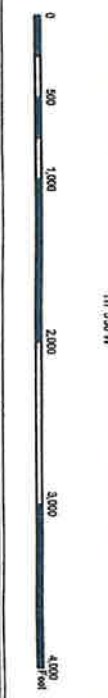
- Development
- Pending
- Proposed MSHCP Conservation Area

FINAL

Date: 07-27-2006



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, and conditions of use may not be complete or applicable to all purposes. County of Riverside is not responsible for the accuracy of the information. Do not copy or reuse this map.



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.2

1:30 p.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding Conditional Use Permit No. 3464 – Ramona Duck Club – Overton Kuhn – Reche Canyon / Badlands Area Plan – 5th District. Recommendation of Planning Commission for Denial of the Appeal; Adoption of a Mitigated Negative Declaration for Environmental Assessment No. 40284; Approval of Conditional Use Permit No. 3464 to extend the life of existing operation of a hunting club, comprised of 11 RV/Trailer parking spaces, an 8 foot by 12 foot tool shed, and the existing well that serves the property (“the project”). 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, the Chairman called the matter for hearing.

Adam Rush, Planning staff, presented matter, stating applicant requested continuance.

Spoke in support of continuance:

Tom Paulek
Alicen Wong

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, May 4, 2010 at 1:30 p.m.

Roll Call:

Ayes: Buster, Benoit and Ashley
Nays: None
Absent: Tavaglione and Stone

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 23, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: March 23, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *[Signature]* Deputy

AGENDA NO.
16.2

xc: Planning, Applicant, COB

**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: Northeastly of Main Street, southwestly 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

RG:dp
[Signature]

REVIEWED BY EXECUTIVE OFFICE

DATE 12/29/09

Tina Grande
Departmental Concurrence

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref. 12/22/09 Item 1.2

District: Fifth

Agenda Number:


16.2

March 22, 2010

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street – 5th Floor
Riverside, CA 92501

Board of Supervisors:

RE: Board of Supervisors Meeting March 23, 2010 – AGENDA ITEM 16.2: APPEAL of Approval CONDITIONAL USE PERMIT (CUP) NO. 3464 – Ramona Duck Club.

The following printed material **Attachments** are being submitted to the Riverside County Board of Supervisors for their review and consideration for Agenda Item 16.2 – Appeal of Approval Conditional Use Permit No. 3464. I plan to refer the Board of Supervisors to these materials in my presentation at the March 23, 2010 public hearing. Please note, I have marked [] the pertinent sections of the attached material to facilitate your review.

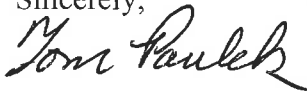
Attachment

Printed Materials

- # 1 Public Records Act request to State Wildlife Conservation Board providing the October, 2000 Grant Deed for the Walker Acquisition establishing the Ramona Duck Club entrance gate/No Trespassing sign is erected on the public lands of the San Jacinto Wildlife Area (See: Walker Grant Deed - Parcel 2).
- # 2 March 8, 2010 *Los Angeles Times* newspaper article documenting lead exposure in the environment a public health and safety hazard.
- # 3 Excerpts from the September, 2009 Mitigated Negative Declaration (MND) for CUP 3464 submitted to the public and the State Trustee agency indicate a MSHCP Conservation Easement will be dedicated over the entire project area (See MND Biological Resources, Mandatory Finding of Significance-Finding of Fact, HANS No. 1533). The Planning Department and project applicant are now asserting the MSHCP Conservation Easement will be limited to the two (2) acre CUP 3464 Improvement site (RV-Trailer Park and Trap and Skeet range).

The Friends are requesting this matter be continued pending resolution of the MSHCP Conservation Easement issue and the preparation of a legally adequate CEQA document.

Sincerely,



Tom Paulek
Friends of the Northern San Jacinto Valley

2010-03-099362



California Natural Resources Agency
DEPARTMENT OF FISH AND GAME
Office of the General Counsel
1416 9th Street, Suite 1341
Sacramento, CA 95814
Phone: (916) 654-3821
www.dfg.ca.gov

ARNOLD SCHWARZENEGGER, Governor
JOHN MCCAMMAN, Director



#1

ATTACHMENT # 1

March 4, 2010

Tom Paulek
Friends of the Northern San Jacinto Valley
P.O. Box 4036
Idyllwild, CA 92549



Re: Public Records Act Request No. 10-03-075

Dear Mr. Paulek:

This letter is in response to your Public Records Act ("PRA") request dated February 25, 2010 seeking copies of records relating to the Wildlife Conservation Board's purchase of the Walker Property.



The Department has complied with your request by providing you copies of the grant deed and title report for the acquisition of the Walker Property. Those documents are attached to this letter. At this time, I am closing your request.

