



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

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Item #2

FRIENDS OF THE NORTHERN SAN JACINTO VALLEY
P.O. 9097
Moreno Valley CA 92552-9097
www.northfriends.org

May 28, 2008

Riverside County Planning Commission

Re: Ramona Duck Club Conditional Use Permit 03464--- CEQA Guidelines Section 15301, Categorical Exemption for Existing Facilities.

Planning Commission:

The Friends of the Northern San Jacinto Valley have these additional comments to make regarding the above project and accompanying CUP and CEQA document.

(1) There are not maps of the project description and location. The maps for this project must show the following:

- a. A detailed site map of the 91.49 acres showing the existing conditions, including but not limited to the vacation RV Park with 20 RV parking spaces; 20 automobile parking spaces; 1 storage container, a portable tool storage shed; and any existing structures which will be removed.
- b. A detailed site map of the 91.49 acres showing where any new RV parking spaces, automobile parking spaces, storage containers, portable tool storage sheds, the new clubhouse, 3 more storage containers; an agricultural equipment shed, two 500 gallon water storage tanks and restrooms will be located.
- c. A detailed map of the surrounding area miles, including the nearby MSHCP reserves (19,000 acres San Jacinto Wildlife Area - both the Davis Road and Portrero Units; and the 8,000 acre Lake Perris State Park); the surrounding duck clubs, including but not limited to the Ramona Hunt Club (DFG conservation easement); Mystic Lake Duck Club (DFG conservation easement); 21 gun club (ground currently being disturbed apparently without any permits -county, DFG or RCA).
- d. The location of the current? New? Clay target shooting area must be mapped. The impacts of lead shot within a wetland must be discussed. Is this permitted under state law?

Presentation slides:

- Slide #2 shows a lot of roads which do not, in fact, exist on the ground. The map fails to identify the location/boundary of the SJWA; the location of Mystic Lake (in which this property is located); or the location of the surrounding duck hunting clubs.
- Slide #3 shows a lot of roads which do not, in fact, exist on the ground. The map fails to identify the location/boundary of the SJWA; the location of Mystic Lake (in which this property is located); or the location of the surrounding duck hunting clubs.
- Slide #4 The map fails to identify the location/boundary of the SJWA; the location of Mystic Lake (in which this property is located); or the location of the surrounding duck hunting clubs.
- Slide #5 The map fails to identify the location/boundary of the SJWA; the location of Mystic Lake (in which this property is located); or the location of the surrounding duck hunting clubs.
- Slide # 6 The map fails to identify the location/boundary of the SJWA; the location of Mystic Lake (in which this property is located); or the location of the surrounding duck hunting clubs.
- Slide # 7 The map fails to identify the significance of slash marks on parcel # 423050005 or 423100014(00373).
- Slide # 8. The Plot plan cannot be read when printed. The numbers are too small and blurry. The plot plan does not differentiate between existing and new construction. The plot plan does not indicate what structures etc. might be removed. For instance, we do

not believe there are currently 20 8' X 12' concrete pads for trailer parking. The covered and fenced dog run location is not shown.

- ← None of the slides show the location of the "ancillary clay target shooting facility. What else is missing?

(2) The Wildlife Conservation Board on May 22, 2008 removed from their agenda a proposal to pay the Ramona Duck Club over \$400,000 (four hundred thousand dollars) for a DFG conservation easement on their property. That conservation easement will have different conditions than this conservation easement and CUP. That conservation easement will also require a CEQA document. The FWS has just awarded the California Waterfowl Association a \$1,000,000 (one million) dollar grant under the North American Wetlands Conservation Act (NAWCA) for the Southern California Coastal and Inland Wetland Project. This project construction will take place, as far as we have been able to determine from the FWS limited maps and information, on the Ramona Duck which is seeking this CUP, as well as on the adjacent Ramona Hunt Club, the Mystic Duck Club and possibly the 21 gun club) This project also requires a CEQA document. The HANS process also requires a CEQA document. (Fish and Game Code section 2826¹).

The numerous CEQA documents which are required for this site to be developed (the CUP, the HANS conservation easement, the WCB conservation easement, and the NAWCA project) cannot be segmented. Ideally, they should be one document; at least they should all be acknowledged, coordinated and planned so that no MSHCP species, especially plant species, are harmed and that the conditions of approval and mitigation measures are consistent and support, not contradict, each other.

(3) The project does not meet the requirements for an Existing Facilities Exemption from CEQA (Guidelines 15301)

- a. This exemption does not apply because the area in which the project is located is environmentally sensitive. (Guidelines 15301(e) (2) (B). (MSHCP criteria area)
- b. This exemption does not apply because the area in which the project is located may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. (Guidelines 15300.2(a). (MSHCP criteria area)
- c. This exemption does not apply because the cumulative impacts of successive projects of the same type in the same place, over time is significant. (Guidelines 15300.2(b). The adjacent Mystic Duck Club and Ramona Duck Club both have CUP's for and RV facility and both have DFG conservation easements. An RV facility appears to be in the process of being constructed on the 21 gun club, apparently without permits. The cumulative impacts of these four similar facilities physically adjacent to one another must be addressed.
- d. The exemption does not apply because there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (Guidelines 15300.2 (c)). This facility is located in an MSHCP criteria area, has gone through the HANS process to impose certain conditions. But, most importantly, the MSHCP identifies this area in and around the Mystic Lake bed as home to many plants of special concern, in particular the San Jacinto saltbush, the spreading navarretia and the thread-leaved brodiaea. (see attachment the MSHCP discussion of plants of the san jacinto valley)

(4) The notice of exemption also does not apply as the Conditions of approval show that further studies need to be conducted and approved before this project can be built. Any one of those studies alone trigger the requirement for an initial study to determine whether a negative declaration, a mitigated negative declaration or an environmental impact report is required.

- a. The project description fails to include the ancillary clay target shooting (10. Every 001 GENERAL CONDITIONS USE-PROJECT DESCRIPTION.) T This use is mentioned once in the conditions of approval, but it is not mapped and no conditions are place on the use of lead shot in a MSHCP wetland area for both wildlife and water quality impacts.

¹ "Nothing in this chapter [Natural Community Conservation Planning Act] exempts a project proposed in a natural communities planning area from Division 13 (commencing with Section 2100) of the Public Resources Code [CEQA] or otherwise alters or affects the applicability of that division." FGC 2826.

- b. The flood control conditions of approval must be met (these are missing) and drainage must be designed to meet 100 year storm flows (this criteria is missing). The grading plan submitted (has been or will be???) to BS must comply with any WQMP (water quality management plan) required by Flood control. (this is missing) An exemption cannot apply when a project must show if and how it can comply with flood control conditions of approval for 100 year storm flows and for WQMP's.
- c. There will apparently be paving. (10.BS GRADE 013 & 10.BS GRADE 018) Asphalt is not consistent with the MSHCP and endangered plants and water quality issues.
- d. A NPDES permit is required. (10.BS GRADING 020) The NPDES permit must be part of the CEQA document.
- e. The conditions leave open the possibility that in the future permanent restroom facilities required water and sewage permits will be allowed under this CUP. (10.E HEALTH 001) An exemption cannot apply to a project which allows future facilities which would require CEQA review, such as permanent restroom facilities.
- f. The project must comply with MSHCP guidelines for urban wildlands interface and construction guidelines. (10.EPD 001). This HANS process itself, is subject to a separate CEQA document prepared by the RCA. In addition, it is not complete as this project is in the lakebed of Mystic Lake and contains wetlands and rare plant habitat, yet the conditions for constructing in and near wetlands and rare plant habitat are not included. Nowhere does the CUP name or map the SJWA or duck club conservation easements on which this property would impact.
- g. The flood hazard report is the only place where the *ancillary clay target shooting* is mentioned. An additional unnamed structure within the flood way is mentioned as being "unacceptable", but it is not identified and there is no recommendation that it be removed.
- h. Any RV's which are not "temporary" require floodproofing and new permanent RV's and structures are unacceptable. (10.FLOODCONTROL RI 003 & 10.FLOOD RI 004). The CEQA document needs to make clear how many permanent RV's and structures are now on the site and how the proposed new clubhouse, storage containers agricultural equipment shed, water storage tanks are not "permanent" structures.
- i. "As this entitlement does not contemplate structures for human occupancy, no geologic study is required at this time." (10.PLANNING 040) The clubhouse and the 20 RV sites are meant for human occupancy and therefore a comprehensive geological report is required. An exemption does not apply to this project. An initial study determining which kind of CEQA document must be prepared is required.
- j. Was there an archaeological report and/or environmental assessment conducted prior to project approval? Where is this document? (10.PLANNING 042)
- k. There is no "Approved Exhibit A" (10.PLANNING 043) is this a list of codes with which compliance is required.
- l. Outside lighting shall be hooded and directed not to shine directly on adjoining property and Mt. Palomar lighting requirements (10. planning 045 & 1 Planning 072) No mention is made of "dark skies" and the impacts of lighting affecting the MSHCP species.
- m. There is no Approved Exhibit B (colors and materials?) (10. PLANNING 046)
- n. Drought tolerant and native species shall be preferred. (10.PLANNING 055) any and all species, native or not, which adversely impact the rare plants in and around mystic lake should be approved on a case by case basis in conjunction with a CEQA document addressing the mitigation measures to be implemented.
- o. Exterior noise levels shall be limited to 45 db. (10, PLANNING 063) The impacts of noise on MSHCP species must be analyzed in the CEQA document.
- p. Every person conducting a business shall obtain a business license. (10. PLANNING 079) Is the Duck Club considered a business, why not? Do they have a license?
- q. Landscaping shall be watered etc. (10. PLANNING 080 & 10. PLANNING 081) All landscaping shall be in conformance with the MSHCP impacts on sensitive plant species and should not need watering.
- r. Recreational vehicles shall be in a roadworthy condition. (10. PLANNING 082) Does this only applies to new RV's brought onto the site, or to the RV's already on the site?
- s. Street improvements (10. Trans 005) what new roads and street improvements will be built? Where is a map showing these improvements? Where are the dedication documents for the street improvements? This exhibit is missing.
- t. Assessment/benefit districts (10. Trans 006) are there any assessment /benefit districts affecting this property?

- u. Hours of operation (20. planning 003) have any hours of operation be set for this project? What are they?
- v. Existing buildings in compliance with county code. (20. PLANNING 006) How can the county approve a CUP for existing structures when it is not know whether the existing structures are in compliance with county codes?
- w. Grading in excess of 199 cubic yards will require performance security (60.BS GRADE 001) How many cubic yards of grading is proposed by this project? This implies that there are not limits on how many cubic yards can be moved either on the RV site or on the conservation easement.
- x. Geotechnical soils reports submitted prior to grading permit (60.BS GRADE 003) This leaves completely open the question of how much grading will be permitted on the RV site and on the RCA easement. The geotechnical/soils, compaction and inspection reports must be part of the CEQA document.
- y. 100 year storm flows and WQMP (60.BS GRADE 004) if grading which required these permits is contemplated, it should be part of the CEQA document.
- z. Letter of permission from easement holders. (60. BS GRADE 007) Any grading on the RCA easement would not only require RCA permission, but also CEQA review for public review. This relates to the NAWCA grant construction on the site.
- aa. NPDES AND SWPPP (60. BS GRADE 009) The NPDES AND THE SWPPP must be part of the CEQA document.
- bb. Import/export of soils (60.BS GRADE 010) As the sensitive plants in and around Mystic Lake are endemic to soils found in the San Jacinto Valley, import and export of soils should be prohibited.
- cc. HANS Conservation Easement (60. EPD 001) The HANS process and the Conservation Easement are independent discretionary actions requiring CEQA review by RCA. The conditions contain statement which make no sense: "prohibit grading or any other disturbance or modification of the property.... and *detention basins* and shall be shall be in a form acceptable to RCA." This is a duck club; it has duck ponds, not detention basins. Does this mean that the club may not modify or improve its duck ponds in any way? What impact does this have on the NAWCA grant as applied to this duck club?
- dd. Geological studies prior to grading permits (60. PLANNING 019) This geological study must be part of the CEQA document.
- ee. HANS Conservation Easement (80. EPD 001) The HANS process and the Conservation Easement are independent discretionary actions requiring CEQA review by RCA. The conditions contain statement which make no sense: "prohibit grading or any other disturbance or modification of the property.... and *detention basins* and shall be shall be in a form acceptable to RCA." This is a duck club; it has duck ponds, not detention basins. Does this mean that the club may not modify or improve its duck ponds in any way? What impact does this have on the NAWCA grant as applied to this duck club?
- ff. Structures for human occupancy require geological studies (80. PLANNING 045) The geological studies need to be part of the CEQA document as the RV's and the clubhouse are structures all meant for human occupancy.
- gg. Approved Exhibit B is not attached (80. PLANNING 048)
- hh. Roof mounted equipment (80. PLANNING 050) roof mounted equipment shall be prohibited unless proven not to be a danger to raptors or other MSHCP species.
- ii. School impacts (80. PLANNING 062) All other residents on Davis Road are part of the Nuevo/ Lakeview school district, as we understand?
- jj. Lighting plans (80. PLANNING 065) All lighting plans must avoid all impacts to the MSHCP species.
- kk. Landscape plot plan (80.PLANNING 068) All landscaping shall be consistent with the MSHCP and shall enhance, not harm, sensitive plant species.
- ll. Paving inspections (90.BS GRADE 001) Where is paving to take place? There should be none!
- mm. Utilities underground (90. PLANNING 011) any change in utilities to underground need to be based on impacts to raptors and electrocution of raptors (which is not an unusual occurrence in the San Jacinto Valley)

The Friends request to be informed of all actions, including but not limited to any notice of determination on CEQA documents, regarding this project at the above address.

Susan L. Nash
Board member

Dear Riverside Co.

re: CUP 03464 and Hans 1533

May 28th
(item 4.2)

A letter dated Nov 9th, 2006 to all Ramona Duck Club members suggests the following activities on site:

Relocate power lines

motorized Boats

year round camping

rebuild all ponds and dikes - and create 4 new ponds.

off-road vehicle use on property year round.

Change name to Ramona Duck Club and R.V. Park

While the above haven't been included in the CUP they haven't been conditioned on these issues or prohibited and this raises many issues to the Sierra Club.

A letter dated Oct 4, 2006 Joe Monaco to Mr. Carr and A letter dated Oct 16, 2006 from David Carr to Malcolm Smith both strongly recommend 100% conservation for this property. What happened to the 100% conservation?

The biological assessment was made on a single day - 19 March 2006 - with the report written one year later on March 28, 2007. On May 22, 2007 David W. Carr wrote to Laurence Dean the author

of the biological habitat assessment, listing several short comings with that report. The letter indicated that these issues needed to be resolved "prior to scheduling the case for public hearing."²¹ The Sierra Club could not find where all of these short comings have been addressed prior to this public hearing.

The Sierra Club is turning all these letters in today for the Public Records. As in our previous letter the Sierra Club does not believe the CEQA categorical exemption applies to this project nor is it MSACP compliant. The planning commission should require an initial study on this project. Please keep the Sierra Club informed on all future hearings and documents related to all acres within this project, by using the address below.

Sincerely

George Dager
Sierra Club
Moreno Valley

Group Conservation Chair

26711 Ironwood Ave

Moreno Valley, Ca. 92555

952-924-0816



SAN GORGONIO CHAPTER

4079 Mission Inn Avenue
Riverside, CA 92501
(951) 684-6203 Fax (951) 684-6172
Membership/Outings (951) 686-6112

*Regional Groups Serving Riverside and San Bernardino Counties:
Big Bear, Los Serranos, Mojave, Moreno Valley, Mountains, Tahquitz*

Mr. Russell Brady
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502

May 18, 2008

Dear Mr. Brady:

Re: CUP 03464 Proposed Private Hunting Club

The Sierra Club appreciates the information you provided to allow us to comment on this CUP.

In our opinion Section 15301 of the CEQA Guidelines does not apply to this project. This proposal is much more than a "minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." Please consider some of the following reasons:

- Double trailer and cement pads (increasing from 10 to 20)
- Extension of water hook-ups
- Electrical hook-ups
- Portable restrooms
- 12'x18' screened-in porch with water hook-ups
- Four 10'x40' cargo containers
- Possible septic tanks
- Clubhouse
- Covered and fenced run for dogs
- 15,000 gallon water tank

Any number of the above additions to the existing uses would disqualify it for an exemption. Other concerns that must be fully investigated and evaluated are as follows:

- How will garbage be taken care of – especially the remains from the use of their 12'x12' cleaning room?
- The lighting would be the first allowed in the Mystic Lake bed, and it could have an effect on several species.
- How will the 15,000-gallon water tank be hidden or made less noticeable?
- How will you do the same with the four 40' trailers? Twenty years from now, how will they be maintained?
- Will increasing well water use impact ground water availability over the life of the project? When will overdrafting occur?
- Lead shot will probably be used at the skeet and target facility, and that entails toxic impacts on the lakebed, downstream water resources and several different species.
- What permitted uses could impact the multi-species responsibilities of the adjacent San Jacinto Wildlife Area?

- How could the CUP prejudice either RCA or CDF&G conservation easements?
- How will the recently approved NAWCA grant impact these acres?
- Will the public be receiving conservation easements on the existing lands or on the lands changed by the NAWCA grant? What will those changes be? What will these acres look like if the proposed CUP and NAWCA grant are built out?
- Which threatened or endangered species, or species covered by the Riverside County Multi-species Plan, use these acres or could do so with proper land management? Would farming activities interfere with any of these species?
- How will you condition the perimeter fence to be the least restrictive for animal movement? Chain link would be a crime.
- What are the Army Corps of Engineer comments on building in a flood zone? Will the 20 cement pads, 4 storage units, and other structures cause the floodwaters to inundate lands that otherwise would be out of the flood zone? Where are those lands? These lands are also within the Hemet Dam inundation area.
- How will wastewater be handled? What impacts will be caused by the water run-off from all the structures and equipment?
- How will all the structures and human activity affect water quality of the San Jacinto River, of which Mystic Lake is a part?
- How will septic systems impact all of the Sierra Club's concerns listed above, whether in or out of a flood zone?
- When a conservation easement is finalized, will the Rural Residential zoning be eliminated?
- Are you certain these lands are in the Moreno Valley sphere of influence?
- Any and all maps must clearly show the San Jacinto Wildlife Area and acknowledge that it is a cornerstone reserve for our MSHCP.
- There needs to be information on HANS 1533 and a map showing which 86+ acres are required for conservation.
- Which geotechnical problems (subsidence and fissures, for example) could affect the different structures?
- What are the growth-inducing and cumulative impacts of this proposed project?

Please keep the Sierra Club informed of all documents and meetings by sending notices to the address below. Any future action or decision related to these lands must be sent, including any renewals of the CUP.

Sincerely,

George Hague
 Conservation Chair
 Moreno Valley Group of the Sierra Club
 26711 Ironwood Avenue
 Moreno Valley, California 92555-1906
 Phone: 951-924-0816
 Fax: 951-924-4185

From: Russell Brady
To: Hague, George
Date: 5/27/2008 4:49 PM
Subject: Re: sierra club CUP 03464

I apologize for the delay on this. It just took a long time to compile all of the answers and to confirm that I was providing accurate information.

Regarding the CEQA exemption, it is the opinion of staff that the project does qualify for an exemption pursuant to section 15301 of CEQA. None of the expansions proposed by the project exceed the thresholds listed in section 15301.

All garbage, including animal remains, will be removed from the site by Club members. No garbage pick-up to the site is proposed.

An existing exterior light located on top of a 20' wooden pole illuminates the electrical box near the well. As part of the HANS review for the project, the Environmental Programs Department imposed the following lighting conditions: (i) direct night lighting away from the MSHCP Conservation Areas or Public /Quasi-Public Lands, and (ii) incorporate shielded lighting into the project design to ensure ambient lighting in the MSHCP Conservation Areas and/or Public/Quasi-Public Lands does not increase. To comply with these conditions, a shield will be installed on the existing light fixture to direct the light away from the MSHCP Conservation Areas. Each trailer located on the site may have 1 small exterior light at the door to illuminate the steps.

The approximate height of the storage tank of 20', although higher than any of the other proposed structures on the site by approximately 10', is still comparable to the other structures existing and proposed on the site. In addition, it does fall within the maximum structure height of 50' allowed in the A-2 zone. It is possible that a certain paint color could be required on the tank to minimize its impact, but that is a decision for the Planning Commission.

The proposed 40' storage containers (not trailers) do not require any real short term or long term maintenance. Similar to the water tanks, any requirement to paint or further camouflage the containers would be a decision for the Planning Commission.