If you have any further questions regarding this matter, please contact me via telephone at (916) 654-3821 or via email at jbogue@dfg.ca.gov.

Sincerely,

Janell Bogue
Staff Counsel

#2

DOC # 2001-027986

01/23/2001 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

Stewart Title of California
WHEN RECORDED MAIL TO:

State of California
Wildlife Conservation Board
Attention: William L. Gallup
1807 13th Street, Suite 103
Sacramento, CA 95814-7117



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		5							
								✓	SC	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

Agency: Department of Fish and Game
Wildlife Conservation Board

Project: San Jacinto Wildlife Area

Parcel: Riverside County

APN: 423-050-006, 009; 423-040-018;

TRA 091-015/ 425-050-024.

T
SC

D.T.T. BQ

Don F. Walker, Jr. and Geraldine L. Walker, hereby GRANT(s) to the STATE OF CALIFORNIA the following described real property in the County of Riverside, State of California:

See Exhibit A attached hereto and
thereby made a part hereof.

Dated: October 4, 2000

GRANTOR:

By: Don F. Walker Jr.
Don F. Walker Jr.

By: Geraldine L. Walker
Geraldine L. Walker

160830

EXHIBIT A

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF BLOCK 'I' OF THE CONSOLIDATED RESERVOIR AND POWER COMPANY'S SUBDIVISION OF THE SAN JACINTO LAKE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE(S) 83, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF BLOCK 'A' OF SAID CONSOLIDATED RESERVOIR AND POWER COMPANY'S SUBDIVISION OF THE SAN JACINTO LAKE TRACT; THENCE SOUTH 34°14' EAST ALONG THE EASTERLY LINE OF SAID BLOCK 'A' A DISTANCE OF 881.70 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 14°04' EAST ALONG SAID EASTERLY LINE A DISTANCE OF 675.30 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 26°38' EAST ALONG SAID EASTERLY LINE A DISTANCE OF 2718.66 FEET TO THE MOST EASTERLY CORNER OF PARCEL 1 OF THOSE CERTAIN PARCELS OF LAND CONVEYED TO DON F. WALKER, JR., AND GERALDINE L. WALKER, BY DEED RECORDED AUGUST 24, 1983 AS INSTRUMENT NO. 172248 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID WALKER PARCEL THE FOLLOWING COURSES:

SOUTH 63°22' WEST A DISTANCE OF 592.02 FEET; NORTH 26°38' WEST A DISTANCE OF 3010.65 FEET; NORTH 26°27' WEST A DISTANCE OF 1544.27 FEET; NORTH 7°41'20" EAST A DISTANCE OF 551.50 FEET; NORTH 34°53'40" WEST A DISTANCE OF 1750.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID WALKER PARCEL THE FOLLOWING COURSES:

NORTH 84°12'50" WEST A DISTANCE OF 300.37 FEET; NORTH 46°53'15" WEST A DISTANCE OF 3643.34 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF AFORESAID BLOCK 'I'; THENCE NORTH 14°28' EAST ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 664.70 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG THE NORTHWESTERLY, NORTHERLY AND EASTERLY LINES OF SAID BLOCK 'I' THE FOLLOWING COURSES:

NORTH 36°20' EAST A DISTANCE OF 740.00 FEET; NORTH 47°26' EAST A DISTANCE OF 530.00 FEET; NORTH 84°27' EAST A DISTANCE OF 600.00 FEET; SOUTH 69°47' EAST A DISTANCE OF 1000.00 FEET; SOUTH 0°33' WEST A DISTANCE OF 570.00 FEET; SOUTH 13°38' WEST A DISTANCE OF 350.00 FEET; SOUTH 18°33' EAST A DISTANCE OF 770.00



FEET; SOUTH 29°07' WEST A DISTANCE OF 430.00 FEET; SOUTH 55°33' WEST A DISTANCE OF 365.00 FEET; SOUTH 13°59' WEST A DISTANCE OF 270.00 FEET; SOUTH 65°08' EAST A DISTANCE OF 330.00 FEET; SOUTH 84°58' EAST A DISTANCE OF 300.00 FEET; SOUTH 47°24' EAST A DISTANCE OF 839.00 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF PARCEL 1 OF THOSE CERTAIN PARCELS OF LAND CONVEYED TO RAMONA DUCK CLUB, A CALIFORNIA CORPORATION, BY DEED RECORDED DECEMBER 10, 1976 AS INSTRUMENT NO. 90420 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 30°47'00" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1 A DISTANCE OF 683.39 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 1; THENCE SOUTH 31°00' WEST A DISTANCE OF 33.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



PARCEL 2:

THAT PORTION OF BLOCKS 'A', 'E' AND 'I' OF THE CONSOLIDATED RESERVOIR AND POWER COMPANY'S SUBDIVISION OF THE SAN JACINTO LAKE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE(S) 83, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 'A'; THENCE SOUTH 34°14' EAST ALONG THE EASTERLY LINE OF SAID BLOCK 'A' A DISTANCE OF 881.70 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 14°04' EAST ALONG SAID EASTERLY LINE A DISTANCE OF 675.30 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 26°38' EAST ALONG SAID EASTERLY LINE A DISTANCE OF 497.06 FEET TO THE MOST EASTERLY CORNER OF PARCEL 1 OF THOSE CERTAIN PARCELS OF LAND CONVEYED TO RAMONA DUCK CLUB, A CALIFORNIA CORPORATION, BY DEED RECORDED DECEMBER 10, 1976 AS INSTRUMENT NO. 90420 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID MOST EASTERLY CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 26°38' EAST ALONG SAID EASTERLY LINE OF BLOCK 'A' A DISTANCE OF 2221.60 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF PARCEL 1 OF THOSE CERTAIN PARCELS OF LAND CONVEYED TO DON F. WALKER, JR., AND GERALDINE L. WALKER BY DEED RECORDED AUGUST 24, 1983 AS INSTRUMENT NO. 172248 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID WALKER PARCEL THE FOLLOWING COURSES:



SOUTH 63°22' WEST A DISTANCE OF 592.02 FEET; NORTH 26°38' WEST A DISTANCE OF 3010.65 FEET; NORTH 26°21' WEST A DISTANCE OF 1544.27 FEET; NORTH 7°41'20" EAST A DISTANCE OF 551.50 FEET; NORTH 34°53'40" WEST A DISTANCE OF 1750.88 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A'; THENCE LEAVING THE WESTERLY LINE OF SAID WALKER PARCEL NORTH 31°00' EAST A DISTANCE OF 33.20 FEET, MORE OR LESS, TO THE MOST WESTERLY



#5

CORNER OF THE AFORESAID PARCEL CONVEYED TO RAMONA DUCK CLUB; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID RAMONA DUCK CLUB PARCEL THE FOLLOWING COURSES:

SOUTH 34°53'40" EAST A DISTANCE OF 1776.47 FEET; SOUTH 7°41'20" WEST A DISTANCE OF 553.05 FEET; SOUTH 26°19'45" EAST A DISTANCE OF 1535.68 FEET; SOUTH 26°38'17" EAST A DISTANCE OF 788.77 FEET; NORTH 63°21'43" EAST A DISTANCE OF 561.64 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL CONVEYED TO RAMONA DUCK CLUB, THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES OVER THE SOUTHERLY 60.00 FEET OF THAT PORTION OF BLOCK 'I' OF THE CONSOLIDATED RESERVOIR AND POWER COMPANY'S SUBDIVISION OF THE SAN JACINTO LAKE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE(S) 83, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF RESERVE LAND AS SHOWN BY AMENDED MAP OF COLONY HEIGHTS LAND AND WATER COMPANY'S LANDS, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE(S) 45, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, NORTH 00°05'00" EAST, 54.56 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°05'00" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 436.29 FEET; THENCE NORTH 85°57'00" EAST, 257.05 FEET; THENCE NORTH 39°54'00" EAST, 400.00 FEET; THENCE NORTH 65°54'00" EAST, 230.00 FEET; THENCE SOUTH 54°16'00" EAST, 530.00 FEET; THENCE NORTH 67°28'00" EAST, 450.00 FEET; THENCE NORTH 13°56'00" EAST, 821.20 FEET; THENCE NORTH 48°29'00" EAST, 700.00 FEET; THENCE NORTH 37°57'00" EAST, 950.00 FEET; THENCE NORTH 33°58'00" EAST, 1,060.00 FEET; THENCE NORTH 68°16'00" EAST, 580.00 FEET; THENCE NORTH 55°32'00" EAST 620.00 FEET; THENCE NORTH 76°40'00" EAST, 710.00 FEET; THENCE NORTH 33°33'00" EAST, 1,210.00 FEET; THENCE NORTH 14°28'00" EAST, 359.30 FEET; THENCE SOUTH 46°53'15" EAST, 3,643.34 FEET; THENCE NORTH 84°12'50" WEST, 106.33 FEET; THENCE SOUTH 70°36'40" WEST, 2,350.46 FEET; THENCE SOUTH 54°30'30" WEST, 2,757.98 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF SAID BLOCK 'I'; THENCE NORTH 85°56'00" WEST, 299.23 FEET; THENCE SOUTH 63°52'38" WEST, 282.78 FEET; THENCE SOUTH 49°03'03" WEST, 573.25 FEET; THENCE SOUTH 81°42'02" WEST, 524.50 FEET; THENCE NORTH 66°11'25" WEST, 901.86 FEET; THENCE SOUTH 45°00'00" WEST, 948.77 FEET; THENCE NORTH 21°39'30" EAST, 404.20 FEET; THENCE SOUTH 71°50'00" WEST, 1,324.58 FEET TO THE POINT OF BEGINNING.