The property contains an existing well that has been in use in connection with hunting on the property for over 50 years. In addition, reclaimed water has recently been made available to the site. Club members also bring filtered drinking water to the site for consumption during hunting activities. The Club will use the reclaimed water to support and enhance the wetlands in the conservation area, and will use water from the existing well for back-up only. The use of reclaimed water will reduce the consumption of well water on the site.

The amount of lead shot anticipated is not expected to have any significant impact on any species. The size of shot typically is too large to allow for any leeching into water or soil that would then create a significant impact. In addition, this issue is more closely regulated by CDF&G.

None of the anticipated uses associated with the hunt club would be inconsistent with the MSHCP, particularly the San Jacinto Wildlife Area.

There will not be any conflict with CUP and the RCA and/or CDF&G conservation easements. The approval of the CUP at this time has no bearing on the easements and would in fact expedite the creation of a conservation easement with RCA since it is a condition of approval on this project.

I am not aware of a NAWCA grant. The project as proposed is for private use of the site by the hunt club. I would think that any public use of the site would present serious safety issues.

The biological study prepared for HANS for this project did not identify any threatened or endangered species on site.

There are no specific requirements or restrictions for fencing surrounding the project site. EPD has conditioned the project to comply with UWIG requirements which restrict fencing from being located within a conservation area. Additionally, this area does not function as a wildlife corridor, so fencing really is not an issue to provide for movement between properties. Perimeter fencing would most likely consist of chain link or rail fencing.

The Flood Control District reviews projects flood hazard impacts and they have determined that the project would not create any hazards downstream and that the structures proposed would be allowed in the flood zone.

Wastewater from the restrooms will be contained in tanks on each trailer and transported via truck offsite. Any water drainage from the site and its proposed use is not anticipated to contain any significant pollutants that would drain offsite.

The project is not anticipated to contain uses that would create pollutants that would significantly impact water quality.

Septic systems are not proposed on the site and are prohibited since the site is located within a 100 year flood plain. The trailer sewage will be contained with the trailers and pumped out and carried offsite by truck for proper disposal.

The zoning will remain as is.

According to our GIS system the site is located just inside the sphere of influence of Moreno Valley.

There was no need by the EPD to require a special map showing the project's location in relation to the San Jacinto Wildlife Area.

All records of HANS 1533, including the required conservation area, are available with EPD.

The project's northern end does lie within an identified fault zone. None of the proposed structures are located within the setback area from the fault. The project is located in an area susceptible to subsidence and liquefaction. Since no permanent buildings are proposed, no impacts associated with these hazards are anticipated.

The project is not providing any substantial new infrastructure that would provide additional services to the area that could be considered growth inducing. The impacts of this site are so low, even when considered with the few other projects in this area, to be considered cumulative impacts.

Russell Brady
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409
p (951) 955-1888
f (951) 955-3157

>>> george hague <gbhague@gmail.com> 5/19/2008 8:18 PM >>>
Will the questions from the Sierra Club and the Friends of the Northern San Jacinto Valley be answered before the planning commission meeting or are you going to include the letters with the staff report that is already written with many of the concerns of both groups not addresses? Since this conservation easement has been postponed at the state level, why not postpone this issue locally until all concerns are addressed?

thank you again for getting back to me,

George Hague

On May 19, 2008, at 3:18 PM, Russell Brady wrote:

> Thank you. I will make sure this is received by the Planning
> Commission.
>
>>>> george hague <gbhague@gmail.com> 5/19/2008 3:11 PM >>>>
>
> Mr. Brady,
>
> These are the Sierra Club comments on CUP 03464. Please let me know
> you have received them and that they will be shared.
>
> George Hague
>
>

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3464 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ramona Duck Club – Engineer/Representative: Overton Kuhn – Fifth Supervisorial District – Reche Canyon / Badlands Area Plan: Open Space: 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 eleven (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 eight (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 five (5) month hunting period – APN(s): 425-050-025, 423-040-017, and 423-050-008. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: September 30, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jeffery Childers, at 951-955-3626 or email jchilder@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jeffery Childers
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/16/09,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUPO3464 For

Company or Individual's Name Planning Department,

Distance buffered 600' 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

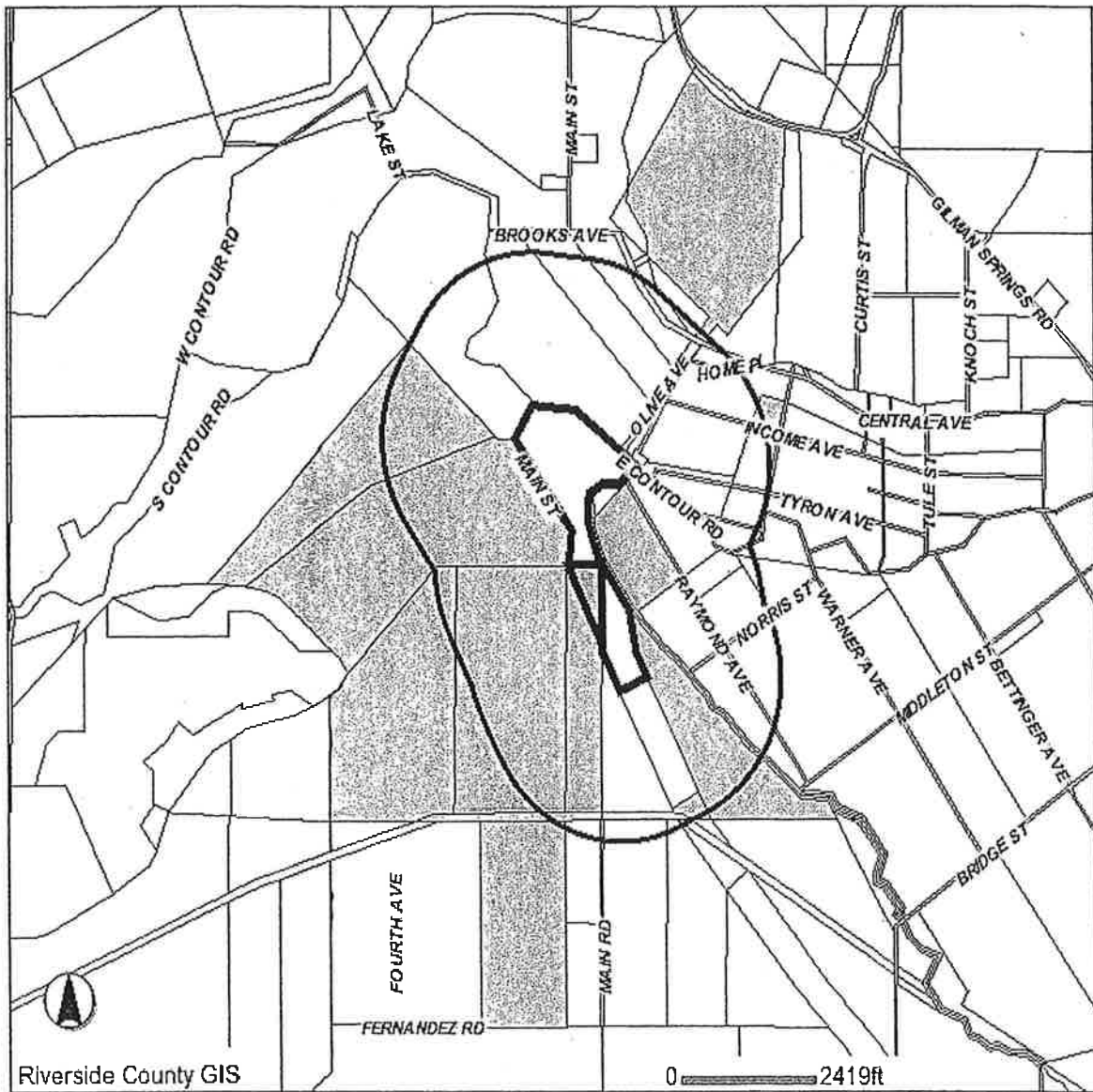
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

✓ 8/11/09 *CS*
Expires 2/10/10

2400 feet buffer



Selected parcel(s):

- 423-040-010 423-040-015 423-040-017 423-040-019 423-050-003 423-050-005 423-100-020
- 423-110-004 423-140-001 423-140-006 425-040-015 425-040-017 425-050-002 425-050-006

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...06/16/2009



APN: 423040010 ASMT: 423040010
STATE OF CALIF
1416 9TH ST NO 120622
SACRAMENTO CA 95814

APN: 423040015 ASMT: 423040015
STATE OF CALIF DEPT FISH & GAME
C/O BILL GALLUP
1807 13TH ST STE 103
SACRAMENTO CA 95811

APN: 423040017 ASMT: 423040017
RAMONA DUCK CLUB
17130 VAN BUREN BLV NO 106
RIVERSIDE CA 92504

APN: 423040019 ASMT: 423040019
USA DEPT FISH & GAME WILDLIFE CONSER
C/O WILLIAM L GALLUP
1807 13TH ST STE 103
SACRAMENTO CA 95814

APN: 423050003 ASMT: 423050003
WILDON ASSOCIATES
12214 HEACOCK ST
MORENO VALLEY CA 92557

APN: 423050005 ASMT: 423050005
SAN JACINTO PARTNERS
C/O TOM OLSON
12214 HEACOCK ST
MORENO VALLEY CA 92557

APN: 423100020 ASMT: 423100020
STATE OF CALIF DEPT OF FISH & GAME
C/O WILLIAM L GALLUP
1807 13TH ST STE 103
SACRAMENTO CA 95814

APN: 423110004 ASMT: 423110004
DEPT OF FISH & GAME WILDLIFE
CONSERVATION
C/O WILLIAM L GALLUP
1807 13TH ST STE 103
SACRAMENTO CA 95814

APN: 423140001 ASMT: 423140001
STATE OF CALIF FISH & GAME
C/O WILLIAM L GALLUP
1807 13TH ST STE 103
SACRAMENTO CA 95814

APN: 423140006 ASMT: 423140006
SEAVIEW WILDLIFE CONSERVANCY
1450 FRAZEE RD STE 100
SAN DIEGO CA 92108

APN: 425040015 ASMT: 425040015
COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING SERVICES
3133 7TH ST
RIVERSIDE CA 92501

APN: 425040017 ASMT: 425040017
JIM BOOTSMA
GAIL P BOOTSMA
P O BOX 429
SAN JACINTO CA 92581

APN: 425050002 ASMT: 425050002
JACOB LOGAR
BORIS PIRIH
ANGELA PIRIH
C/O BORIS PIRIH
1210 NORTH JEFFERSON NO J
ANAHEIM CA 92807

APN: 425050006 ASMT: 425050006
MARVO HOLSTEINS
C/O FRANK MORMINO
P O BOX 4439
RANCHO CUCAMONGA CA 91729

CUP03464 8/11/09

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Linda Guillis, Community &
Economic Director
Planning Department,
City of Moreno Valley
14177 Frederick St.
Moreno Valley, CA 92553-9664

San Jacinto Unified School District
2045 S. San Jacinto Ave.
San Jacinto, CA 92583-5626

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of California,
Riverside
Riverside, CA 92521-0418

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

CALTRANS Division of Aeronautics
P.O. Box 942873
Sacramento, CA 94273-0001

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Sierra Club – Moreno Valley Group
26711 Ironwood Avenue
Moreno Valley, CA 92555

Applicant:
Ramona Duck Club
Malcom Smith
11750 Sterling Ave., Ste. E
Riverside, CA 92503

Eng-Rep:
Overton Khun
1173 Catalina St.
Laguna Beach, CA 92651

Owner:
Ramona Duck Club
P.O. Box 106
Riverside, CA 92504

**STATEMENT OF PROCEEDINGS OF THE BOARD OF SUPERVISORS
RIVERSIDE COUNTY, CALIFORNIA**

ALL MEMBERS PRESENT

**DECEMBER 22, 2009
TUESDAY**

9:00 A.M.

Invocation by Cecelia Wycoff, Office Assistant III, Transportation Department, Survey Division
Pledge of Allegiance to the Flag
Presentation of Proclamation to Paul McDonnell
Presentation of Proclamation for CAL-FIRE Region Chief Candace Gregory

OPENING COMMENTS:

- BOARD MEMBERS
- EXECUTIVE OFFICER
- STATE BUDGET UPDATE

Supervisor Tavaglione mentioned the Federal Government is considering a \$150 billion job bill which will be help California and the economy.

- 1.1 CLERK OF THE BOARD: Proof of Publications.
(APPROVED)

- 1.2 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: CONDITIONAL USE PERMIT NO. 3464 – MITIGATED NEGATIVE DECLARATION - EA 40284 – Ramona Duck Club/Overton Kuhn –Reche Canyon/Badlands Area Plan – 5th District, 91.49 gross acres, R-R and A-2-10 zoning. CUP 3464 to extend the life of an existing hunting club, approved by the Planning Commission. (RECEIVED AND FILED)

BEGINNING OF BOS STAFF REPORT
4
SUBMITTA
END OF APPTA

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 7.4: CONDITIONAL USE PERMIT NO. 3464 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ramona Duck Club – Engineer/Representative: Overton Kuhn – Fifth Supervisorial District – Reche Canyon / Badlands Area Plan: Open Space: Conservation (OS:C) – Location: Northeastly 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) – APN(s): 425-050-025, 423-040-017, and 423-050-008. (Continued from 9/30/09). (Quasi-Judicial)

II. PROJECT DESCRIPTION

The Conditional Use Permit proposes to extend the life of existing operation of a hunting club. The existing development is comprised of eleven (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 eight (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 five (5) month hunting period.

III. MEETING SUMMARY

The following staff presented the subject proposal:
Project Planner, Jeffery Childers, at 951-955-3626 or email jchilder@rctlma.org.

The following spoke in favor of the subject proposal:
Alicen Wong, Applicant's Representative, 550 E. Hospitality Lane, Ste. 300, San Bernardino, California 92509

The following spoke in opposition of the subject proposal:
Susan Nash, Other Interested Party
Tom Paulek, Other Interested Party

The following gave time to Sue Nash:
Ann Mckibben, Other Interested Party

The following did not wish to speak but would like to be recorded as in opposition of the subject proposal:
George Ruiz, Neighbor
George Hague, Other Interested Party, 26711 Ironwood Ave., Moreno Valley, California 92555

No one spoke in neutral of the subject proposal.

IV. CONTROVERSIAL ISSUES
NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-1 (Commissioner Petty did not participate), recommended to the Board of Supervisors:

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 10/28/09
AGENDA ITEM NO. 7.4 PAGE 2

ADOPTION of 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,

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

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.6: CONDITIONAL USE PERMIT NO. 3464** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ramona Duck Club – Engineer/Representative: Overton Kuhn – Fifth Supervisorial District – Reche Canyon / Badlands Area Plan: Open Space: Conservation (OS:C) – Location: Northeastly 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) – APN(s): 425-050-025, 423-040-017, and 423-050-008. (Quasi-Judicial)

II. PROJECT DESCRIPTION

The Conditional Use Permit proposes to extend the life of existing operation of a hunting club. The existing development is comprised of eleven (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 eight (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 five (5) month hunting period.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Jeffery Childers, at 951-955-3626 or email jchilder@rctlma.org.

The following spoke in favor of the subject proposal:

Alicen Wong, Applicant's Representative, 550 E. Hospitality Lane, Ste. 300, San Bernardino, California 92509

No one spoke in neutral or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, continued the subject proposal October 28, 2009.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 7.4
Area Plan: Reche Canyon/Badlands
Zoning District/Area: Hemet/San Jacinto and
Lakeview
Supervisorial District: Fifth
Project Planner: Jeffery Childers
Planning Commission: October 28, 2009
Continued from: September 30, 2009

Conditional Use Permit No. 3464
E.A No. 40284
Applicant: Ramona Duck Club
Engineer/Rep.: Overton Kuhn

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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.

The project site is located northeasterly of Main Street, southwesterly of Contour Road, and easterly of Main Street.

FURTHER PLANNING CONSIDERATIONS:

October 14, 2009

The Initial Study and Mitigated Negative Declaration for this project was submitted to the State Clearinghouse for public circulation and comment; however, the State Office of Planning and Research did not post the Initial Study and Mitigated Negative Declaration until September 14, 2009, which required the 30-day public review period to be extended past the September 30th Planning Commission date. The project was continued to the October 28th Planning Commission date to allow the required CEQA notification timeline to be completed. As of the writing of this staff report, only one comment letter from the Friends of the Northern San Jacinto Valley has been received by staff.

FURTHER PLANNING CONSIDERATIONS:

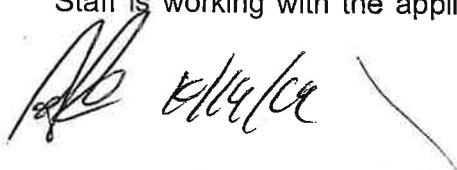
June 25, 2008

At the June 25, 2008 Planning Commission hearing and the previous hearing of May 28, 2009, it was determined that the project would require an Initial Study to be completed. In the ensuing year the project has been further studied and the project has been re-advertised. The Initial Study has been completed and a Mitigated Negative Declaration has been prepared for the project. Subsequent mitigation measures have been identified based on further analysis and those measures have been included in the Conditions of Approval.

FURTHER PLANNING CONSIDERATIONS:

May 28, 2008

At the May 28, 2008 Planning Commission hearing, concerns from the public were raised on the potential environmental impacts of the project, the adequacy of filing a Notice of Exemption for the project, and the provision of a detailed project description. Planning staff has consulted with County Counsel and Environmental Programs Department (EPD) staff and has determined that the preparation of an initial study would be appropriate to evaluate the potential environmental impacts of the project. Staff is working with the applicant and EPD staff to provide a detailed project description that clearly



Handwritten signature and date: [Signature] 8/14/09

differentiates between existing and proposed improvements on the site and a list of the multiple accessory uses on the site as well as list any specific uses not allowed. Due to the modification of the environmental determination as well as the change to the project description, the project will be re-advertised.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1): | Vacant, Hunting Club |
| 2. Surrounding Land Use (Ex. #1): | Vacant and Agricultural land to the north, east, south, and west |
| 3. Existing Zoning (Ex. #3): | Rural Residential (R-R), Heavy Agriculture – 10 Acre Minimum (A-2-10) |
| 4. Surrounding Zoning (Ex. #3): | Rural Residential (R-R) to the north, west, and south, Heavy Agriculture – 10 Acre Minimum (A-2-10) to the north, east, and south |
| 5. General Plan Land Use(Ex. #5): | Open Space: Conservation (OS-C) |
| 6. Project Data: | Total Acreage: 91.49 Gross Acres
2.0 Acres per this Permit |
| 7. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of 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,

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

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Conservation (OS-C) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the existing Heavy Agriculture – 10 Acre Minimum (A-2-10) zoning classification of Ordinance No. 348 that is applicable to the project footprint, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Open Space: Conservation (OS-C) on the Reche Canyon/Badlands Area Plan.
2. The proposed use, a hunting club, is a permitted use in the Open Space: Conservation (OS-C) designation.
3. 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.
4. The existing zoning for the subject site is Heavy Agriculture – 10 Acre Minimum (A-2-10).
5. The proposed use, a hunting club, is a permitted use, subject to approval of a conditional use permit in the Rural Residential (R-R) and Heavy Agriculture – 10 Acre Minimum (A-2-10) zones.
6. The proposed use, a hunting club, is consistent with the development standards set forth in the Heavy Agriculture – 10 Acre Minimum (A-2-10) zones.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, west, and south and Heavy Agriculture – 10 Acre Minimum (A-2-10) to the north, east, and south.
8. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. The project is located partially within WRCMSHCP cells 1875, 1877, and 1974. The project has been processed through HANS (HANS 1533). HANS 1533 determined that approximately 86 acres is required for conservation dedication to the RCA. In addition, the project site has a conservation easement in process to be recorded with the California Department of Fish and Game which provides for conservation on the project site in addition or in place of the conservation required by WRCMSHCP.
10. Environmental Assessment No. 40657 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Hydrology/Water Quality
 - c. Geological Resources
 - d. Hazardous Materials

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. The project site is not located within:
 - a. A high fire area; or
 - b. An agricultural preserve.
2. The project site is located within:

- a. The boundaries of the San Jacinto Unified School District;
- b. Moreno Valley sphere of influence;
- c. Zone B of Mt. Palomar lighting area;
- d. A 100-year flood plain;
- e. A fault zone; and
- f. The San Jacinto Valley Watershed;

The subject site is currently designated as Assessor's Parcel Number 423-040-017, 423-050-008, 425-050-025.