#6

PARCEL 4:

AN EASEMENT FOR WATER LINES OVER OR UNDER THE SURFACE OF A STRIP(S) OF LAND 30.00 FEET WIDE LYING WITHIN A PORTION OF BLOCK 'I' OF THE CONSOLIDATED RESERVOIR AND POWER COMPANY'S SUBDIVISION OF THE SAN JACINTO LAKE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE(S) 83, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THE CENTER LINE OF SAID 30.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 'A'; THENCE SOUTH 89°37'00" WEST, 685.00 FEET; THENCE NORTH 7°41'20" EAST 550.53 FEET TO THE TRUE POINT OF BEGINNING FOR SAID CENTER LINE; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE, AS SHOWN ON SAID MAP AS HAVING A BEARING AND LENGTH OF NORTH 16°59' WEST, 460 FEET.

PARCEL 5:

AN EASEMENT FOR AN EXISTING CONCRETE PIPELINE AND SHALL HAVE THE RIGHT TO REPAIR AND MAINTAIN SAID CONCRETE PIPELINE. ANY ENTRIES OR REPAIRS BY GRANTOR SHALL BE MADE AT REASONABLE LINE SO AS NOT TO INTERFERE WITH THE DUCK CLUB OPERATION DURING DUCK SEASON, AND IF ANY ENTRY ON SAID EASEMENT OR REPAIRS TO SAID PIPELINE ARE MADE BY GRANTOR OR HIS SUCCESSORS IN INTEREST, THEY SHALL RESTORE THE SURFACE OF THE PROPERTY IN SAID EASEMENT TO ITS CONDITIONS BEFORE SAID ENTRY OR REPAIR. SAID EASEMENT IS DESCRIBED AS FOLLOWS:

A. THAT PORTION OF BLOCKS 'A', 'E' AND 'I' OF THE CONSOLIDATED RESERVOIR AND POWER COMPANY'S SUBDIVISION OF THE SAN JACINTO LAKE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE(S) 83, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN A STRIP(S) OF LAND OF UNIFORM WIDTH OF 30 FEET, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 'A'; THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 'A': SOUTH 34°14'00" EAST, 880.50 FEET; THENCE SOUTH 14°04'00" EAST 267.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 35°59'58" WEST, 1451.81 FEET; THENCE NORTH 30°52'12" WEST 461.90 FEET; THENCE NORTH 35°14'28" WEST 1799.15 FEET; THENCE NORTH 84°12'50" WEST, 442.19 FEET TO THE END OF SAID CENTER LINE.

B. THAT PORTION OF BLOCKS 'A', 'E' AND 'I' OF THE CONSOLIDATED RESERVOIR AND POWER COMPANY'S SUBDIVISION OF THE SAN JACINTO LAKE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE(S) 83, OF



#7

MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN A STRIP(S) OF LAND OF UNIFORM WIDTH OF 30 FEET THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 'A';
THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 'A' SOUTH
34°14'00" EAST, 880.50 FEET; THENCE SOUTH 14°04'00" EAST,
677.09 FEET; THENCE SOUTH 26°38'17" EAST 175.20 FEET TO THE
TRUE POINT OF BEGINNING; THENCE SOUTH 32°48'46" WEST 229.91
FEET; THENCE SOUTH 39°18'33" EAST 305.44 FEET TO THE END OF
SAID CENTER LINE.




San Jacinto Wildlife Area
Expansion 13 (Walker)
Riverside County

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the deed or grant, dated October 4, 2000, from Don F. Walker, Jr. and Geraldine L. Walker, to the STATE OF CALIFORNIA, is hereby accepted by the undersigned officer on behalf of the State of California, pursuant to authority conferred by authorization of the Wildlife Conservation Board, Department of Fish and Game, Resources Agency, State of California, adopted on November 2, 2000, and the grantee consents to the recordation thereof by its duly authorized officer.

STATE OF CALIFORNIA
Resources Agency
Department of Fish and Game

By: 
James V. Sarro
Assistant Executive Director
Wildlife Conservation Board

APPROVED
Department of General Services
By: 
Assistant Chief
Real Estate Services Division

Date: 11/21/00



MEDICINE

Less lead, but still risk

Levels well below the CDC 'threshold' are linked to kidney damage and other harmful effects.