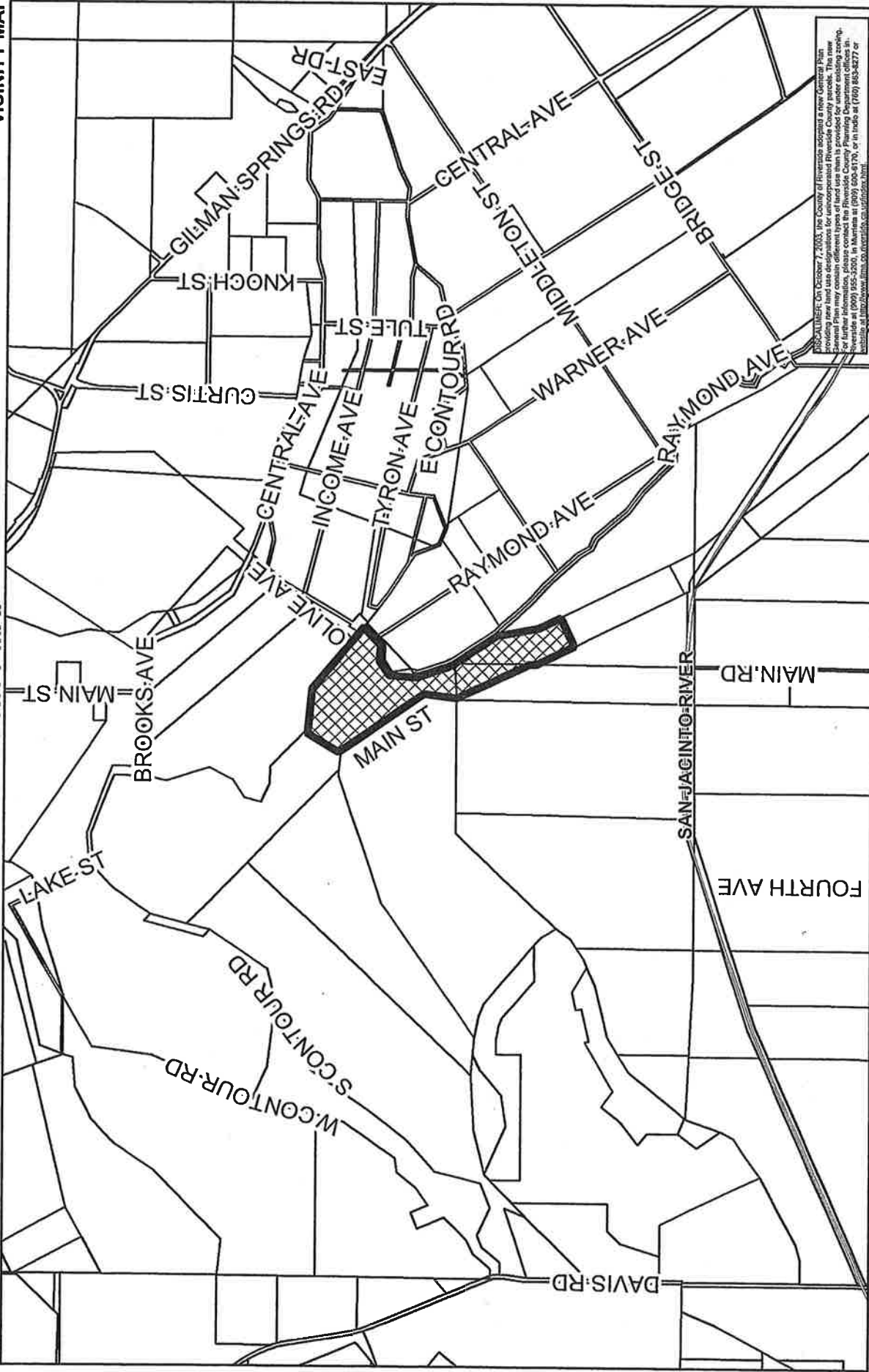
Y:\Planning Case Files-Riverside office\CUP03464\DH-PC-BOS Hearings\PC 9-30-09\CUP03464 - SR 10-28-09.doc

Supervisor Ashley
District 5
Date Drawn: 6/18/09

CUP03464

VICINITY MAP

Planner: Jeff Childers
Date: 6/24/09
VICINITY MAP



RECALCULATED: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. Parcel information was obtained from the County of Riverside Assessor's Office. For more information, please call the Assessor's Office at (909) 595-5200, in Murietta at (909) 594-9700, or in Indio at (760) 865-9277 or visit the website at <http://www.riverside.ca.gov/assessor.htm>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Lakeview

Township/Range: T3SR2W

Section : 27, 28, 33 & 34

Assessors

Bk. Pg. 423-05

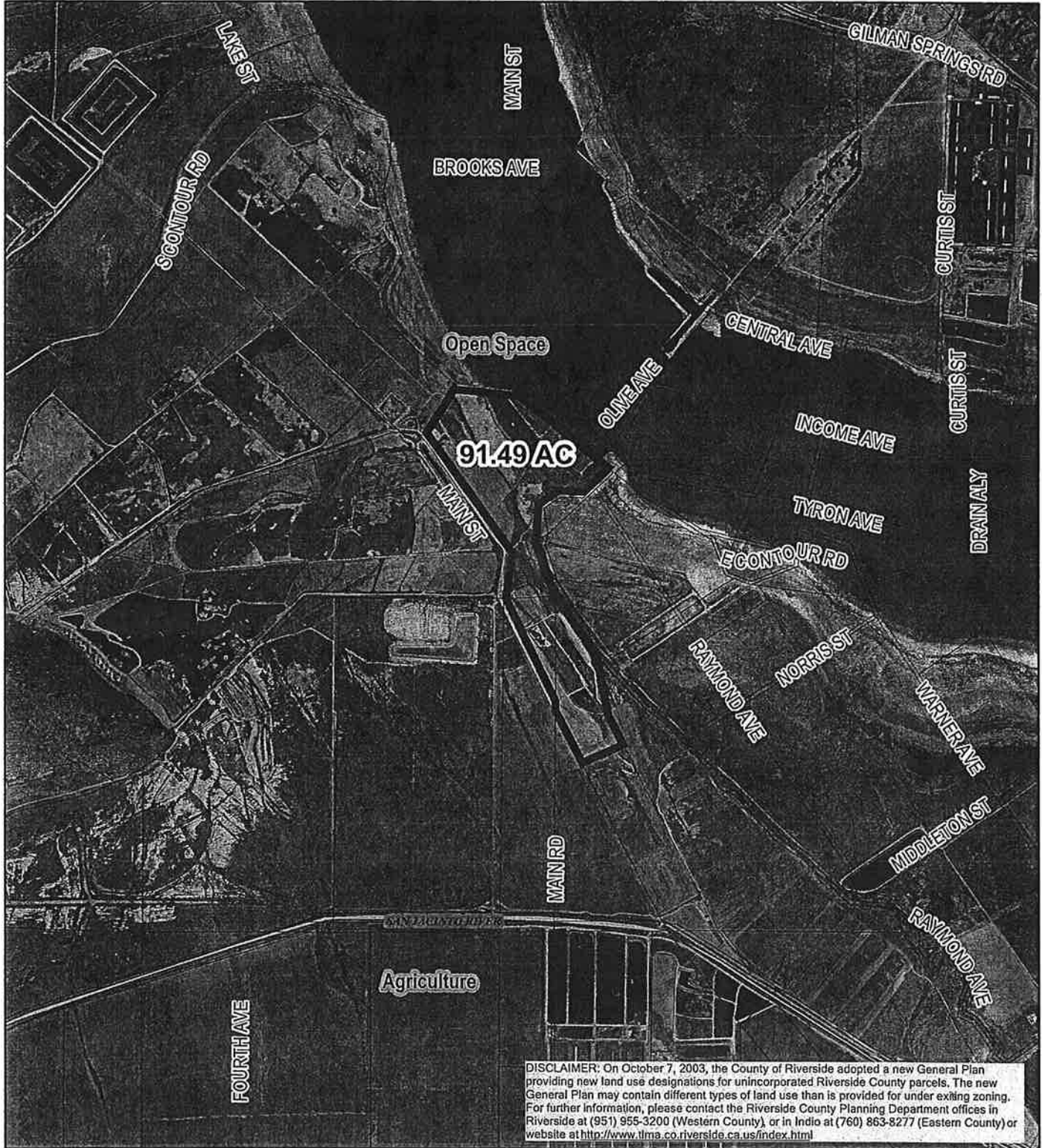
Thomas

749 E4

Bros. Pg.



CUP03464
DEVELOPMENT OPPORTUNITY

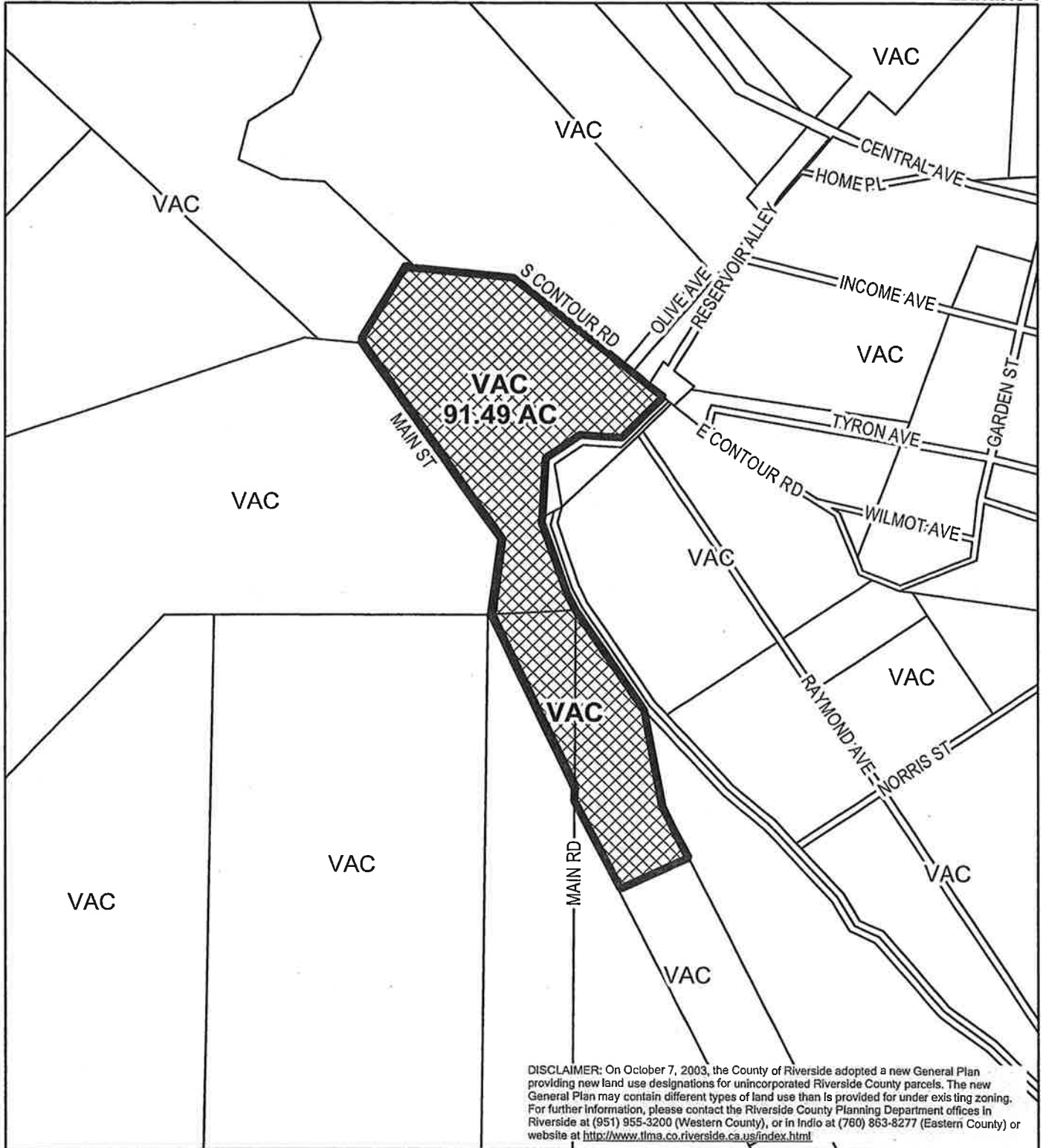


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Lakeview
Township/Range: T3SR2W
Section: 27, 28, 33 & 34



Assessors
Bk. Pg. 423-05
Thomas
Bros. Pg. 749 E4

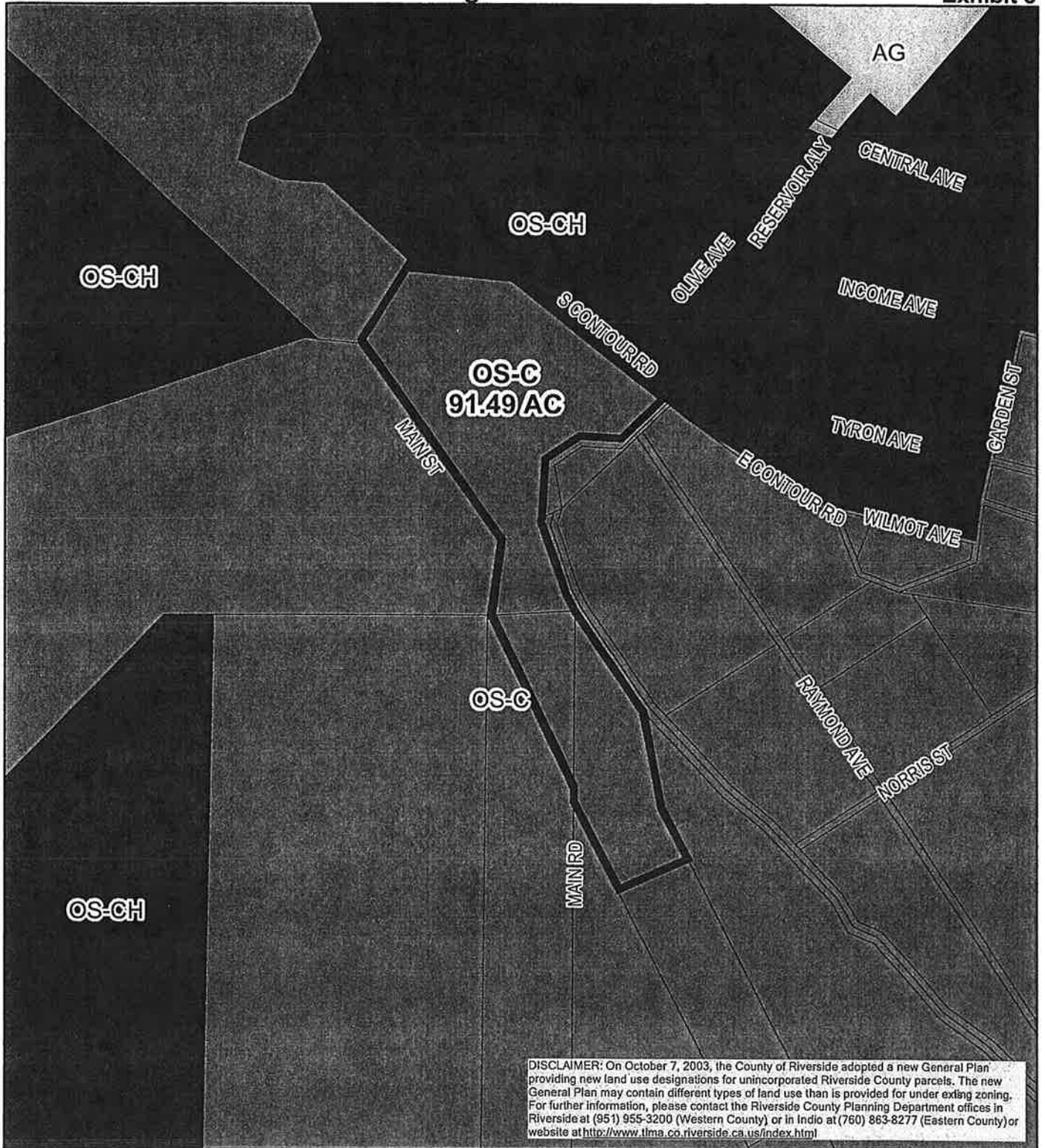


Area: Lakeview
Township/Range: T3SR2W
Section : 27, 28, 33 & 34

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 423-05
Thomas
Bros. Pg. 749 E4



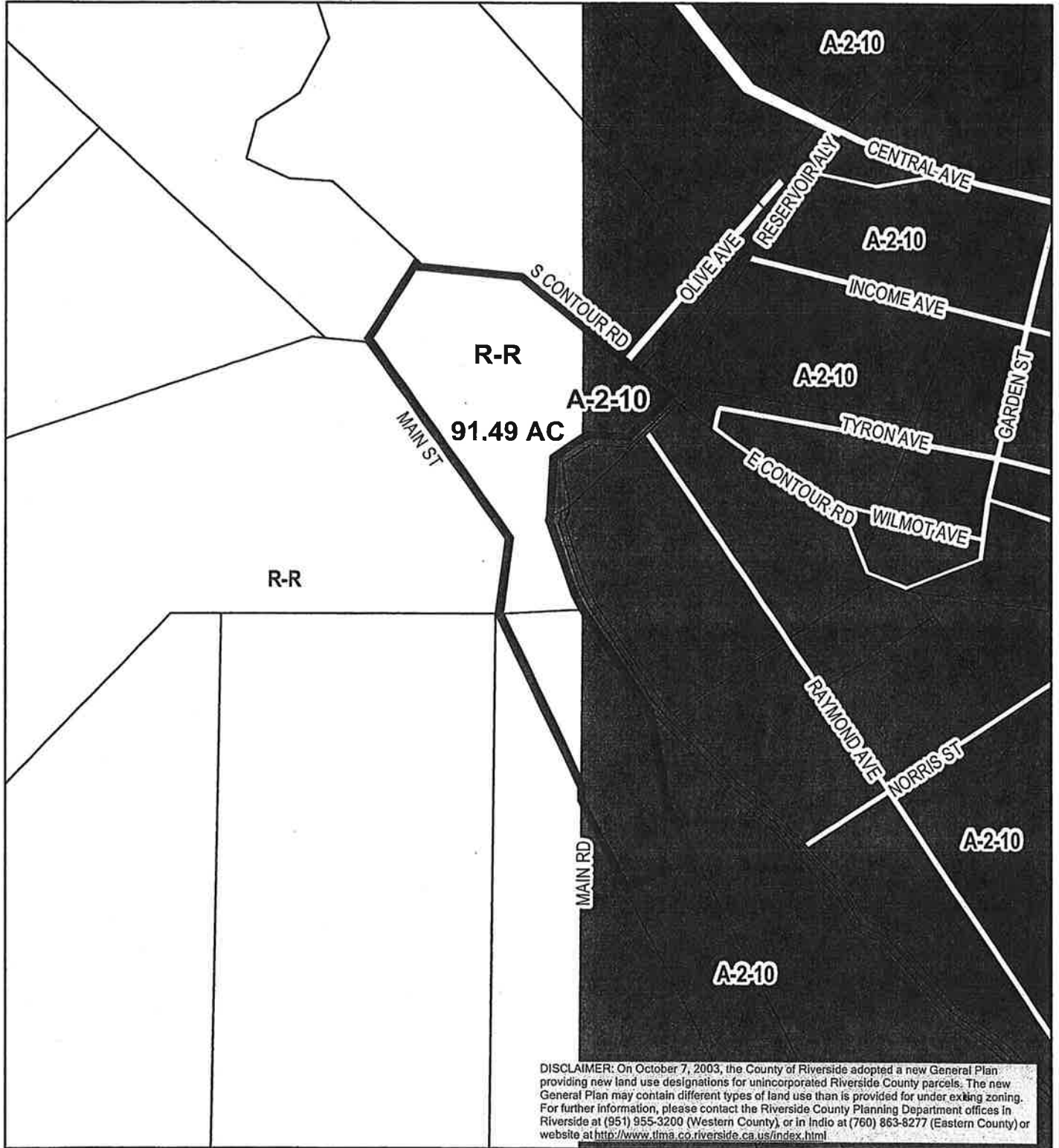
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Lakeview
Township/Range: T3SR2W
Section : 27, 28, 33 & 34



Assessors
Bk.Pg. 423-05
Thomas
Bros. Pg. 749 E4





RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Lakeview
Township/Range: T3SR2W
Section : 27, 28, 33 & 34

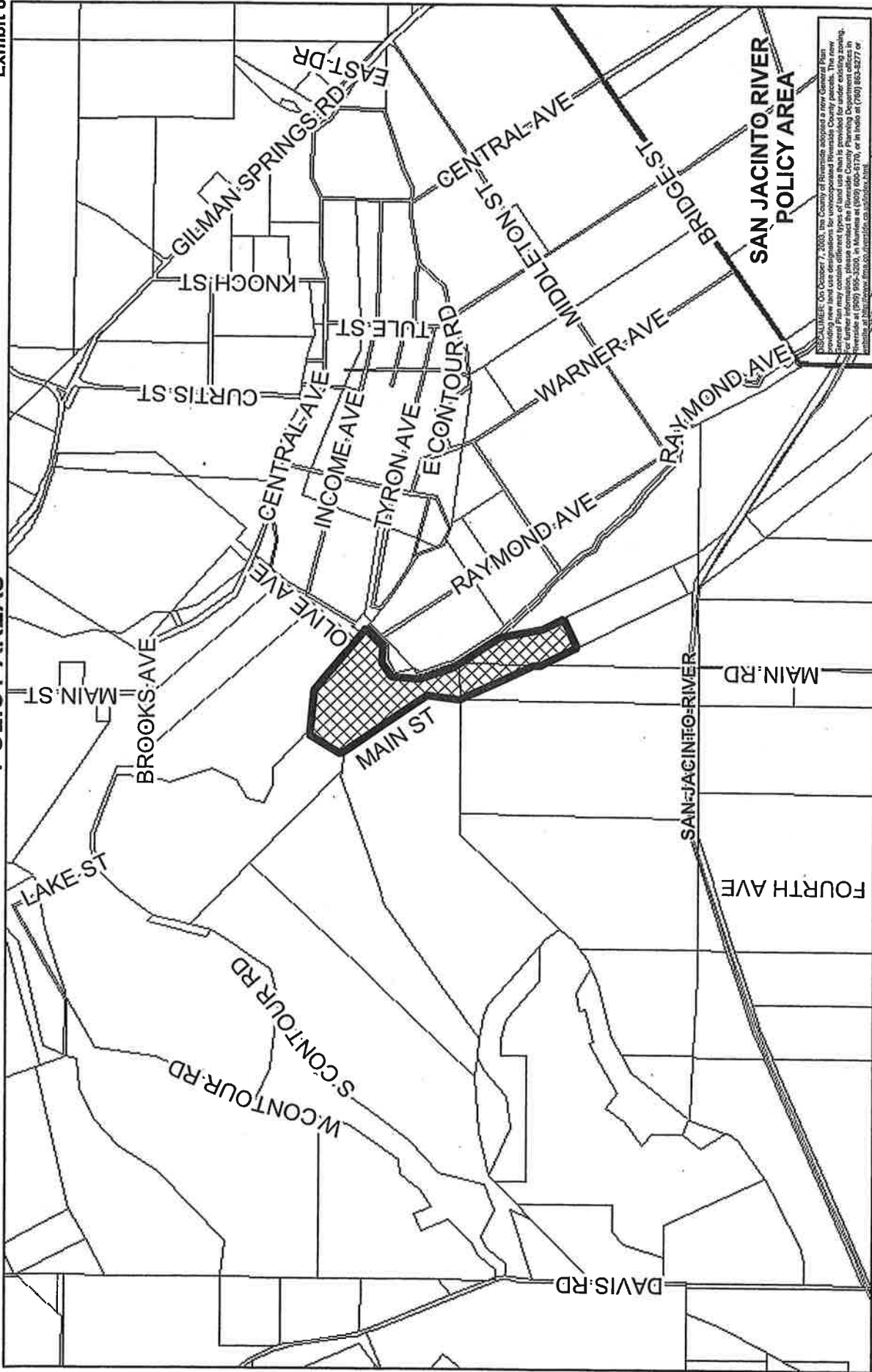


Assessors
Bk. Pg. 423-05
Thomas
Bros. Pg. 749 E4

Supervisor Ashley
District 5
Date Drawn: 6/18/09

CUP03464
POLICY AREAS

Planner: Jeff Childers
Date: 6/24/09
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Lakeview

Township/Range: T3SR2W

Section: 27, 28, 33 & 34

Assessors
Bk. Pg. 423-05

Thomas

Bros. Pg. 749 E4



Feet

AMENDED No. 2
SITE PLAN
FOR CONDITIONAL USE PERMIT No. 03-464

CIP 03464 IS A REQUEST TO PERMIT TRAILERS/RV'S TO OCCUPY A 2-ACRE AREA (THE PROPERTY) AT THE SOUTH END OF THE LARGER TRACT (THE PROPERTY) IN THE CITY OF SAN JACINTO, CALIFORNIA. THE TRACT HAS BEEN USED FOR HUNTING AND TARGET SHOOTING SINCE THE 1940S AND ARE PROPOSED AS A PART OF THIS CIP. THE CIP WILL PERMIT TRAILERS/RV'S TO OCCUPY THE TRACT AND PROVIDE UTILITIES AND WATER CONNECTIONS WITH THE OPERATION OF A HUNT CLUB ON THE SITE. PROPERTY-MANAGEMENT ACTIVITIES INCLUDE THE CREATION AND MAINTENANCE OF APPROPRIATE WATERFOWL HABITAT.

- EXISTING IMPROVEMENTS ON THE PROPERTY INCLUDE:
- 1) EIGHT RV/TRAILER PARKING SPACES (DIRT), EACH WITH AN ADJACENT 8' X 11'-9" CEMENT PATIO, PLUG-IN ELECTRICAL, HOORUP, AND WATER CONNECTION.
 - 2) A PORTABLE 8' X 12' TOOL SHED.
 - 3) AN EXISTING WATER-WELL AND
 - 4) STORE AGRICULTURAL MATERIALS.

- PROPOSED IMPROVEMENTS ON THE PROPERTY INCLUDE:
- 1) SEVEN 10' X 40' RV/TRAILER PARKING SPACES (DIRT), EACH WITH AN ADJACENT 8' X 11'-9" CEMENT PATIO, PLUG-IN ELECTRICAL, HOORUP, AND WATER CONNECTION. EACH RV/TRAILER WILL BE EQUIPPED WITH A PORTABLE RESTROOM (NO RV-DUMP OR PERMANENT SEPTIC FACILITIES BE PROPOSED).
 - 2) PORTABLE RESTROOMS TO BE SERVED REGULARLY.
 - 3) ONE 18' X 46' TRAILER PARKING SPACE (DIRT) CONTAINING OF A TRAVEL-TRAILER WITH ATTACHED ANNING, SELF-CONTAINED RESTROOM, AN ELECTRICAL HOOK-UP AND A WATER CONNECTION. A PERMANENT 848-B-4 MAY BE CONSTRUCTED NEXT TO THE CLUBHOUSE (OPEN-SIDED).
 - 4) A 12' X 12' AND A 30' X 70' COVERED STORAGE AREAS.
 - 5) APPROXIMATELY 8' X 40' BARRIO CONTAINERS WILL BE PARKED ON THE PROPERTY TO STORE AGRICULTURAL MATERIALS. AND
 - 6) TWO 7,500-GALLON WATER TANKS FOR IRRIGATION AND FIRE SUPPRESSION.

OWNER OF RECORD:
RAMONA DUCK CLUB
17130 VAN BUREN BLVD., SUITE 108
RIVERSIDE, CA 92504
CONTACT: ALLEN WONG
(909) 723-1811

PREPARED FOR:
APPLICANT
RAMONA DUCK CLUB
17130 VAN BUREN BLVD., SUITE 108
RIVERSIDE, CA 92504
CONTACT: ALLEN WONG
(909) 723-1811

PREPARED BY:
REPRESENTATIVE
ACTION SURVEYS
GRESHAM SAVAGE NOLAN & TILDEN
550 E. HOSPITALITY LANE, SUITE 300
SAN BERNARDINO, CA 92408
(909) 723-1811

ASSESSOR'S PARCEL NO.: 425-050-025, 423-040-017, 423-050-005
PREPARED DATE: DECEMBER 17, 2008

LEGAL DESCRIPTION: PORTIONS OF BLOCKS "A", "E", AND "F" OF CONSOLIDATED RESERVES AND THE SAN JACINTO LAKE TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS, AT PAGE 83, RECORDS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA, SECTION 34, T. 35, R. 24W, S. 34N.

ACREAGE: 2.00 ACRES GROSS, 2.00 ACRES NET
OF A.P.N. No. 425-050-025
REGISTRATION VEHICLE SPACES: 19

EXISTING ZONING: A-2-10, HEAVY AGRICULTURE, R-R, RURAL RESIDENTIAL
PROPOSED ZONING: A-2-10, HEAVY AGRICULTURE, R-R, RURAL RESIDENTIAL
EXISTING LAND USE: OPEN SPACE CONSERVATION HABITAT
PROPOSED LAND USE: 05-C, OPEN SPACE CONSERVATION, 05-CH, OPEN SPACE CONSERVATION HABITAT



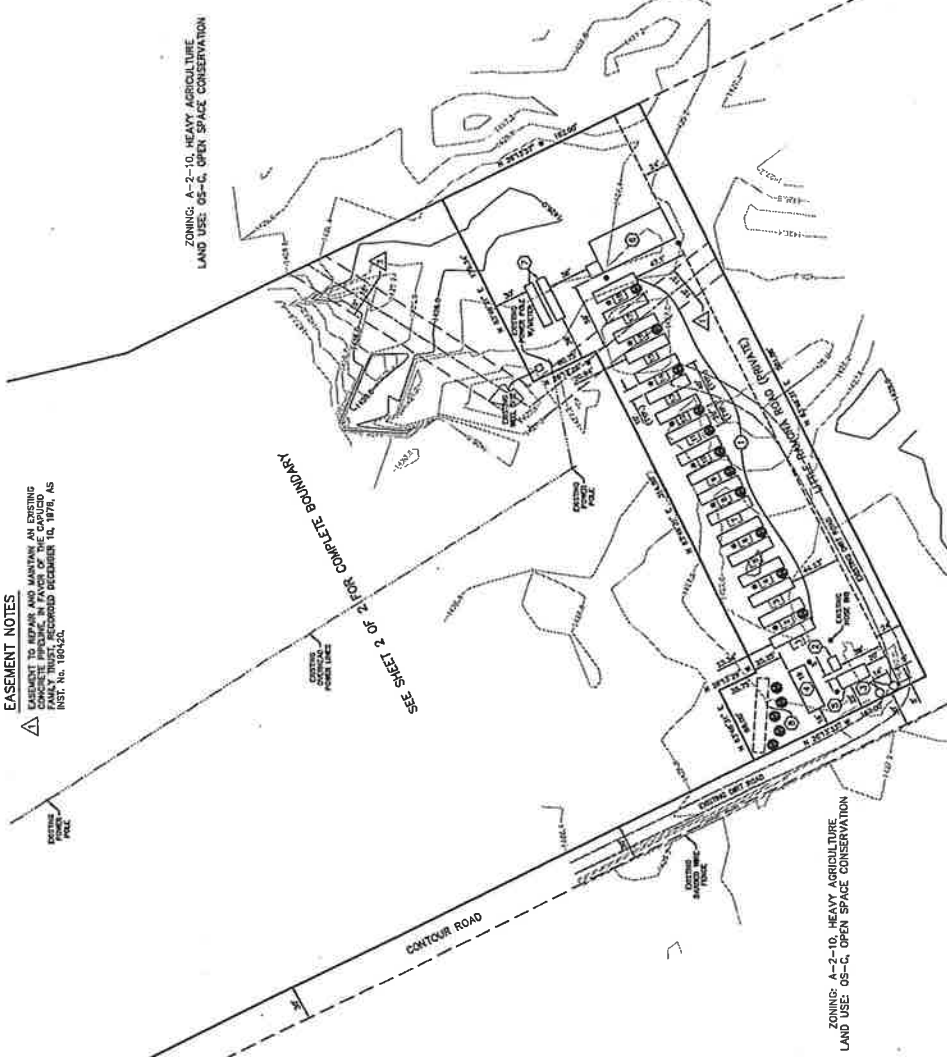
- UTILITIES:
- ELECTRIC - SOUTHERN CALIFORNIA EDISON
 - GAS - N/A
 - WATER - WELL
 - SEWER - PUMP-OUT RESTROOMS
 - TELEPHONE - N/A
 - TELEVISION - N/A

- SCHOOL DISTRICT: SAN JACINTO UNIFIED SCHOOL DISTRICT
- 1) SEE SHEET 2 OF 2 FOR COMPLETE BOUNDARY INFORMATION.
 - 2) THE PROJECT IS NOT WITHIN A SPECIAL STUDIES ZONE.
 - 3) THE PROJECT IS WITHIN CSA 152.
 - 4) THE LAND IS SUBJECT TO MODERATE LIQUEFACTION WITH A POTENTIAL FOR SUBSIDENCE AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
 - 5) THE LAND IS IN FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) PER THE INDEX MAP OF COMMUNITY PANEL No. 0802431495 C.
 - 6) THE LAND IS WITHIN A FEMA MAPPED FLOODWAY.
 - 7) THE OWNER OF RECORD, RAMONA DUCK CLUB, INC., WILL MAINTAIN THE AREAS WITHIN THE 2 ACRE SITE.
 - 8) ALL EXISTING STRUCTURES, FACILITIES AND FENCES ARE TO REMAIN. THERE WILL BE LESS THAN 5,000 SQUARE FEET OF DISTURBED, IMPROVED, AND IMPERVIOUS AREAS PROPOSED.

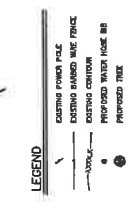
THE FOLLOWING PRIMARY EXHIBIT CHECKLIST ITEMS ARE NOT APPLICABLE FOR THE REASON INDICATED:

- ITEM 24 - NO EXISTING OR PROPOSED STREETS
- ITEM 28 - NO STREET IMPROVEMENTS ARE PROPOSED
- ITEM 29 - NO DEDICATIONS PROPOSED
- ITEM 30 - NO GRADING IS PROPOSED
- ITEM 33 - NO SUBSURFACE SEPTIC SEWAGE DISPOSAL PROPOSED
- ITEM 37 - NO GRADING IS PROPOSED
- ITEM 46 - NO EXISTING STRUCTURES OR PAVED AREAS
- ITEM 48 - NO EXISTING BUILDINGS OR STRUCTURES PROPOSED
- ITEM 49 - NO FURNISHABLE/COMBUSTIBLE LIGHTS PROPOSED
- ITEM 50 - NO STRUCTURES PROPOSED
- ITEM 51 - NO STRUCTURES PROPOSED

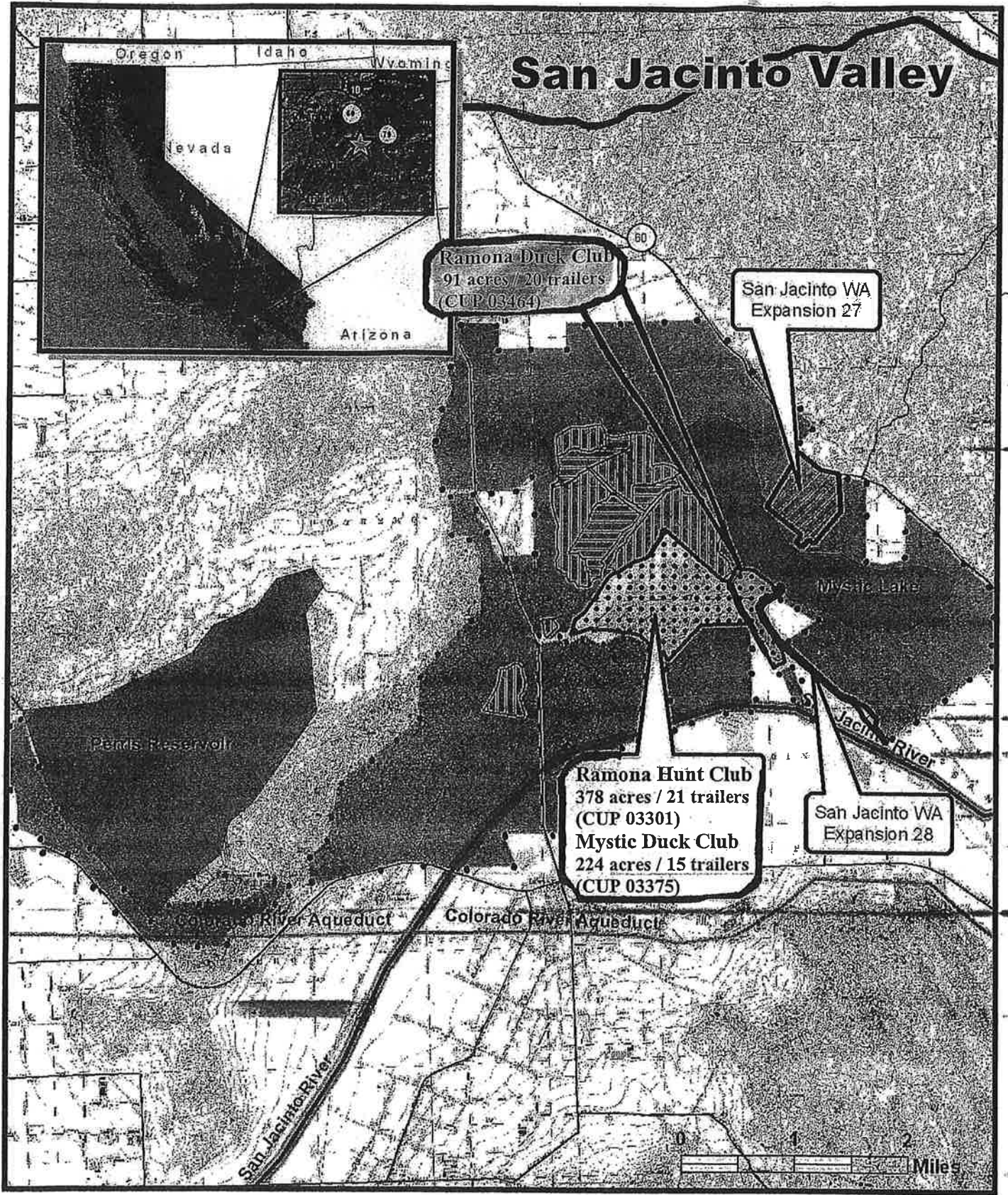
ITEM	% TOTAL AREA	% TOTAL AREA
CONCRETE DRIVEWAYS	3.54%	3.54%
CONCRETE PATIOS	3.54%	3.54%
MATERIALS STORAGE CONTAINERS	8.50	0.72%
TOOL SHED	8.50	0.72%
UNIMPROVED TRAILER SPACE	7,500	8.71%
UNIMPROVED TRAILER SPACE	600	0.67%
CHURNING POND	16,371	18.84%
TOTAL TEMPORARY USE AREA	31,072	35.20%



- ZONING: A-2-10, HEAVY AGRICULTURE
LAND USE: 05-C, OPEN SPACE CONSERVATION
- IMPROVEMENT NOTES
- 1) EIGHTEEN (18) 10' X 40' UNIMPROVED PARKING SPACES (DIRT) WITH ADJACENT 8' X 11'-9" CONCRETE PATIOS TO BE USED AS PATIOS.
 - 2) ONE (1) 18' X 46' TRAILER WITH ATTACHED ANNING, SELF-CONTAINED RESTROOM, AND WATER CONNECTION. A PERMANENT 848-B-4 TO BE CONSTRUCTED OUTSIDE OF THE FLOODWAY.
 - 3) ONE (1) 8' X 12' PORTABLE TOOL STORAGE SHED.
 - 4) TWO (2) 7,500 GALLON WATER TANKS FOR FIRE SUPPRESSION AND IRRIGATION.
 - 5) 15' X 40' UNIMPROVED SPACE (DIRT) FOR SELF-CONTAINED TRAVEL-TRAILER WITH ATTACHED ANNING, SELF-CONTAINED RESTROOM, AND WATER CONNECTION. A PERMANENT 848-B-4 TO BE CONSTRUCTED OUTSIDE OF THE FLOODWAY.
 - 6) 12' X 12' RESTROOMS (PUMP-OUT, NO PERMANENT PLUMBING).
 - 7) 12' X 12' AND 30' X 70' COVERED STORAGE AREA, ROOFED BUT NOT ENCLOSED (OPEN SIDED, TRUCKS ARE NOT TO BE STORED).
 - 8) ONE (1) 8' X 12' PORTABLE TOOL STORAGE SHED. AGRICULTURAL MATERIALS STORAGE FOR AGRICULTURAL MATERIALS AS NEEDED.
 - 9) 10' X 45' SHEET AND TRAP FACILITY.