TAMMY WORTH

High doses of lead have for some time been linked to chronic kidney damage. But a recent study out of Johns Hopkins Children's Center found that even small levels of lead exposure may be damaging to children's kidneys.

The report, published January in the Archives of Internal Medicine, looked at the records of 769 healthy youth ages 12 to 20 with average blood lead levels of 1.5 micrograms per deciliter (well below the 10 microgram "threshold" of concern per the Centers for Disease Control and Prevention).

Researchers found that children with levels of just 2.9 micrograms per deciliter had worse kidney function than those with lower levels. With each doubling of lead levels, the filtration capacity dropped.

It is just the latest study in a growing body of research finding that lead levels well below the CDC's threshold may have a detrimental impact on children's health.

"I don't think anyone thinks there is a safe level of lead," said Dr. Jeffrey J. Fardowski, a pediatric nephrologist at Hopkins Children's Center and a coauthor of the kidney study. "But the question becomes where you can reasonably mount a public health response."

Though lead is no longer found in gasoline and paint, children and adults still incur exposure from items such as old paint, contaminated soil and drinking water.

Approximately 14% of children had blood lead levels equal to or greater than 10 micrograms per deciliter in 2006 (the latest date for which nationally representative figures are available), down from 9% in 1988, according to research released in 2009 by the CDC.

Harmful effects

Lead exposure affects cognitive ability and behavior. Studies have shown that children with elevated blood lead levels have problems such as hyperactivity, attention dysfunction, aggression and lowered IQ. Lead can also harm the kidneys and reproduction and cause hypertension and gastrointestinal issues such as colic, nausea and constipation.

The CDC's threshold was reduced from 30 micrograms to 10 in 1991 in response to studies showing potential health effects at the lower levels. For children with levels higher than 10 micrograms, many states have intervention programs, according to the Agency for Toxic Substances and Disease Registry. Medical evaluation and environmental remediation is performed when children test higher than 20 micrograms. And medical treatment may be necessary when blood lead concentration is higher than 45 micrograms.

But concern is growing among researchers and physicians over even lower levels.

Two studies have linked low lead levels with IQ impairment. The first, published in the New England Journal of Medicine in 2003, studied 172 children in Rochester, N.Y. Researchers from Cornell University, Cincinnati Children's Hospital Medical Center and the University of Rochester School of Medicine found that participants with lead levels of 1 microgram per deciliter had IQs about seven points higher than children with 10 micrograms.

A 2009 article in the Archives of Disease in Childhood looked at the lead levels of almost 500 2-year-old British children. The children were assessed at ages 7 and 8, and researchers found few problems with those kids with lead levels from 1 to 5 micrograms. But the children with levels between 5 and 10 micrograms had 49% lower reading scores and 51% lower writing scores and 0.3% lower spelling grades on standard assessment tests.

An article presented at the 2009 meeting of the American Physiological Society found a link between lead levels and cardiovascular function. The research, by researchers at the State University of New York at Oswego, studied 140 children, ages 9 to 11. Blood lead levels among the children were all equal to or lower than 3.8 micrograms per deciliter. Participants were given a mildly stressful computer task, and the researchers found that kids who had higher levels of lead had more constriction of blood vessels while they were stressed.

The SUNY Oswego group has found the same thing in a second, ongoing study with a different group of children, said Dr. Brooks B. Gump, one of the study's authors.

"I think these effects are just scratching the surface on what lead or other toxicants are doing, and it is probably not as important knowing what the level is as it is to know what the effects are," Gump says. "Clearly that 10 number is arbitrary, and there are effects below, on IQ and other systems."

Low-level concerns

There is concern with even the lowest levels of lead, said Dr. Helen J. Binns, a liaison to the CDC's Advisory Committee on Childhood Lead Poisoning Prevention. No exposure is safe, she says. The problem is what to do about it.

"The unfortunate thing with lower levels is there is no good body of research to show what medical intervention can help," Binns says.

For example, although parental education on potential lead hazards and interventions such as cleaning homes are provided when children are found to have high lead levels, there is little evidence that either of these help children with lower levels, Binns says. Drug therapy is not very effective either, she says — even for some kids with extremely high levels.

For now, proper treatment of low-level lead exposure is uncertain. The best that can be done, she says — beyond cleaning the home — is to try to work with families and schools to create environments in which kids with lead poisoning can work past the hurdles they face.

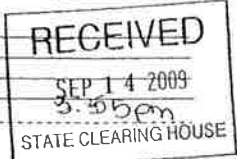
"We are hoping that enhanced parental skills and addressing the problems kids have from the exposure will be the best solution," she says.