TOPOGRAPHY SOURCE:
CAMEL G. YEMARIA
1100 JOYAN CA 92504
(951) 688-8188
(951) 688-8881 FAX





Southern California Coastal and Inland Wetland Project

DFG Projects

-  Enhancement
-  Restoration

-  Match Projects
-  Private Restoration

-  10,000-acre San Jacinto Wildlife Area Boundary (as of May 2008)
-  Ramona Duck Club 91 acres / 20 trailers (CUP 03464)

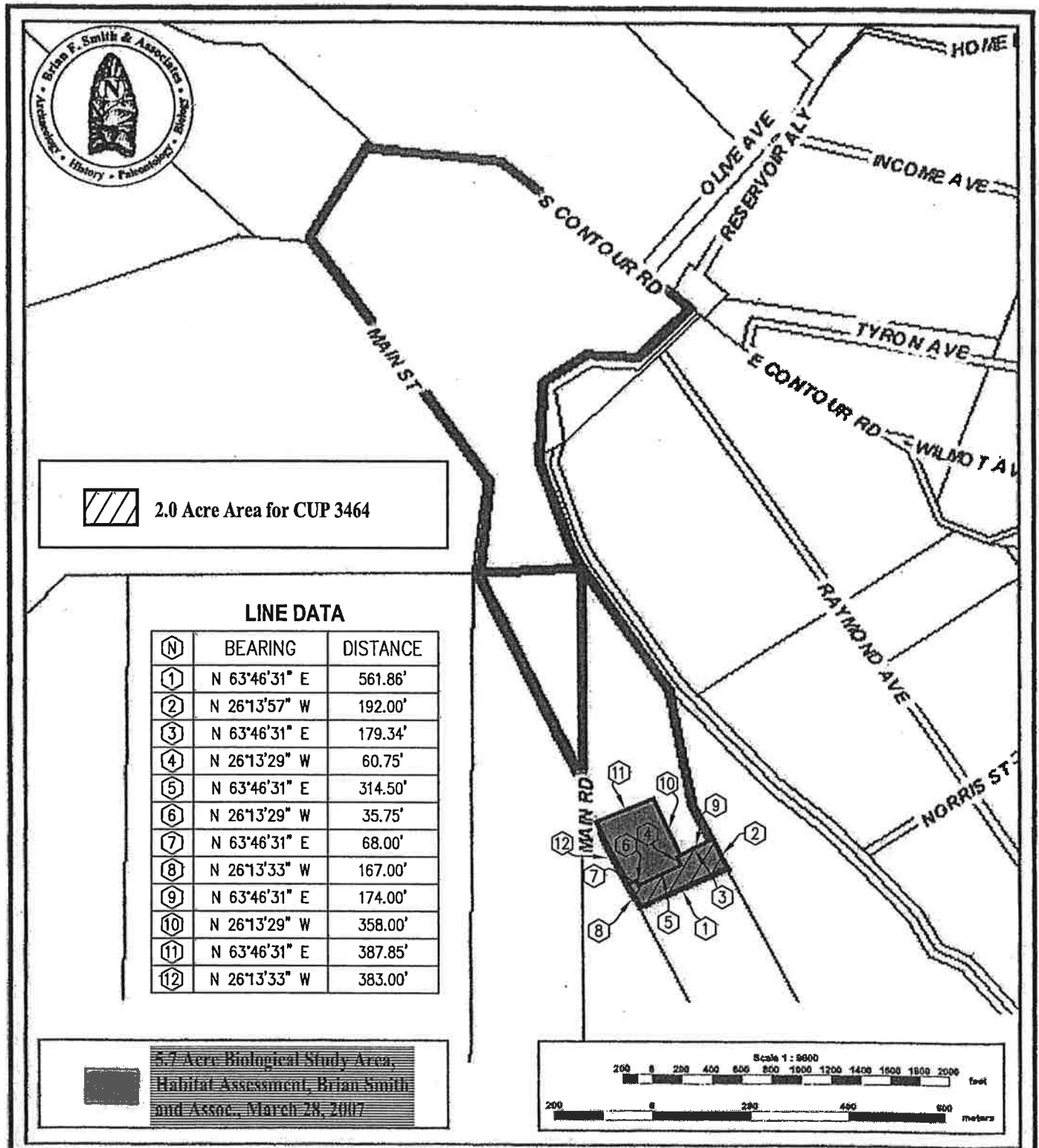


Figure 3
Proposed Conditional Use Permit
The Ramona Duck Club Project



April 28, 2009

Planning Commissioners
County of Riverside
P.O. Box 1070
Riverside, CA 92502-1090

RE: CUP 03464 for Ramona Duck Club

Dear Planning Commission Members:

On behalf of California Waterfowl Association, I ask the County to support CUP 03464, and the Ramona Duck Club, in its request for approval of a trailer-parking area next to its hunt club. California Waterfowl is a charitable 501(c)(3) organization dedicated to conserving California's waterfowl, wetlands, and outdoor heritage, representing the interests of over 21,000 members statewide.

As you know, wetland areas rarely occur in Southern California due to the arid conditions, the high cost of water, and recent water shortages. The cost of water alone can be prohibitive in many instances. In this case, however, Mutual Water has made recycled water available to the property. In addition, due to the compatibility of duck hunting and open space uses, approval of CUP 03464 will foster the conservation of wetlands by providing access and lodging for hunters near the duck hunting area. The duck club operation, in turn, will facilitate the management, maintenance and enhancement of a large wetlands area.

California Waterfowl cannot accomplish the state and federal goals of wetland restoration and management without assistance from private landowners. When the County approves projects that are compatible with wetlands conservation, such as CUP 03463, everyone benefits. Please support wetland conservation and duck hunting, a land use that is compatible with open space preservation, by recommending the approval of CUP 03464.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg S. Yarris". The signature is written in a cursive style with a large initial "G".

Gregory S. Yarris
Director of Conservation Policy

cc: Jeff Childers (via -mail: jchilder@rctlma.org)
Malcom Smith (via email: mtsdrywall@aol.com)

Members:



Buckshot
Retrievers

Lower Sherman
Island
Duck Hunters
Association

National Open
Field Coursing
Association

May 4, 2009

Planning Commission
County of Riverside
P.O. Box 1070
Riverside, CA 92502-1090

RE: CUP 03464 for Ramona Duck Club

Dear Planning Commission Members:

The California Outdoor Heritage Alliance (COHA), a nonprofit organization dedicated to promoting wildlife conservation and protecting our hunting heritage supports CUP 03464, which would allow the Ramona Duck Club to establish a trailer parking area adjacent to its waterfowl hunting club.

With over 90% of California's historic wetlands destroyed, it is imperative that incentives are provided to landowners to protect or restore wetlands on their property. Southern California, in particular, suffers from an extreme shortage of wetland habitat primarily due to the arid conditions, high cost of water, and continued urbanization. Fortunately, the Ramona Duck Club has secured reliable and affordable recycled water from Mutual Water. In addition, due to the compatibility of duck hunting and open space uses, the approval of CUP 03464 will further promote the conservation of waterfowl and wetlands by providing access and lodging for hunters near the hunting area. The Ramona Duck Club, in turn, will facilitate the management, maintenance and enhancement of critically important wetlands.

By supporting the CUP 03464, Riverside County will uphold its commitment to wetland conservation and open space preservation while allowing compatible uses. For these reasons, COHA strongly encourages the Planning Commission to support CUP 03464.

Sincerely,



Jason Rhine, Director of Advocacy
California Outdoor Heritage Alliance

FRIENDS OF THE NORTHERN SAN JACINTO VALLEY

FACSIMILE TRANSMITTAL SHEET

TO Jeffrey Childers	FROM Ann L. Turner-McKibben
COMPANY Riverside County Planning Department	DATE 10/13/2009
FAX NUMBER (951) 955-3157	TOTAL NO. OF PAGES INCLUDING COVER 2, Including Cover Sheet
PHONE NUMBER: (951) 955-3626	
RE: Proposed Mitigated Negative Declaration (MND) for the Ramona Duck Club Conditional Use Permit (CUP) 3464	

NOTES/COMMENTS

I am emailing out letter along with
our Sept 29, 2009 comment letters.
Please include our comments

RECEIVED
OCT 15 2009
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

FRIENDS OF THE NORTHERN SAN JACINTO VALLEY
P.O. Box 9097
Moreno Valley, CA 92552-9097
www.northfriends.org

13 October 2009

Via e-mail (JCHILDER@rctlma.org) and FAX (951) 955-3157

Mr. Jeffery Childers, Planner IV
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Childers:

RE: Proposed Mitigated Negative Declaration (MND) for the Ramona Duck Club Conditional Use Permit (CUP) 3464

The Friends of the Northern San Jacinto Valley (Friends) sought to review and comment on the Mitigated Negative Declaration (MND) for CUP 3464, but we were not able to locate an actual MND document. After making several inquires to the Riverside County Planning Department, we were advised the project MND was a compilation of the California Environmental Quality Act (CEQA) Initial Study and the project conditions of approval being recommended by the Riverside County Planning Department. The Friends believe that such an implementation of CEQA by Riverside County is faulty and contrary to the requirements of the law.

The Friends are concerned that Riverside County is improperly implementing CEQA to discourage participation and hinder the review of environmental documents by the public. The Friends are also disturbed that Riverside County appears to be sending faulty or inadequate CEQA documents to the State Clearing House to be reviewed by State Trustee and Responsible agencies.

The Friends request that our comment letter dated September 29, 2009 and presented at the September 30, 2009 Riverside County Planning Commission public hearing on CUP 3464 be incorporated by reference into the subject letter. We have attached a copy of the letter. The Friends are also requesting the Riverside County Planning Commission defer approval of this project until an adequate CEQA document (Mitigated Negative Declaration or Draft EIR) has been presented to the public for review and comment.

Sincerely,



Ann L. Turner-McKibben, President
(951) 924-8150
e-mail: northfriends@northfriends.org

Attached:

Friends of the Northern San Jacinto Valley, September 29, 2009 Comment Letter on the Ramona Duck Club Conditional Use Permit (CUP) 3464

FRIENDS OF THE NORTHERN SAN JACINTO VALLEY
P.O. Box 9097
Moreno Valley, CA 92552-9097
www.northfriends.org

29 September 2009

Via e-mail: CGRIFFIN@RCTLMA.ORG

Riverside County Planning Commission
Riverside County Administrative Center
4080 Lemon Street
Riverside, CA 92502

Dear Riverside County Planning Commission Members:

Re: Ramona Duck Club Conditional Use Permit 3464, September 30, 2009 Agenda Item

In May 2008 the Friends of the Northern San Jacinto Valley objected to the approval of Conditional Use Permit 3464 (CUP 3464) under a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA). We are once again protesting the continuing faulty implementation of California Environmental Quality Act by the Riverside County Planning Commission.

The Planning Department is now proposing that the project be approved by the Planning Commission based on a CEQA Mitigated Negative Declaration (MND). The Friends became aware of the Planning Department's ongoing faulty review of this project upon reviewing the entire file for CUP 3464. The Planning Commission should recognize that the MND recommended for this project has not been prepared nor does it exist. More importantly the MND, identified only in the CEQA Initial Study, has not been subject to public or State Clearinghouse (SCH) review. Consequently, the Planning Commission is now considering the approval of CUP 3464 without the required CEQA document and the necessary public and SCH review. The Planning Commission consideration of the project is therefore contrary to the requirements of the law (CEQA Guideline 15004; RiverWatch, 170 Cal App.4th pp.1205-1206).

As part of your review of CUP 3464, it should be pointed out that none of the maps in the Planning Department staff presentation outline the adjacent San Jacinto Wildlife Area public lands. The San Jacinto Wildlife Area (SJWA) is 19,000 acres of wildlife habitat managed by the state Department of Fish and Game. The lands are partial mitigation for the loss of wildlife habitat when the State Water Project was built. It is a Stephens' kangaroo rat reserve for the Riverside County Habitat Conservation Agency. It is a cornerstone reserve in the Riverside County Multi-Species Habitat Conservation Plan (MSHCP). The wildlife area needs to be delineated on all maps used in this presentation and within any environmental documents related to this CUP.

The Friends are concerned that the project description remains cursory in order to avoid an examination of the full extent of the project impacts. The proposal continues to propose a trap and skeet range. It is not clear whether or not the trap and skeet range will be open for use by the general public (there is a provision for 20 automobile parking spaces). The Initial Study prepared by the Planning Department staff indicates that the Hunt Club will provide by-laws to restrain the use of lead shot on the shooting range. The Friends believe this proposed mitigation measure is merely a concession to the project proponent. It will not be effective or enforceable by the county and is not commensurate with the seriousness of the discharge of lead at this sensitive location. The Planning Commission also needs to consider the effect of lead pollution on the downstream users (Canyon Lake and Lake Elsinore) of the San Jacinto River. We have attached a copy of The Wildlife Society

position statement on the use of lead ammunition for consideration by the Planning Commission and request it be included in the administrative record for CUP 3464.

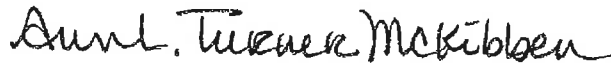
The Friends also believe it imperative that the CEQA document for this project examine whether or not a trap and skeet range with its high intensity noise will be a detriment to wildlife use of the MSHCP lands surrounding the project site. It makes little sense for the State of California and the County of Riverside to spend millions of public dollars acquiring wildlife conservation lands and then approve conflicting uses within those conservation lands.

Since our testimony in May 2008, the Friends have become aware that the project applicant (Ramona Duck Club) is inappropriately blocking the access to public lands which comprise the San Jacinto Wildlife Area. Attached are recent photographs of the project proponent's newly constructed iron-gate which is preventing the public from accessing hundreds of acres of public lands on the SJWA (APN: 425050024, 425050004, 423040015, 423040019). The project applicant's blockade of public access to these existing regional conservation/recreational lands is a significant project impact, and it warrants resolution in the CEQA document. The Friends are concerned that if the project proponent is allowed to prevent public access to these public lands it will constitute a gift of these lands to the project applicant.

The Friends are requesting that the Planning Commission defer the approval of CUP 3464 pending the preparation and public review of the appropriate CEQA document for this project.

Thank you for considering our comments. Please notify us of all documents, meetings, and other materials pertinent to this project.

Sincerely,



Ann L. Turner-McKibben, President

(951) 924-8150

e-mail: northfriends@northfriends.org

Attachments:

- Lead in Ammunition and Fishing Tackle: Final Position Statement, The Wildlife Society, Bethesda, MD, July 2009.
- Photographs (2), Ramona Hunt Club Entrance Gate, September 2009.



THE WILDLIFE SOCIETY

5410 Grosvenor Lane • Bethesda, MD 20814-2144

Tel: (301) 897-9770 • Fax: (301) 530-2471

E-mail: tws@wildlife.org

Final Position Statement

Lead in Ammunition and Fishing Tackle

Lead has been used in ammunition and fishing tackle for centuries. It is an effective and inexpensive element for the manufacture of projectiles and weights. Although it is a naturally occurring element in the environment, lead has no functional or beneficial role in biological systems, and at very low levels of exposure it can be toxic, depending on the species and the health and age of an individual. At toxic levels lead damages the nervous system, causing paralysis and eventual death; at lower levels it is known to cause a variety of sublethal effects such as neurological damage, tissue and organ damage, and reproductive impairment.

Realization of the hazards of lead ammunition to waterfowl and some upland game birds can be traced to the late 1870s, while the hazards of lead fishing sinkers to waterfowl became apparent in the 1970s, when lead was found to poison swans in the United Kingdom (UK). In the 1970s and 1980s, the UK and some jurisdictions within the United States and Canada began placing restrictions on the use of lead ammunition and fishing tackle. Today lead from ammunition and fishing tackle provides a small fraction of total environmental releases, but it exists in a form that can be readily ingested by some species of wildlife.

Metallic lead can remain relatively stable and intact for decades, even centuries. However, under certain environmental conditions (e.g., acidic or basic water or soil) lead from shot or tackle can be readily released and taken up by plants or animals, causing a range of biochemical, physiological, and behavioral effects in some species of invertebrates, fish, amphibians, reptiles, birds, and mammals. Lead that is adsorbed or incorporated into food items through the soil, as well as lead fragments in carcasses or deposited at shooting sites, is known to be consumed by some birds and small mammals, resulting in elevated lead concentrations. Ingestion by reptiles, birds, and mammals of spent ammunition and lost fishing tackle has also been documented and can cause a range of negative effects in individuals, potentially leading to population-level consequences in some species (e.g., waterfowl, eagles, condors, mourning doves, and loons).

From a public health perspective, lead potentially can lead to a variety of human health problems, such as neurological effects and stunted growth, particularly in children. Although the extent is still unclear, recent research indicates that consumption of game taken with lead ammunition may increase blood-lead levels in humans. When lead that is imbedded in game meat becomes exposed to acid in the human stomach, lead may be absorbed into the system. Even if a lead pellet or bullet completely passes through an animal, a small amount of lead may be left in the tissue and may be absorbed by a person consuming the meat.

Lead poisoning related to spent ammunition and lost fishing tackle has been extensively studied in birds, and at least two studies indicate that the ban on the use of lead ammunition for hunting

waterfowl and coots in North America has successfully reduced lead exposure in waterfowl. Nonetheless, other species such as upland game birds (e.g., doves and quail) and scavengers (e.g., vultures and eagles) have been documented to be exposed to lead, and the California condor population may be at risk. Despite the prohibition on lead shot for waterfowl hunting, current data for raptors and avian scavengers indicate increases in lead exposure in these species, especially during hunting season. Accordingly, 24 states (as of 2008) have instituted restrictions on the use of lead ammunition to minimize effects to upland game birds, eagles, and other species. The hazard of ingested lead sinkers and fishing tackle is well-documented in swans and loons, and restrictions on the sale or use of lead weights have been instituted in parts of the UK, Canada, several other countries, and five states in the U.S. (as of 2008) in order to minimize effects on these and other potentially vulnerable species. There are only limited data on the adverse effects of lead ingestion at shooting ranges, and reproductive and mortality rates at these sites have not been adequately investigated.

There has been an extensive effort in the development, efficacy testing, and regulation of alternatives to lead-based ammunition for hunting waterfowl and waterbirds. Several effective nontoxic alternatives have been approved and currently are available in North America and elsewhere. Several manufacturers have developed nontoxic ammunition that can be used safely in all gauges of modern shotguns, as well as nontoxic rifle bullets for hunting large game. However, the widespread manufacture of this shotgun and rifle ammunition depends on assured markets provided by regulation and enforcement. Nontoxic shot may be used in all clay target sports and currently is required by some shooting facilities. Dozens of substitutes for lead fishing tackle have entered the marketplace in recent years. A few, but not all, alternative metals in fishing tackle have been deemed safe if ingested by waterfowl and some other birds and mammals.

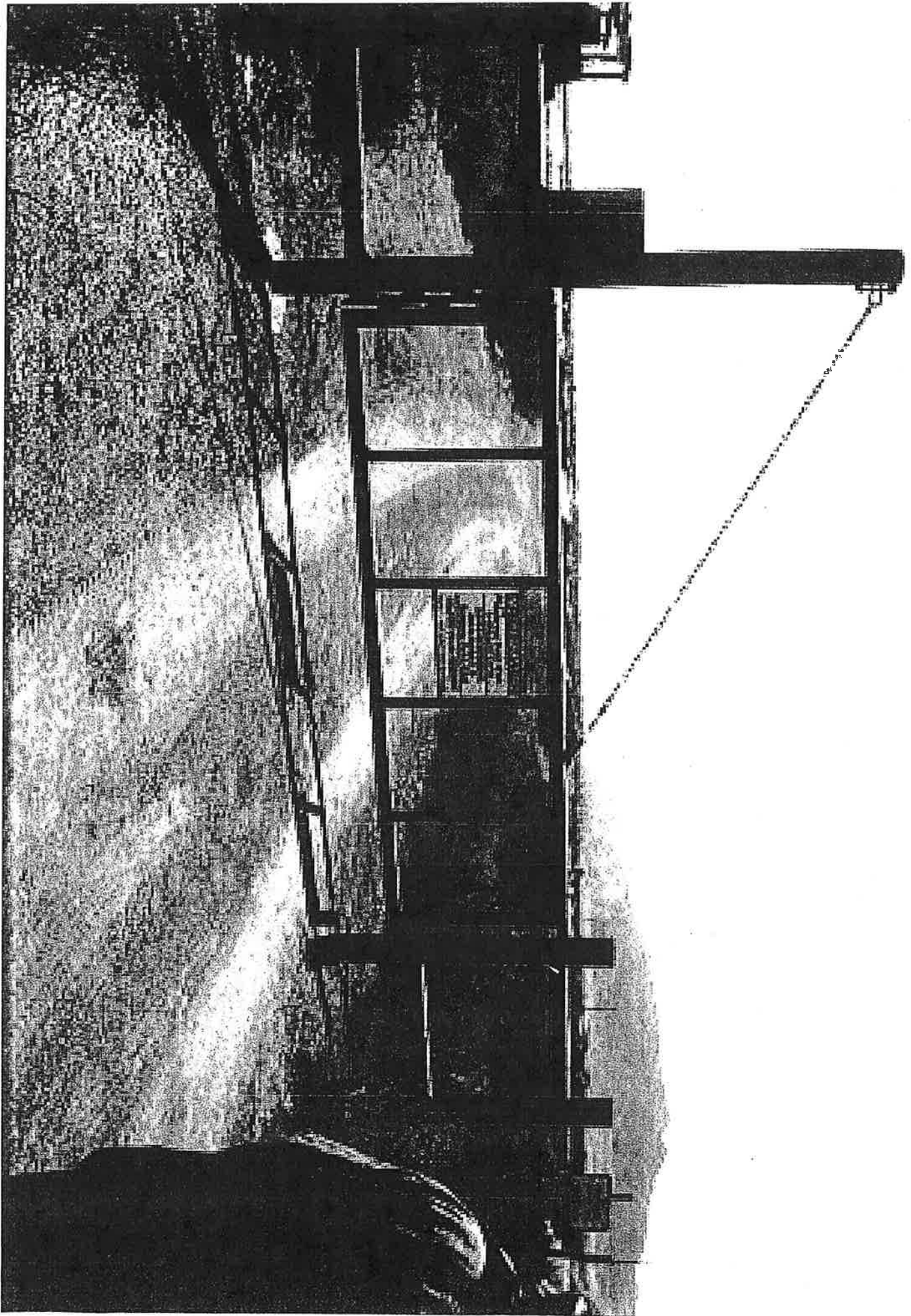
The policy of The Wildlife Society in regard to lead in ammunition and fishing tackle is to:

1. Recognize that lead has been known for centuries to be a broad-spectrum toxicant to humans and wildlife.
2. Advocate the replacement of lead-based ammunition and fishing tackle with nontoxic products, while recognizing that complete replacement may not be possible in specific circumstances.
3. Recognize that the removal of lead for hunting, fishing, and shooting will require collaboration among affected stakeholders (including wildlife professionals, ammunition and tackle manufacturers, sportsmen, policymakers, and the public). It may require a phased-in approach, and will require explicit and targeted educational strategies at both the national and international levels, thereby acknowledging and supporting the crucial role that hunters and anglers play in wildlife management and conservation.
4. Encourage studies on reducing barriers to the development of nontoxic ammunition and fishing tackle, additional research that generates toxicological and environmental chemistry data, monitoring and modeling of exposure effects, and studies predicting consequences of exposure and long-term population-level effects. The need for additional

information, however, should not delay the educational efforts and the phasing-in of nontoxic ammunition and tackle where practicable.

5. Support educational efforts to promote greater public awareness and understanding of the consequences of lead exposure to wildlife populations, and emphasize the potential gains for wildlife and environmental quality from use of nontoxic ammunition and fishing tackle.

Approved by Council July 2009. Expires July 2014.



NO TRESPASSING

WILSON DUCK CLUB
MEMBERS ONLY

MEMBERS ONLY
PRESIDENT OF THE
WILSON DUCK CLUB

VIOLATORS WILL BE PROSECUTED

NO GOLF BALLS TO BE LEFT ON COURSE

NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM

SCH#: _____

Project Title: Conditional Use Permit No. 3464

Lead Agency: County of Riverside Planning Dept.

Contact Person: Jeffery Childers

Mailing Address: 4080 Lemon Street, 9th Floor PO Box 1409

Phone: 951-955-3626

City: Riverside **Zip:** 92502-1409

County: Riverside

Project Location

County: Riverside

City/Community: Nuevo

Cross Streets: Northeasterly of Main Street, southwesterly of Contour Road

Zip Code: 92567

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

Transportation: Type _____

Office: Sq.Ft _____

Acres _____

Employees _____

Mining: Mineral _____

Commercial: Sq.Ft _____

Acres _____

Employees _____

Power: Type _____

Watts _____

Industrial: Sq.Ft _____

Acres _____

Employees _____

Waste Management: Type _____

Educational: _____

Recreational: Hunt Club

Hazardous Waste: Type _____

Water Facilities: Type _____

MGD _____

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

Reviewing Agencies Checklist
 (Recommend Clearinghouse distribution by checking appropriate boxes)

- Air Resources Board
- Boating/Waterways, Dept. of Calif. Highway Patrol
- Caltrans District # 8
- Caltrans Division of Aeronautics
- Caltrans Planning
- Coachella Valley Mountains Conservancy
- Coastal Conservancy
- Colorado River Board Commission
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Dept. of Office of Public School Construction
- Energy Commission
- Fish & Game Region #6
- Food & Agriculture, Department of
- Forestry & Fire Protection
- General Services, Department of
- Office of Historic Preservation
- Health Services, Department of
- Housing and Community Development
- Integrated Waste Management Board
- Native American Heritage Commission

- Office of Emergency Services
- Office of Historic Preservation
- Parks & Recreation
- Pesticide Regulation, Department of
- Public Utilities Commission
- Reclamation Board
- Regional WQCB # *SELECT ONE*
- Resources Agency
- S.F. Bay Conservation & Development Commission
- San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____


Public Review Period (to be filled in by lead agency)

Starting Date: September 4, 2009

Ending Date: October 5, 2009

Lead Agency: <u>Riverside County Planning Department</u> Consulting Firm _____ Address: <u>4080 Lemon Street</u> City/State/Zip: <u>Riverside CA 9502</u> Contact: <u>Matt Straite</u> Phone: <u>951-955-0545</u>

Applicant <u>Ramona Duck Club</u> Address: <u>11750 Sterling Ave. Suite E</u> City/State/Zip: <u>Riverside, CA 92503</u> Phone: <u>951-955-3626</u>

Signature of the Lead Agency Representative 

Date: 9-2-09

Envelopes to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
Certified or Fed Ex packages to: State Clearinghouse, 1400 Tenth Street, Suite 222, Sacramento, CA 95814

Revised: 6/12/07
 Y:\Planning Case Files-Riverside office\CUP03464\DH-PC-BOS Hearings\PC 9-30-09\SCH\NOC and Environmental Transmittal Form.doc

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3464 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ramona Duck Club – Engineer/Representative: Overton Kuhn – Fifth Supervisorial District – Reche Canyon / Badlands Area Plan: Open Space: 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 eleven (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 eight (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 five (5) month hunting period – APN(s): 425-050-025, 423-040-017, and 423-050-008. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: September 30, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jeffery Childers, at 951-955-3626 or email jchilder@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jeffery Childers
P.O. Box 1409, Riverside, CA 92502-1409

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

Memorandum

DATE: September 30, 2009
TO: Planning Commissioners
FROM: Jeff Childers, Urban/Regional Planner IV
RE: **Conditional Use Permit No. 3464 – Agenda Item No. 6.6**

Attached are two letters in support of the project and one letter in opposition. Also, attached is a full sized exhibit that shows the trap and skeet range as proposed on the site. Additionally, there is an email regarding hunting as a right and that this use permit is only for the operation of the hunting club, not for hunting..

Childers, Jeffery

From: Alicen Wong [Alicen.Wong@greshamsavage.com]
Sent: Monday, October 06, 2008 2:59 PM
To: William Gallup
Subject: FW: FW: Ramona Duck Club

Bill - The Department asked Malcolm Smith and Kelly Hayes to get something in writing from Riverside County confirming that hunting is a permitted use on the Ramona Duck Club property. Apparently, during a phone call several months ago, the County Planners told the Department that hunting required a CUP. Upon closer inspection, the Planners determined that operating a hunt club requires a CUP but hunting is a permitted use.

If possible, could you follow up with Nancy or John Donnelly's staff, and confirm that the Department is satisfied with the e-mail below? Thanks. Alicen Wong

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

From: Nancy Templeton [mailto:NTempleton@dfg.ca.gov]
Sent: Friday, October 03, 2008 8:42 AM
To: Alicen Wong
Cc: William Gallup
Subject: Re: FW: Ramona Duck Club

Alicen,
I received your message.
Thank you,
Nancy

>>> "Alicen Wong" <Alicen.Wong@greshamsavage.com> 10/2/2008 3:18 PM >>>

GRESHAMSAVAGE

<<http://www.greshamsavage.com/>>

Alicen Wong

Gresham Savage Nolan & Tilden

A Professional Corporation

550 East Hospitality Lane, Suite 300

San Bernardino, CA 92408-4205

Phone: (909) 890-4499

Fax: (909) 890-2511

Alicen.Wong@greshamsavage.com

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From: Alicen Wong
Sent: Thursday, October 02, 2008 3:18 PM
To: 'ntempleton@dfg.gov'
Subject: FW: Ramona Duck Club

Nancy - About 1 month ago, the Department of Conservation spoke with Russell Brady, Planner, at the County of Riverside. Although I did not participate in the call, I understand Mr. Brady advised the Department that a CUP is required to hunt on the subject property. When I asked Mr. Brady about this statement, he said he told the Department that the operation of a hunt club requires a CUP.

I understand the Department has asked for confirmation re: whether or not hunting is a permitted use on the property. The e-mail below is intended to set the record straight in that regard. Please call me to discuss. Thank you. Alicen Wong

From: Brady, Russell [<mailto:RBRADY@rcilma.org>]
Sent: Thursday, October 02, 2008 2:52 PM
To: ntempleton@dfg.gov
Cc: Alicen Wong; Neal, Greg; Baez, Ken; Rush, Adam
Subject: RE: Ramona Duck Club

Hunting is an allowed use not requiring a land use permit on these subject properties. It is the operation of a hunting club that requires a land use permit, which is what the current CUP in process is proposing on a small portion (approx. 1.9 acres) of these properties.

Russell Brady

Contract Planner

Riverside County Planning Department

4080 Lemon Street, 9th Floor

Riverside, CA 92502-1409

p (951) 955-1888

f (951) 955-3157

From: Alicen Wong [<mailto:Alicen.Wong@greshamsavage.com>]
Sent: Thursday, October 02, 2008 2:40 PM
To: Brady, Russell
Subject: Ramona Duck Club

Russell - The Department of Conservation has asked for confirmation from the County that hunting is a permitted use on the 91.49-acre property in Lakeview known as APN 423-040-017, 423-050-008, 425-050-025. Please reply directly to: ntempleton@dfg.gov, with a cc to me. Thank you.
Alicen Wong

GRESHAMSAVAGE

www.greshamsavage.com <<http://www.greshamsavage.com/>>

Alicen Wong

Gresham Savage Nolan & Tilden
A Professional Corporation
550 East Hospitality Lane, Suite 300
San Bernardino, CA 92408-4205

(Phone: (909) 890-4499 Ext. 1811

(Direct Line:(909) 723-1811

(Cellular: (909) 215-8112

+ Fax: (909) 890-2511

* Alicen.Wong@greshamsavage.com

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

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

FROM: Riverside County Planning Department
 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

Project Title/Case Numbers

Jeffery Childers
County Contact Person

951-955-3626
Phone Number

N/A

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

The Conditional Use Permit 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 2 acres includes 8 additional RV parking spaces, two (2) 10 foot by 40 foot cargo 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.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has 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. (\$\$2010.75 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.

Signature

Title

Date

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.doc Revised 01/15/08

Please charge deposit fee case#: ZEA40284 ZCFG3740 .

FOR COUNTY CLERK'S USE ONLY

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

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: Jeffery Childers Title: Project Planner Date: August 11, 2009

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

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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 Jeffery Childers at 951-955-3626.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03464\DH-PC-BOS Hearings\PC 9-30-09\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA40284 ZCFG3740

FOR COUNTY CLERK'S USE ONLY

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
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
\$64.00

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 SBROSTRO Sep 02, 2009 15:16
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!

SET
Hrg.
1-12-10

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR APPEAL

DATE SUBMITTED: December 21, 2009

Appeal of application case No(s): Conditional Use Permit - 3464
List all concurrent applications

Name of Advisory Agency: Planning Commission

Date of the decision or action: October 28, 2009

Appellant's Name: Tom Paulek E-Mail: atpaul44@earthlink.net

Mailing Address: P.O. Box 4036
Indywood Street CA 92549
City State ZIP

Daytime Phone No: (951) 368-4525 Fax No: () NA

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. Planning Commission for: all other decisions. 	<ul style="list-style-type: none"> Clerk of The Board for: Appeals before the Board of Supervisors. Planning Department for: Appeals before the Planning Commission.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> Change of Zone denied by the Planning Commission Commercial WECS Permit Conditional Use Permit Hazardous Waste Facility Siting Permit Public Use Permit Variance Specific Plan denied by the Planning Commission Substantial Conformance Determination for WECS Surface Mining and Reclamation Permit 	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda. <div style="text-align: center; color: red; font-weight: bold;"> RIVERSIDE COUNTY CLERK OF THE BOARD OF SUPERVISORS PAID DATE: <u>Dec. 21, 2009</u> AMOUNT: <u>983.28</u> REC'D BY: <u>YAC</u> </div>

Riverside Office · 4080 Lemon Street, 9th Floor
 P.O. Box 1409, Riverside, California 92502-1409
 (951) 955-3200 · Fax (951) 955-3157
 Form 295-1013 (8/27/07)

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

Murrieta Office · 39493 Los Alamos Road.
 Murrieta, California 92563
 Fax (951) 600-6145

2009-12-09729

APPLICATION FOR APPEAL

<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
<ul style="list-style-type: none"> • Environmental Impact Report 	Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
<ul style="list-style-type: none"> • Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS 	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • Revised Permit 	Same appeal deadline as for original permit.
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit 	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

PLEASE STATE THE REASONS FOR APPEAL.

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

APPLICATION FOR APPEAL

SEE ATTACHED:

*Appeal to Riverside County Board of Supervisors
October 28, 2009 Planning Commission Approval CUP 3436*

Use additional sheets if necessary.

Tom Paulek

PRINTED NAME OF APPELLANT

Tom Paulek

SIGNATURE OF APPELLANT

December 14, 2009

DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.

Appeal to Riverside County Board of Supervisors

October 28, 2009 Planning Commission Approval CUP 3464

The Friends of the Northern San Jacinto Valley first objected to CUP 3464 in May 2008 when the Riverside County Planning Department recommended approval of this project pursuant to a Categorical Exemption under the California Environmental Quality Act (CEQA). We have attached copies of our letters to the Riverside County Planning Department (May 14, 2008) and the County Planning Commission (May 27, 2008) objecting to the use of the CEQA Exemption. Potential project impacts of concern identified by the Friends included the following:

- The project site is located within the lands comprising the San Jacinto Wildlife Area, a principal reserve in the Riverside County Multiple Species Habitat Conservation Plan (Land Use Compatibility/Cumulative impact analysis/ General Plan Consistency).
- The Project site is located in the lakebed of Mystic Lake and is within the 100 year floodplain of the San Jacinto River (Water Quality Degradation/TMDL requirements).
- The floodplain location of the project exposes people to hazardous conditions and raises potential water quality and pollution issues of concern.
- The project site is located in the Alkali Playa Plant Community and likely provides habitat suitable for one or more of the three federally listed plant species restricted largely to the Mystic Lake location (San Jacinto Crownscale, Spreading Navarretia, and Thread-leaf Brodiaea).
- The deposition of lead shot in the Mystic Lakebed from the project proposed shooting facilities will be contrary to Water Quality criteria (Federal Clean Water Act) and detrimental to the diversity of wildlife the MSHCP seeks to conserve.

CUP 3464 next appeared on the Planning Commission Agenda in September, 2009. At that time the County Planning Department recommended the project be approved based on a CEQA Mitigated Negative Declaration (MND). At that public hearing County Counsel advised the Planning Commission they could not approve CUP 3464 unless they had an adequate CEQA document before them (subject to public and SCH review). The Planning Commission conceded this point of law and continued the public hearing until October 28, 2009.

The Friends submitted our September 29, 2009 comment letter to the Planning Commission at the September 30, 2009 public hearing for this project. The September 29, 2009 comments were also incorporated by reference into our October 13, 2009 comment letter on the proposed Mitigated Negative Declaration (MND) for CUP 3464 prior to the close of the CEQA public comment period.

Our September 29, 2009 letter restated the Friends impacts of concern and provided the Planning Commission additional evidence substantiating our concerns that the deposition of lead shot in the Mystic Lakebed would be detrimental to Water Quality and the diversity of wildlife species

the MSHCP seeks to conserve (Wildlife Society Position Statement-Lead in Ammunition and Fishing Tackle).

The Planning Department Initial Study / purported MND indicates the Ramona Duck Club (Project Applicant) will amend the Club corporate by-laws to restrain the use of lead shot on the proposed shooting range. The Friends indicated such a mitigation measure would not be effective or enforceable by the County and would not be commensurate with the serious nature of the discharge of lead at this sensitive location. We indicated the Planning Commission also needed to consider the effect of lead pollution on downstream users of the San Jacinto River (Canyon Lake and Lake Elsinore). We also expressed our frustration with the Planning Departments' cursory project description which serves only to mask the full; extent of the project impacts. We also objected to the Planning Departments failure to provide project maps illustrating the project proximity to the 10,000 acre Davis Road Unit of the San Jacinto Wildlife Area.

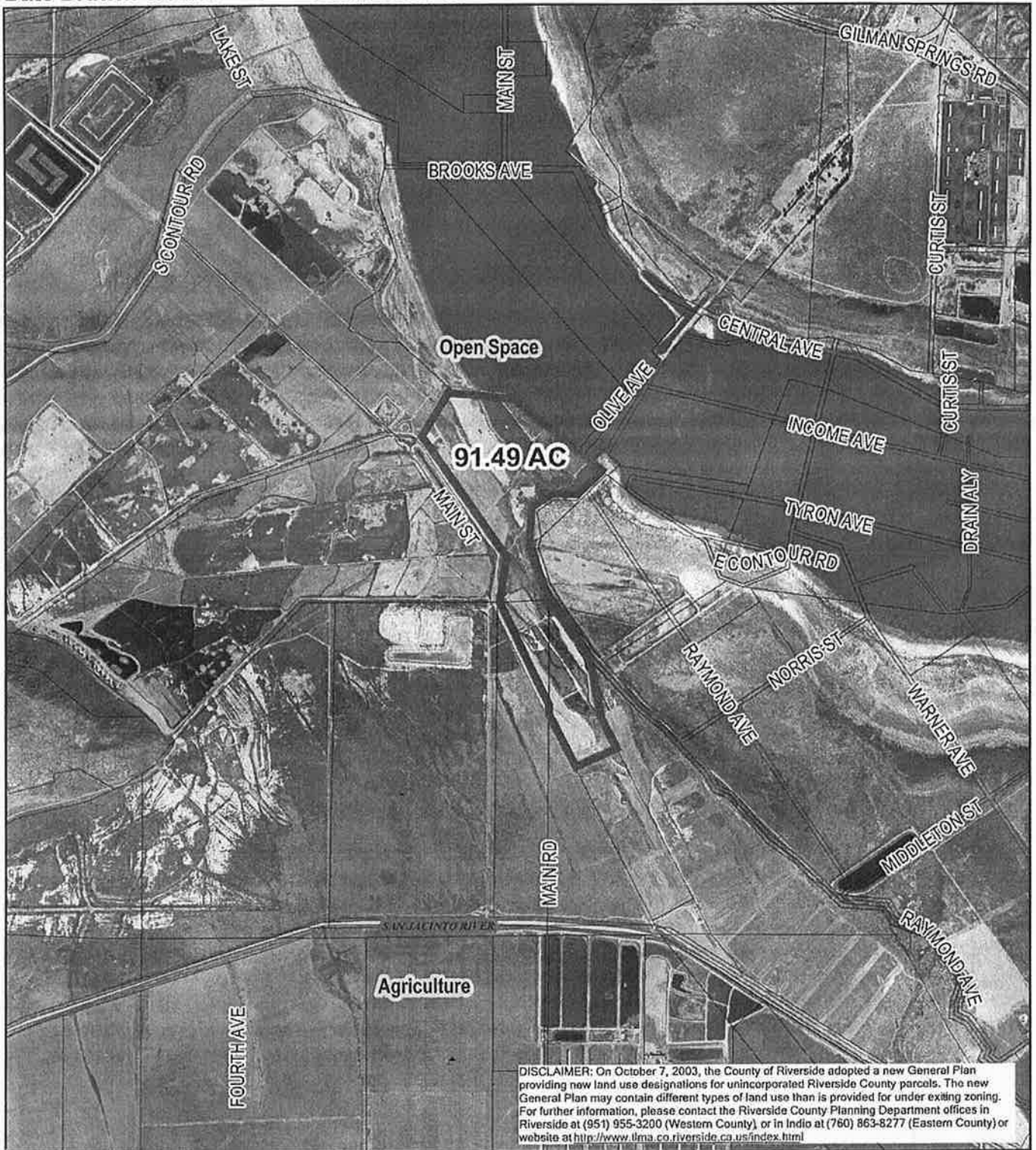
The Friends comment letter of September 29, 2009 also advised the planning Commission the project applicant (Ramona Duck Club) is blocking access to public lands comprising the San Jacinto Wildlife Area. The Friends letter provided recent photographs, included herein, of the applicants' newly constructed iron-gate (THIS PROPERTY IS CLOSED TO THE PUBLIC) preventing the public from accessing hundreds of acres of public land on the SJWA (APN 425050024, 425050004, 423040015, 423040019). The project applicants' blockade of public access to these existing regional conservation/recreation lands is a significant project impact warranting resolution in the project CEQA document. The Friends' expressed the concern that if the project proponent is allowed to prevent public access to these public lands it will constitute a gift of these lands to the project applicant.