ATTACHMENT # 3

NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM

SCH# 2009001053

Project Title: Conditional Use Permit No. 3464
Lead Agency: County of Riverside Planning Dept.
Mailing Address: 4080 Lemon Street, 9th Floor PO Box 1409
City: Riverside Zip: 92502-1409
Contact Person: Jeffery Childers
Phone: 951-955-3626
County: Riverside



Project Location
County: Riverside City/Community: Nuevo
Cross Streets: Northeastly of Main Street, southwestly of Contour Road
Assessor's Parcel No(s): 425-050-025, 423-040- Section 27 Twp: 3 south Range: 2 west Base: San Bernardino
Latitude/Longitude: 33° 52' 15" North/ 117° 6' 16" West Total Acres: 91.49
Within 2 miles: State Hwy#: 60 Waterways: San Jacinto River
Airports: N/A Railways: N/A Schools: N/A

Document Type:
CEQA: [] NOP [] Draft EIR [] NEPA: [] NOI [] Other: [] Joint Document
[] Early Cons [] Supplemental EIR [] EA [] Final Document
[] Neg Dec [] Subsequent EIR [] Draft EIS [] Other
[] Mit Neg Dec [] Other [] FONSI

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:
Residential: Units _____ Acres _____ Employees _____
Office: Sq.Ft _____ Acres _____ Employees _____
Commercial: Sq.Ft _____ Acres _____ Employees _____
Industrial: Sq.Ft _____ Acres _____ Employees _____
Educational: _____
[] Recreational: Hunt Club _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ Watts _____
[] Waste Management: Type _____
[] Hazardous Waste: Type _____
[] Other: _____

Project Issues That May Have A Significant or Potentially Significant Impact
[] Aesthetic/Visual [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Agricultural Land [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Air Quality [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Archaeology/Historical [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducing
[] Biological Resources [] Noise [] Solid Waste [] Land Use
[] Coastal Zone [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Drainage/Absorption [] Public Services/Facilities [] Traffic/Circulation [] Other:
[] Economic/Jobs [] Recreation/Parks [] Vegetation
[] Fiscal

Present Land Use/Zoning/General Plan Designation: Open Space-Conservation (OS-C) Heavy Agriculture (A-2-10) and Rural Residential (R-R)

Project Description (use separate sheet if necessary):
Conditional Use Permit No. 3464 proposes to permit an 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.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 9-15-2009

SCH COMPLIANCE 10-14-2009

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Coastal Comm
Colorado Rvr Bd
Conservation
X Fish & Game # 6
Delta Protection Comm
Cal Fire
Historic Preservation
X Parks & Rec
Central Valley Flood Prot.
Bay Cons & Dev Comm
X DWR
OES (Emergency Svcs)
Bus Transp Hous
Aeronautics
X CHP
X Caltrans # 8
Trans Planning
Housing & Com Dev
Food & Agriculture
Health Services
State/Consumer Svcs
General Services
Cal EPA
ARB - Airport Projects
ARB - Transportation Projects
ARB - Major Industrial Projects
Integrated Waste Mgmt Bd
SWRCB: Clean Wtr Prog
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 9
X Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Energy Commission
X NAHC
Public Utilities Comm
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2009001053

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 9/19)

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY



Environmental Assessment (E.A.) Number: 40284
 Project Case Type (s) and Number(s): Conditional Use Permit No. 3464
 Lead Agency Name: County of Riverside Planning Department
 Address: 4080 Lemon Street, 9th Floor, Riverside, CA 92501
 Contact Person: Jeffery Childers
 Telephone Number: 951-955-3626
 Applicant's Name: Ramona Duck Club
 Applicant's Address: 11750 Sterling Ave. Suite E, Riverside, CA 92503

I. PROJECT INFORMATION

A. **Project Description:** Conditional Use Permit No. 3464 proposes to permit an 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.

B. **Type of Project:** Site Specific ; Countywide ; Community ; Policy .

C. **Total Project Area:** 2 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 2	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 2 acres of a 91.5 acre parcels			

D. **Assessor's Parcel No(s):** 425-050-008, 423-040-017, 425-050-025

E. **Street References:** Northeasterly of Main Street, southwesterly of Contour Road, and easterly of Main Street.

F. **Section, Township & Range Description or reference/attach a Legal Description:**
Township 3 South, Range 2 West, Sections 27, 28, 33, 34

G. **Brief description of the existing environmental setting of the project site and its surroundings:** The land use on the site is an existing hunting club. The land uses on surrounding parcels include another Hunt Club to the southwest, and State of California Reserve land to the north and east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. **General Plan Elements/Policies:**

1. **Land Use:** Open Space-Conservation

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- Checklist of environmental factors with checkboxes. Checked items include: Hazards & Hazardous Materials, Hydrology/Water Quality, Biological Resources, Geology/Soils, and Population/Housing.