At the October 28, 2009 public hearing for CUP 3464 the Planning Commission briefly opened the Public hearing and provided cursory discussion of the issues of concern raised by the Friends (Friends Comment Letter of October 26, 2009 attached). The Planning Commission then summarily gave their Approval to CUP 3464.

Subsequent to the October 28, 2009 Planning Commission Approval of CUP 3464 the Friends requested the State Clearinghouse provide a copy of the purported Mitigated Negative Declaration transmitted by the County Planning Department for review by State Agencies. The State Clearinghouse mailed the requested copy on 11/02/2009 and the CEQA document received (SCH# 2009091053) is included as an attachment to this appeal.

The Friends are requesting the Board of Supervisors vacate the planning Commission October 28, 2009 Approval of CUP 3464. We are requesting the project be sent back to the County Planning Department and the Planning Commission pending preparation of an adequate CEQA document.

Thank you for your consideration.



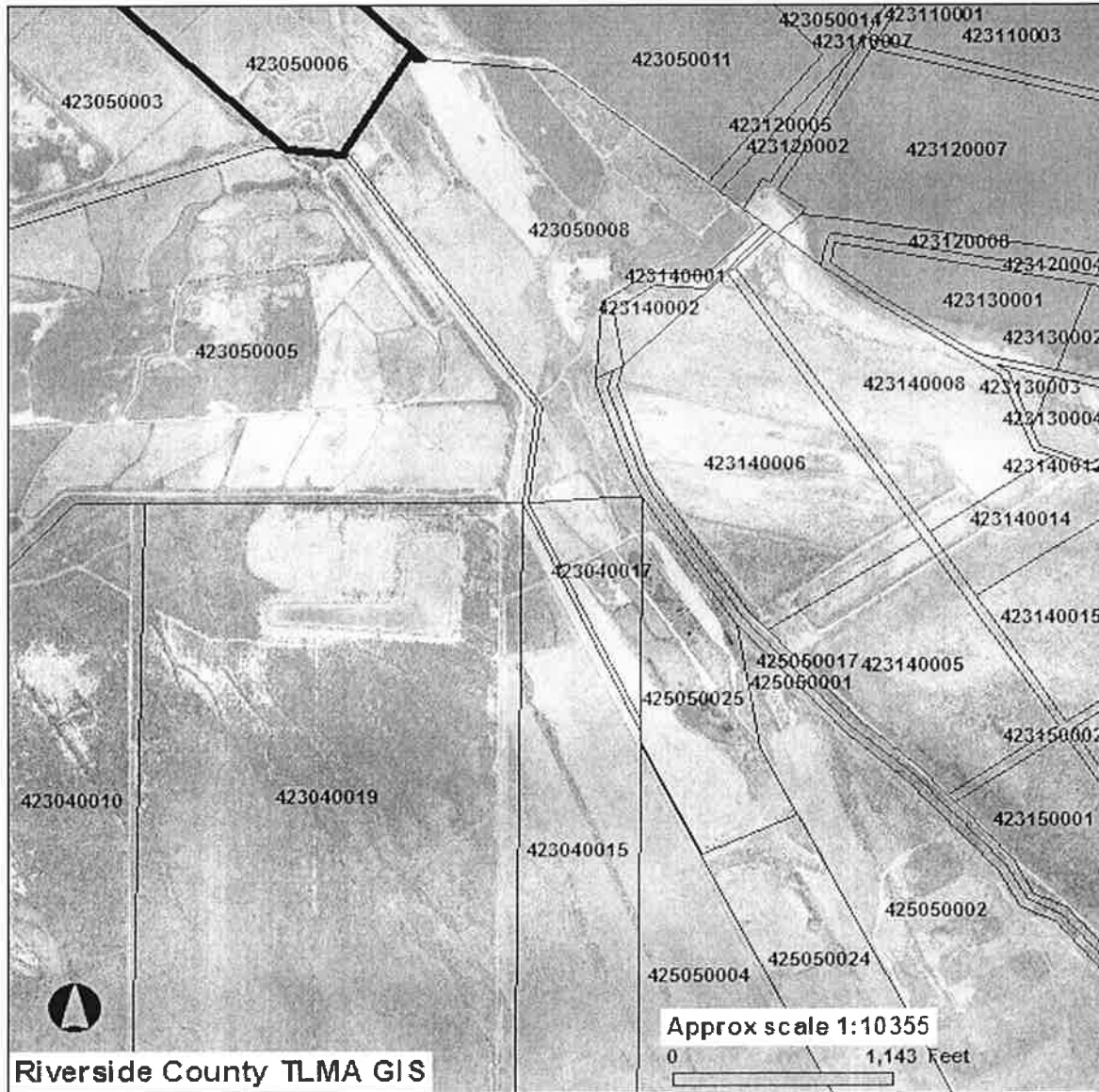
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Lakeview
 Township/Range: T3SR2W
 Section: 27, 28, 33 & 34



Assessors
 Bk. Pg. 423-05
 Thomas
 Bros. Pg. 749 E4

RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

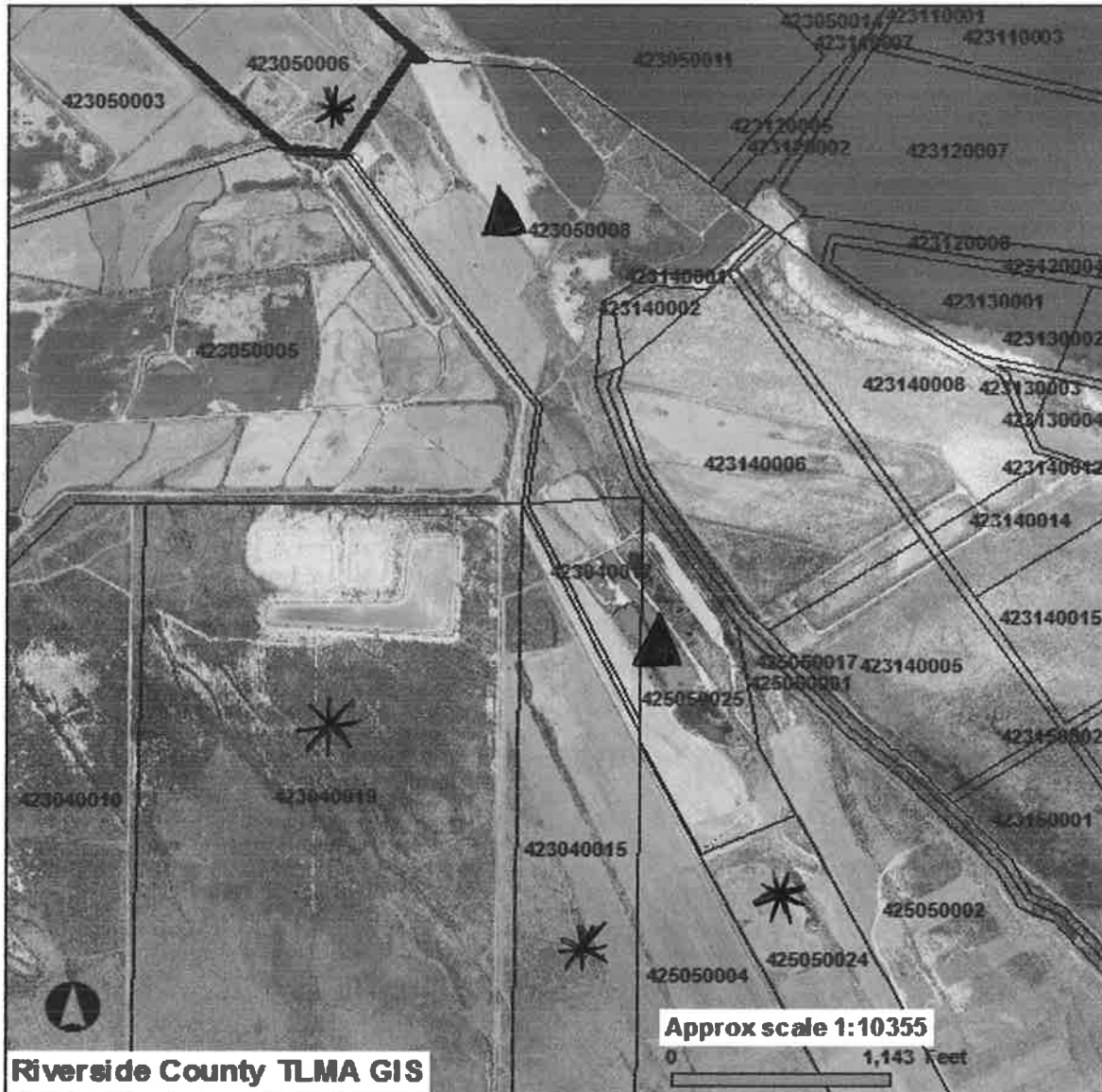
Selected parcel(s):
423-050-006

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Wed Sep 23 17:35:45 2009

RIVERSIDE COUNTY GIS



Selected parcel(s):
423-050-006

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Wed Sep 23 17:35:45 2009

▲ RAMONA DUCK CLUB PARCELS

* State of California - San Jacinto Wildlife Area Parcel

#1

Attachment # 2

**FRIENDS OF THE NORTHERN SAN JACINTO VALLEY
P.O. Box 9097
Moreno Valley, CA 92552-9097**

14 May 2008

Via e-mail & FAX

Mr. Russell Brady, Contract Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409

Dear Mr. Brady:

Re: Hunt Club CUP 03464 – California Environmental Quality Act (CEQA) Section 15301, Categorical Exemption for Existing Facilities

Thank you for providing the Project Description and Site Maps for Hunt Club CUP 03464. This project proposes to develop a recreational trailer park facility (18 sites), establish a private water system and sanitary facilities to serve the trailer sites, a Clubhouse facility, Club office and a 30'x70' storage shed. The Conditional Use Permit (CUP) also seeks to approve the operation of a skeet, target, and clay-sport shooting facility and a dog kennel on the 92-acre site located in the lakebed of Mystic Lake. We assume the shooting facility will be available for use by the general public while the new trailer sites will be available only to the common ownership and/or be leased to members of the public.

We believe the presently proposed use of a CEQA Categorical Exemption for Existing Facilities is incorrect because CUP 03464 is developing new facilities or seeking to validate previous unapproved activities on the project site. In addition this project is located within a particularly sensitive environment, the San Jacinto Wildlife Area, a principal reserve in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is wholly located within the lakebed of Mystic Lake and is well within the 100 year floodplain of the San Jacinto River. This raises flood control (exposure of people to hazardous conditions) and water quality (pollution/TMDL requirements San Jacinto River) issues of concern. The project proponent acknowledges the lakebed site includes the Alkali playa plant community which quite likely provides habitat for one or more of the three federally listed plant species largely restricted to the Mystic Lake location (San Jacinto Crownscale, Spreading Navarretia, and Thread-leaf Brodiaea).

We are also concerned the deposition of lead shot in the Mystic Lake lakebed from the proposed shooting facilities will be contrary to water quality criteria (Federal Clean Water Act) and detrimental to the diversity of wildlife the MSHCP seeks to conserve. The project's night lighting is a concern as well because it will disrupt and deter wildlife use of the surrounding MSHCP conservation area. Also, the cumulative impacts of this type of development/activities within the Mystic Lake General Plan land use designation of Open Space-Conservation requires careful consideration in an appropriate CEQA document.

We are therefore requesting the Planning Department reconsider the use of a CEQA Categorical Exemption for this project. In addition we are requesting the Planning Department conduct an Initial Study (CEQA Section 15063) to determine the appropriate CEQA document for CUP 03464.

Thank you for the opportunity to comment on this project. Should the Riverside County Planning Commission elect to adopt the proposed Categorical Exemption for CUP 03464, please provide the Friends with a copy of the Notice of Exemption at the earliest possible date. Our mailing address is listed in our letterhead and our e-mail address is listed below.

Sincerely,

Ann L. Turner-McKibben, President
(951) 924-8150
e-mail: northfriends@northfriends.org

FRIENDS OF THE NORTHERN SAN JACINTO VALLEY
P.O. Box 9097
Moreno Valley, CA 92552-9097

27 May 2008

Riverside County Planning Commission
4080 Lemon Street, 1st Floor, Board Chamber
Riverside, California 92501

Dear Members of the Riverside County Planning Commission:

Re: May 28, 2008 - Riverside County Planning Commission Agenda Item 4.2 - Conditional Use Permit (CUP) 03464 - Ramona Duck Club

The Friends of the Northern San Jacinto Valley are forwarding their May 14, 2008 comment letter to Mr. Russell Brady, the Contract Planner for the Riverside County Planning Department, regarding Agenda Item 4.2 Conditional Use Permit 03464 - Ramona Duck Club. The Friends' letter states our objections to the Riverside County Planning Department use of a California Environmental Quality Act (CEQA) Categorical Exemption for this project.

The Friends' are requesting that the Riverside County Planning Commission reject the Planning Department's proposed use of a CEQA Categorical Exemption for this project. In addition, we are requesting the Planning Commission direct the Planning Department to conduct an Initial Study (CEQA Section 15063) to determine the appropriate CEQA document for CUP 03464.

Thank you for considering our concerns regarding this project.

Sincerely,

Ann L. Turner-McKibben, President
(951) 924-8150
e-mail: northfriends@northfriends.org

Attachment:

May 14, 2008, Friends of the Northern San Jacinto Valley comment letter regarding CUP 03464, Ramona Duck Club

FRIENDS OF THE NORTHERN SAN JACINTO VALLEY
P.O. Box 9097
Moreno Valley, CA 92552-9097
www.northfriends.org

29 September 2009

Via e-mail: CGRIFFIN@RCTLMA.ORG

Riverside County Planning Commission
Riverside County Administrative Center
4080 Lemon Street
Riverside, CA 92502

Dear Riverside County Planning Commission Members:

Re: Ramona Duck Club Conditional Use Permit 3464, September 30, 2009 Agenda Item

In May 2008 the Friends of the Northern San Jacinto Valley objected to the approval of Conditional Use Permit 3464 (CUP 3464) under a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA). We are once again protesting the continuing faulty implementation of California Environmental Quality Act by the Riverside County Planning Commission.

The Planning Department is now proposing that the project be approved by the Planning Commission based on a CEQA Mitigated Negative Declaration (MND). The Friends became aware of the Planning Department's ongoing faulty review of this project upon reviewing the entire file for CUP 3464. The Planning Commission should recognize that the MND recommended for this project has not been prepared nor does it exist. More importantly the MND, identified only in the CEQA Initial Study, has not been subject to public or State Clearinghouse (SCH) review. Consequently, the Planning Commission is now considering the approval of CUP 3464 without the required CEQA document and the necessary public and SCH review. The Planning Commission consideration of the project is therefore contrary to the requirements of the law (CEQA Guideline 15004; RiverWatch, 170 Cal App.4th pp.1205-1206).

As part of your review of CUP 3464, it should be pointed out that none of the maps in the Planning Department staff presentation outline the adjacent San Jacinto Wildlife Area public lands. The San Jacinto Wildlife Area (SJWA) is 19,000 acres of wildlife habitat managed by the state Department of Fish and Game. The lands are partial mitigation for the loss of wildlife habitat when the State Water Project was built. It is a Stephens' kangaroo rat reserve for the Riverside County Habitat Conservation Agency. It is a cornerstone reserve in the Riverside County Multi-Species Habitat Conservation Plan (MSHCP). The wildlife area needs to be delineated on all maps used in this presentation and within any environmental documents related to this CUP.

The Friends are concerned that the project description remains cursory in order to avoid an examination of the full extent of the project impacts. The proposal continues to propose a trap and skeet range. It is not clear whether or not the trap and skeet range will be open for use by the general public (there is a provision for 20 automobile parking spaces). The Initial Study prepared by the Planning Department staff indicates that the Hunt Club will provide by-laws to restrain the use of lead shot on the shooting range. The Friends believe this proposed mitigation measure is merely a concession to the project proponent. It will not be effective or enforceable by the county and is not commensurate with the seriousness of the discharge of lead at this sensitive location. The Planning Commission also needs to consider the effect of lead pollution on the downstream users (Canyon Lake and Lake Elsinore) of the San Jacinto River. We have attached a copy of The Wildlife Society

position statement on the use of lead ammunition for consideration by the Planning Commission and request it be included in the administrative record for CUP 3464.

The Friends also believe it imperative that the CEQA document for this project examine whether or not a trap and skeet range with its high intensity noise will be a detriment to wildlife use of the MSHCP lands surrounding the project site. It makes little sense for the State of California and the County of Riverside to spend millions of public dollars acquiring wildlife conservation lands and then approve conflicting uses within those conservation lands.

Since our testimony in May 2008, the Friends have become aware that the project applicant (Ramona Duck Club) is inappropriately blocking the access to public lands which comprise the San Jacinto Wildlife Area. Attached are recent photographs of the project proponent's newly constructed iron-gate which is preventing the public from accessing hundreds of acres of public lands on the SJWA (APN: 425050024, 425050004, 423040015, 423040019). The project applicant's blockade of public access to these existing regional conservation/recreational lands is a significant project impact, and it warrants resolution in the CEQA document. The Friends are concerned that if the project proponent is allowed to prevent public access to these public lands it will constitute a gift of these lands to the project applicant.

The Friends are requesting that the Planning Commission defer the approval of CUP 3464 pending the preparation and public review of the appropriate CEQA document for this project.

Thank you for considering our comments. Please notify us of all documents, meetings, and other materials pertinent to this project.

Sincerely,

Ann L. Turner-McKibben, President
(951) 924-8150
e-mail: northfriends@northfriends.org

Attachments:

Lead in Ammunition and Fishing Tackle: Final Position Statement, The Wildlife Society,
Bethesda, MD, July 2009.
Photographs (2), Ramona Hunt Club Entrance Gate, September 2009.



THE WILDLIFE SOCIETY

5410 Grosvenor Lane • Bethesda, MD 20814-2144
Tel: (301) 897-9770 • Fax: (301) 530-2471
E-mail: tws@wildlife.org

Final Position Statement

Lead in Ammunition and Fishing Tackle

Lead has been used in ammunition and fishing tackle for centuries. It is an effective and inexpensive element for the manufacture of projectiles and weights. Although it is a naturally occurring element in the environment, lead has no functional or beneficial role in biological systems, and at very low levels of exposure it can be toxic, depending on the species and the health and age of an individual. At toxic levels lead damages the nervous system, causing paralysis and eventual death; at lower levels it is known to cause a variety of sublethal effects such as neurological damage, tissue and organ damage, and reproductive impairment.

Realization of the hazards of lead ammunition to waterfowl and some upland game birds can be traced to the late 1870s, while the hazards of lead fishing sinkers to waterfowl became apparent in the 1970s, when lead was found to poison swans in the United Kingdom (UK). In the 1970s and 1980s, the UK and some jurisdictions within the United States and Canada began placing restrictions on the use of lead ammunition and fishing tackle. Today lead from ammunition and fishing tackle provides a small fraction of total environmental releases, but it exists in a form that can be readily ingested by some species of wildlife.