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- Three options for determination when no previous report was prepared. The second option is checked: "I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared."

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- Five options for determination when a previous report was prepared. The first option is checked: "I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible."

Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



 Signature

8-24-09

 Date

Jeffery K. Childers, Urban Regional Planner IV

 Printed Name

For Ron Goldman, Planning Director

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook Table 6-2 (Urbemis 2002 for Windows 8.7.0) and Project Application Materials

Findings of Fact:

- a) The project does not violate any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.
- b) Air quality impacts would occur during site preparation, basically from equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation, however, the site is not proposing significant grading. These short-term construction related impacts will be reduced below a level of significance.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
- d) Surrounding land uses are open space and agriculture which are not considered a sensitive receptor, therefore, the project is not expected to expose sensitive receptors to project substantial point source emissions.
- e) The proposed project does not include the construction of a sensitive receptor and the project is not located within one mile of a point source emitter, therefore there are no impacts.
- f) During construction, the proposed project includes operations that will have diesel odors associated with equipment and materials. None of these odors are permanent, nor are they normally considered so offensive as to cause sensitive receptors to complain. Both based on the short-term of the emissions and the characteristics of these emissions, no significant odor impacts are forecast to result from implementing the proposed project.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Habitat Assessment Report by Brian F. Smith & Associates dated June 5, 2007, HANS01533, GIS database, WRCMSHCP, and On-site Inspection

Findings of Fact:

- a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan or Natural Conservation Community Plan and has undergone review by the Environmental Programs Department and the Riverside County Resource Conservation Agency with respect to the HANS determination. The project will not conflict with any state conservation plans as the project will be dedicating a conservation easement over the entire project area to the Regional Conservation Authority for the protection of critical habitat. Once the conservation easement is in place the impacts will be less than significant.
- b) According to the Habitat Assessment Report, no threatened or endangered species were observed on the project site and given the site's existing condition there is a low potential for any MSHCP-listed plant and animal species to occur on-site due to a lack of viable habitat, therefore the impacts are less than significant.
- c) The development of the site will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service as none were located on the project site, the southerly 2 acre portion of the study area as described in the Habitat Assessment date June 5, 2007, therefore the impact is less than significant.
- d) As a condition of approval, the project will be required to follow the requirements of the Urban/Wildlands Interface Guidelines which includes specific stipulations regarding fencing, brush removal, lighting, grading, noise, drainage, circulation, and any proposed landscaping. Following these guidelines will allow the free movement of native residents and will not impeded the use of any native wildlife nursery sites.
- e) The project as designed will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service as none exists on the project site. The conditions as mentioned above will require protection of any drainage that may

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(County Integrated Waste Management Plan)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services.
- b) The project will be consistent with the County Integrated Waste Management Plan

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

46. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. The project proposed self contained RV/trailers and shall not require additional services to serve the project.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The project, after the HANS review, is required to provide conservation easements over one hundred percent (100%) of the project site. The activities included in the project, the RV/trailer parking and the other gathering functions of the hunt club, will not endanger or have the potential to degrade the quality of any species.

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

RCIP: Riverside County Integrated Project.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor

08/24/09
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT Case #: CUP03464

Parcel: 425-050-025

10. GENERAL CONDITIONS

10.PLANNING. 82

USE - RV PARK STANDARDS (cont.)

RECOMMND

c. Any patio cover or fencing that obstructs the removal of a trailer from a space shall be equipped with bolts or otherwise designed to facilitate removal of the trailers with not more than 30 minutes of preparation time.

(2) All awnings shall be supported off the individual recreational vehicle, shall remain attached to the recreational vehicle at all times, and shall not be connected in any way to a permanent structure. Free standing awnings shall not be permitted.

Recreational vehicles parked on the site shall be in a roadworthy condition. A roadworthy condition is hereby defined as: equipped with valid registration tags, supported by an axle, equipped with operable brake and tail lights, having access to tires that will allow the trailer to be driven from the site with not more than 30 minutes of preparation time.

During periods of non-occupancy, RVs shall be permitted to remain on-site.

TRANS DEPARTMENT

10.TRANS. 1

USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT



20.EPD. 1

MSHCP CONSERVATION EASEMENT

RECOMMND

Within the first 6 months of approval and prior to use, building permit issuance, or grading permit issuance, which ever comes first, as agreed to by the APPLICANT through the Habitat Acquisition Negotiation Strategy (HANS file # 1533), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a conservation easement over the entire project area boundary as shown on CUP 3464 AMENDED #2 EXHIBIT dated 12/17/08, shall be offered to the Western Riverside County Regional

08/24/09
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT Case #: CUP03464

Parcel: 425-050-025

20. PRIOR TO A CERTAIN DATE

20.EPD. 1

MSHCP CONSERVATION EASEMENT (cont.)

RECOMMND



Conservation Authority (RCA), as County direct or authorized and accepted by the RCA. Prior to the acceptance of the conservation easement by the RCA, the RCA shall obtain a preliminary title report and conduct a Phase I Environmental Site Assessment for the area covered by the conservation easement. The applicant shall provide access to the project site to the RCA and their agents for the purposes of conducting the Phase I Environmental Site Assessment. The RCA shall have sole and absolute discretion concerning the approval and acceptance of the information contained in the preliminary title report and Phase I Environmental Site Assessment. Title to the property covered by the conservation easement shall be free and clear of all liens, encumbrances, easements, roads and leases (recorded and unrecorded) except those lien, encumbrances, easements, and leases, which are the sole discretion of the RCA.

PLANNING DEPARTMENT

20.PLANNING. 1

USE - EXPIRATION DATE-CUP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or o the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 3

USE - REVIEW OPERATION HOURS

RECOMMND

One (1) year after issuance of occupancy permit the Planning Director and the Director of Building and Safety may review this permit to consider the hours of operation. If significant complaints have been received regarding



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Environmental Programs Department

Carolyn Syms Luna
Director

October 16, 2006

Mr. Malcom Smith
Ramona Duck Club
P.O. Box 106
Riverside, CA 92504

Dear Mr. Smith:



Re: JPR 06-09-12-02 Determination Letter- 100% Conservation
HANS No. 1533
Case No: CUP03464
Assessor's Parcel Number(s): 423-050-008, 025 & 423-040-017



This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that 100% conservation is described for this property (exhibit attached).

The MSHCP contemplates that the RCA will acquire private lands necessary for inclusion in the conservation area. You will be receiving a call from the Environmental Programs Department to see if you are interested in selling your property. If so, we will schedule a HANS II meeting to enter into negotiations with the RCA/EPD. Negotiations for acquisition must be concluded within 120 days.

If you have any questions concerning your HANS case, please contact the EPD at (951) 955-6892. You may also contact the Regional Conservation Authority directly, at (951) 955-9700.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

David Carr
Ecological Resources Specialist

DC:mt

- xc: Karin Watts-Bazan, Deputy County Counsel
- Greg Neal, EPD
- Monica Thill, EPD
- Ken Graff, RCA
- Sarah Lozano, RCA
- Kim Tran, Planner

RECEIVED
Environmental Programs Dept.
NOV 16 2006



Western Riverside County
Regional Conservation Authority

#12

October 4, 2006

Mr. David Carr
Environmental Programs Department
County of Riverside
4080 Lemon Street, 2nd Street
Riverside, CA 92501

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RE: HANS 1533 / CUP03464
APNs 423-050-008, 423-040-017, 425-050-025
JPR # 06-09-12-02

Dear Mr. Carr,

The RCA has completed review of the above-referenced file regarding MSHCP criteria consistency. We note in the materials provided to the RCA from EPD a letter from Greg Neal, Deputy Director, EPD, of July 28, 2006 to the applicant, Malcolm Smith, advising him of EPD's recommendation for 100% conservation and an indication that the matter would be referred to the RCA for comment. The RCA received a request for project review from EPD on September 12, 2006.

Upon review of the file documents provided by EPD, the RCA hereby states its concurrence with the findings of EPD and agrees that the property should be considered for 100% conservation. Based on discussions with the RCA, County EPD and the applicant, it is our understanding that the discretionary action being considered by the County consists of a Conditional Use Permit (CUP) that will allow for continuation of limited duck hunting activities. It is also the RCA's understanding that the conditions to the CUP will include dedication of a conservation easement to the RCA, with terms of the easement to be negotiated, in exchange for allowance and prescribed limitations of the use.

We look forward to continuing the discussions with EPD and the applicant on the details of the conservation easement for the property.

Thank you for your courtesy and cooperation.

Very truly yours,

Joe Monaco
Western Riverside County Regional Conservation Authority

cc: Greg Neal, Environmental Programs Department
Doreen Stadlander, U.S. Fish and Wildlife Service
Leslie MacNair, California Dept. of Fish and Game

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Tom Pawelek

Address: Friends Northern San Jacinto Valley
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: March 23 2010 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Susan Nash

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: March 23, 2010 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
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Support _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Tom Pawelek

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Alicen Wong

Address: 550 E. Hospitality Lane
(only if follow-up mail response requested)

City: San Bernardino **Zip:** 92408

Phone #: 909-723-1811

Date: 3/23/10 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____