Metallic lead can remain relatively stable and intact for decades, even centuries. However, under certain environmental conditions (e.g., acidic or basic water or soil) lead from shot or tackle can be readily released and taken up by plants or animals, causing a range of biochemical, physiological, and behavioral effects in some species of invertebrates, fish, amphibians, reptiles, birds, and mammals. Lead that is adsorbed or incorporated into food items through the soil, as well as lead fragments in carcasses or deposited at shooting sites, is known to be consumed by some birds and small mammals, resulting in elevated lead concentrations. Ingestion by reptiles, birds, and mammals of spent ammunition and lost fishing tackle has also been documented and can cause a range of negative effects in individuals, potentially leading to population-level consequences in some species (e.g., waterfowl, eagles, condors, mourning doves, and loons).

From a public health perspective, lead potentially can lead to a variety of human health problems, such as neurological effects and stunted growth, particularly in children. Although the extent is still unclear, recent research indicates that consumption of game taken with lead ammunition may increase blood-lead levels in humans. When lead that is imbedded in game meat becomes exposed to acid in the human stomach, lead may be absorbed into the system. Even if a lead pellet or bullet completely passes through an animal, a small amount of lead may be left in the tissue and may be absorbed by a person consuming the meat.

Lead poisoning related to spent ammunition and lost fishing tackle has been extensively studied in birds, and at least two studies indicate that the ban on the use of lead ammunition for hunting

waterfowl and coots in North America has successfully reduced lead exposure in waterfowl. Nonetheless, other species such as upland game birds (e.g., doves and quail) and scavengers (e.g., vultures and eagles) have been documented to be exposed to lead, and the California condor population may be at risk. Despite the prohibition on lead shot for waterfowl hunting, current data for raptors and avian scavengers indicate increases in lead exposure in these species, especially during hunting season. Accordingly, 24 states (as of 2008) have instituted restrictions on the use of lead ammunition to minimize effects to upland game birds, eagles, and other species. The hazard of ingested lead sinkers and fishing tackle is well-documented in swans and loons, and restrictions on the sale or use of lead weights have been instituted in parts of the UK, Canada, several other countries, and five states in the U.S. (as of 2008) in order to minimize effects on these and other potentially vulnerable species. There are only limited data on the adverse effects of lead ingestion at shooting ranges, and reproductive and mortality rates at these sites have not been adequately investigated.

There has been an extensive effort in the development, efficacy testing, and regulation of alternatives to lead-based ammunition for hunting waterfowl and waterbirds. Several effective nontoxic alternatives have been approved and currently are available in North America and elsewhere. Several manufacturers have developed nontoxic ammunition that can be used safely in all gauges of modern shotguns, as well as nontoxic rifle bullets for hunting large game. However, the widespread manufacture of this shotgun and rifle ammunition depends on assured markets provided by regulation and enforcement. Nontoxic shot may be used in all clay target sports and currently is required by some shooting facilities. Dozens of substitutes for lead fishing tackle have entered the marketplace in recent years. A few, but not all, alternative metals in fishing tackle have been deemed safe if ingested by waterfowl and some other birds and mammals.

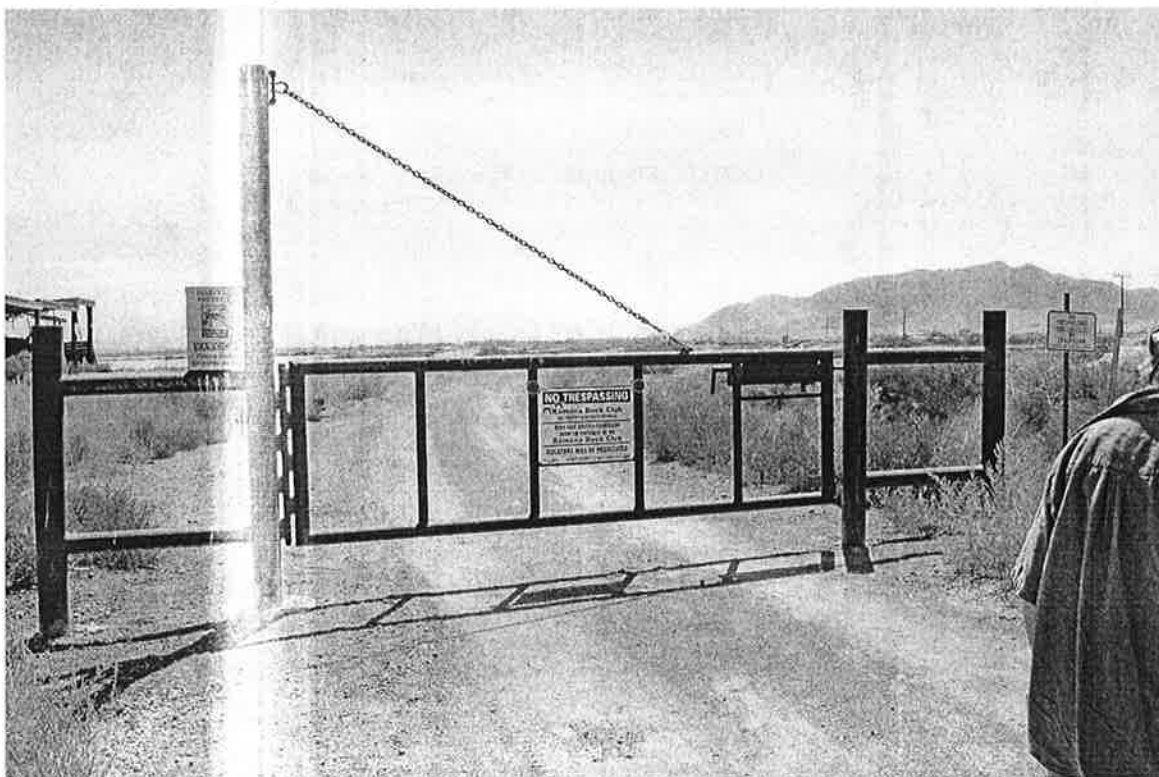
The policy of The Wildlife Society in regard to lead in ammunition and fishing tackle is to:

1. Recognize that lead has been known for centuries to be a broad-spectrum toxicant to humans and wildlife.
2. Advocate the replacement of lead-based ammunition and fishing tackle with nontoxic products, while recognizing that complete replacement may not be possible in specific circumstances.
3. Recognize that the removal of lead for hunting, fishing, and shooting will require collaboration among affected stakeholders (including wildlife professionals, ammunition and tackle manufacturers, sportsmen, policymakers, and the public). It may require a phased-in approach, and will require explicit and targeted educational strategies at both the national and international levels, thereby acknowledging and supporting the crucial role that hunters and anglers play in wildlife management and conservation.
4. Encourage studies on reducing barriers to the development of nontoxic ammunition and fishing tackle, additional research that generates toxicological and environmental chemistry data, monitoring and modeling of exposure effects, and studies predicting consequences of exposure and long-term population-level effects. The need for additional

information, however, should not delay the educational efforts and the phasing-in of nontoxic ammunition and tackle where practicable.

5. Support educational efforts to promote greater public awareness and understanding of the consequences of lead exposure to wildlife populations, and emphasize the potential gains for wildlife and environmental quality from use of nontoxic ammunition and fishing tackle.

Approved by Council July 2009. Expires July 2014.



FRIENDS OF THE NORTHERN SAN JACINTO VALLEY
P.O. Box 9097
Moreno Valley, CA 92552-9097
www.northfriends.org

13 October 2009

Via e-mail (JCHILD@rctlma.org) and FAX (951) 955-3157

Mr. Jeffery Childers, Planner IV
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Childers:

RE: Proposed Mitigated Negative Declaration (MND) for the Ramona Duck Club Conditional Use Permit (CUP) 3464

The Friends of the Northern San Jacinto Valley (Friends) sought to review and comment on the Mitigated Negative Declaration (MND) for CUP 3464, but we were not able to locate an actual MND document. After making several inquires to the Riverside County Planning Department, we were advised the project MND was a compilation of the California Environmental Quality Act (CEQA) Initial Study and the project conditions of approval being recommended by the Riverside County Planning Department. The Friends believe that such an implementation of CEQA by Riverside County is faulty and contrary to the requirements of the law.

The Friends are concerned that Riverside County is improperly implementing CEQA to discourage participation and hinder the review of environmental documents by the public. The Friends are also disturbed that Riverside County appears to be sending faulty or inadequate CEQA documents to the State Clearing House to be reviewed by State Trustee and Responsible agencies.

The Friends request that our comment letter dated September 29, 2009 and presented at the September 30, 2009 Riverside County Planning Commission public hearing on CUP 3464 be incorporated by reference into the subject letter. We have attached a copy of the letter. The Friends are also requesting the Riverside County Planning Commission defer approval of this project until an adequate CEQA document (Mitigated Negative Declaration or Draft EIR) has been presented to the public for review and comment.

Sincerely,

Ann L. Turner-McKibben, President
(951) 924-8150
e-mail: northfriends@northfriends.org

Attached:

Friends of the Northern San Jacinto Valley, September 29, 2009 Comment Letter on the Ramona Duck Club Conditional Use Permit (CUP) 3464

FRIENDS OF THE NORTHERN SAN JACINTO VALLEY

P.O. Box 9097
Moreno Valley, CA 92552-9097
www.northfriends.org

26 October 2009

Via e-mail to: Adam Rush, ARUSH@rctlma.org and FAX: (951) 955-3157

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

Dear Mr. Rush:

**RE: Proposed Mitigated Negative Declaration (MND) for the Ramona Duck Club
Conditional Use Permit (CUP) 3464**

The Friends obtained the documents listed below on the Riverside County Planning Commission agenda web site for the October 28, 2009 meeting.

When we clicked "The Links Below to View Items Related to Agenda Item 7.4" we downloaded the following:

- [Staff Report \(34KB / PDF\)* - Item 7.4 \(Staff Report\)](#)
- [Notice of Determination \(22KB / PDF\)* - Item 7.4 \(Notice of Determination\)](#)
- [Mitigated Negative Declaration \(15KB / PDF\)* - Item 7.4 \(Site map\)](#)
- [Site Plan \(416KB / PDF\)* - Item 7.4 \(Staff Report\)](#)
- [Conditions of Approval - Conditional Use Permit No. 3464 \(Conditions of Approval\)](#)
- [Public Hearing Presentation \(PDF\)* - Item 7.4 \(not available\)](#)

The Notice of Determination states:

- ✓ The Project WILL NOT have a significant effect on the environment.
- ✓ A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,993.00 plus \$64.00)
- ✓ Mitigation measures WERE made a condition of the approval of the project.
- ✓ A Mitigation Monitoring and Reporting Plan WAS adopted.
- ✓ A statement of Overriding Considerations WAS NOT adopted for the project.

The NOD states on its face that the MND and the conditions of approval for the project are separate documents. There are conditions of approval, but the Friends could not locate any

documents titled “Mitigated Negative Declaration”, “Mitigation Measures”, or “Mitigation Monitoring and Reporting Plan”.

The Guidelines for Implementation of the California Environmental Quality Act section 15000 (Authority) states:

The regulations contained in this chapter are prescribed by the Secretary for Resources to be followed by all state and local agencies in California in the implementation of the California Environmental Quality Act. (*City of Santa Ana v. City of Garden Grove* 1979) 100 Cal. App. 3d 521)

The first step in the CEQA process is to prepare an initial study to determine if the project will have a significant impact on the environment. (Guidelines 15063). The staff report indicates that Environmental Assessment No. 40657 identified the following potentially significant impacts:

- a. Biological Resources
- b. Hydrology/Water Quality
- c. Geological Resources
- d. Hazardous Materials

However, the Environmental Assessment was not available as part of the documents which allegedly comprise the MND for this project as required by CEQA.

Guidelines section 15071 states that a Negative Declaration or Mitigated Negative Declaration circulated for public review *shall* include:

- a) A brief description of the project, including a commonly used name for the project, if any;
- b) The location of the project, preferably shown on a map, and the name of the project proponent;
- c) A proposed finding that the project will not have a significant effect on the environment;
- d) An attached copy of the Initial Study documenting reasons to support the finding; and
- e) Mitigation measures, if any, included in the project to avoid potentially significant effects.

The contents described in section 15071 are the minimum required to meet the public participation and public disclosure policies of CEQA.

For Conditional Use Permit 3464, there is no document titled “Negative Declaration”; the name of the hunting club is not mentioned; there is no Initial Study nor is there EA No. 40657; there are no comments with the Initial Study or EA which documents reasons to support the finding of “no significant impact”; there are allegedly mitigation measures in the conditions of approval. However, the four potentially significant impacts listed above are not described at all—the public and responsible agencies have no idea what the potential significant impacts identified by the County are. Therefore, it is impossible to know which of the conditions of approval apply to

which of the unknown possible significant impacts of this project. In addition, there appear to be mitigation measures for impacts which were not identified as significant.

This is NOT a mitigated negative declaration. The Friends have never been told what documents were sent to the State Clearing House, and no Responsible Agency submitted comments on this CUP, because there was no "MND" to comment on. This process is clearly a blatant attempt by the County of Riverside to prevent the public participation and public disclosure requirements of CEQA.

The staff report indicates the project proponent has completed HANS 1533 which determined that approximately 86 acres is required for conservation dedication to the Western Riverside County Regional Conservation Authority (RCA). HANS 1533, in its entirety, must be included in the MND to document that this project will have no significant impacts.

The staff report also indicated that the project site has a conservation easement in process to be recorded with the California Department of Fish and Game which provides for conservation on the project site in addition to or in place of the conservation required by the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP). Both the DFG and the WRCMSHCP conservation easements must be included in the MND to document that this project will have no significant impacts.

It is impossible to determine what mitigation measures for which impacts are buried in the conditions of approval.

- (1) Grading conditions are scattered through the document and include grade 001, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 018, 020 (NPDS permit required), 001, 002, 003, 004, 007, 009, 010, 001, 001—some of these are repeats of the same number with different language and some are repeats of the same language with different numbers. None of the conditions indicate whether or not they are linked to any of the four potentially significant impacts nor do they indicate how these potential impacts might be mitigated by the conditions.
- (2) The one health condition (Health 001) is related to permanent restroom facilities. No mention is made in the conditions limiting the use of portable restrooms on the site to during the five month hunting season only.
- (3) EPD conditions are scattered throughout the document and EPD 001 deals with compliance with the MSHCP, but does not indicate which particular species on the site may be impacted or specific mitigation for these species.

EPD 001 states that a conservation easement will be placed over the entire site even though the staff report states that 86 acres is required for conservation dedication to the RCA. It is unclear if 86 acres is the entire site which MSHCP species will be protected by the conservation easement and how the site is to be managed to protect MSHCP species. CUP amended # 2 EXHIBIT dated 12/17/08 is not included in the documents online. As a phase 1 environmental assessment is to be conducted by the RCA, it is unclear if there is any biological

information at this time available to be included in the MND regarding the impacts of the site or the mitigation for those impacts.

EPD 001 is a repeat of the above conservation easement language.

A third EPD 001 is a repeat of the above conservation easement language.

- (4) Flood 001 states that NO grading or building permits shall be issued on this site. Friends are baffled by the 26 instances of Grading conditions listed above.

Flood 001 seems to state that all new RVs on site must be temporary (less than 180 days) but this condition is not clear.

Flood 002 talks about flood insurance maps and rates.

Flood 003 talks about ordinance 458 and 180 days, but it is unclear how this will be enforced and by whom.

Flood 004 again states new permanent RVs and structures are acceptable, but it is unclear why the storage containers and water tanks are not considered permanent structures.

Flood 005 again states no grading or building permits shall be issued on this site.

- (5) Planning 041 states that no geological study is required because this entitlement does not contemplate structures for human occupancy. It is not explained why the RVs on site (implies that the current RVs are permanent, but new ones will be temporary) are not for human occupancy.

Planning 041 is regarding human remains and the Native American Heritage Commission.

Planning 042 is regarding cultural resources.

Planning 043 is regarding Ordinance 348—but no explanation is given regarding ordinance 348.

Planning 044 is regarding fees.

Planning 045 is regarding lighting.

Planning 046 is regarding building materials per Exhibit B, which is not attached.

Planning 051 is a prohibition on billboards.

Planning 054 permits phased building.

Planning 061 prohibits all permanent residences except for caretakers. This is in conflict with other conditions which prohibit all permanent residences because the site is located in a floodway/floodplain.

Planning 062 requires all hunters to have hunting licenses.

Planning 063 prohibits noise levels to exceed 45 db(A), 10 minute LEQ at the boundaries.

Planning 064 requires periodic noise monitoring reports, as requested by the Department of Building and Safety.

Planning 066 outlines the permit revocation procedures.

Planning 072 requires Ordinance No. 655 to be complied with, but does not indicate whether or not the project site is within the Mt. Palomar Special Lighting Area or not.

Planning 079 states the requirement for all businesses to have a business license, but does not indicate whether this (unnamed) hunting club is such a business.

Planning 082 states that the parts of Ordinance 348 regarding RV patio covers, awnings, and current registration and roadworthiness be complied with.

Planning 083 is triggered if there is 2,500 square feet or more of landscaped area. The Site Plan is unclear on the amount of landscaped area. Also, it is not indicated whether or not the conservation easement(s) will allow any landscaping on the site.

Planning 084 is regarding the County of Riverside's California Friendly Plant List; however, it is not indicated which plants, if any, the conservation easement will allow.

Planning 001 is regarding the date by which the CUP must be begun.

Planning 003 is regarding review of hours of operation. However, no condition limiting the hours of operation could be found.

Planning 006 requires an inspection to determine whether current buildings and structures and uses comply with ordinances 348 and 457 and the CUP conditions. One would think that current buildings and structures would have to pass inspection before, not after, the CUP was issued.

Planning 007 indicated the CUP shall have no termination date.

Planning 019 requires prior to issuance of grading permits (if grading for the purpose of placing structures for human occupancy on this site) certain geological studies must be conducted. No structures for human occupation are permitted, so why is this here?

Planning 031 requires the payment of all back fees.

Planning 032 requires a paleontologist prior to grading permits. But no grading permits can be issued?

Planning 045 repeats the need for geological studies before building structures for human occupancy, but no permanent structures for human occupancy are permitted; is this report needed for the caretaker's residence?

Planning 048 indicates the elevations for buildings shall comply with exhibit B, which is not included. Is this for the storage structures and the water tanks?

Planning 050 requires that roof mounted equipment shall be shielded from ground view.

Planning 062 states that impacts to the San Jacinto School District shall be mitigated. Is this for the caretaker's children?

Planning 065 requires lighting plan approval for all parking lots and outdoor lighting.

Planning 066 repeats that all fees shall be paid in full.

Planning 068 is regarding landscape securities, but there is no indication that any landscaping will be done, or will be permitted by the conservation easements.

Planning 008 repeats that roof-mounted material shall be shielded from ground view.

Planning 011 requires that all utilities, except electrical lines rated 33 kv or greater shall be installed underground. Is this condition retroactive, or only applies to new utilities?

Planning 025 requires these conditions to be verified by Building and Safety.

Planning 028 requires compliance with fee ordinance 810.

Planning 029 requires compliance with fee ordinance 659.

The one condition which Friends were told would be applied to this project was that lead shot would be prohibited, by an amendment to the hunting club's bylaws, on the trap and skeet range

area. This condition could not be found. Our previous comment letters indicate why the trap and skeet range must be prohibited to prevent contamination of the environment, especially in an MSHCP and/or DFG Conservation Easement Area.

The map does not indicate the surrounding lands which are owned by the Department of Fish and Game and comprise the San Jacinto Wildlife Area. Access to these lands via a public road through this site is currently blocked by a locked gate. The SJWA lands surrounding this site must be identified and justification given for gating access to the SJWA lands.

There is no MITIGATED NEGATIVE DECLARATION for the Responsible Agencies and the public to review as required by CEQA. If the County attempted to turn these documents into a MND by putting a title at the top of the page, the alleged MND would not comply with CEQA. There is nothing in the conditions of approval to show that the significant environmental impacts of building this site in a MSHCP criteria area have been mitigated to a level of non-significance. There is no evidence that the proposed conservation easement(s) mitigate the significant environmental impacts, particularly from the trap and skeet range, to a level of non-significance.

Because the alleged MND has failed to identify and mitigate the significant environmental impacts of this project, an Environmental Impact Report is required.

Sincerely,

ANN L. TURNER-MCKIBBEN

Ann L. Turner-McKibben, President
(951) 924-8150
e-mail: northfriends@northfriends.org

Attached:

- Friends of the Northern San Jacinto Valley Comment Letters dated:
 - May 14, 2008, Riverside County Planning Department, Russell Brady, Contract Planner
 - May 27, 2008, Riverside County Planning Commission
 - September 29, 2009, Riverside County Planning Commission
 - October 13, 2009, Riverside County Planning Commission
 - September 2009 Photos, locked gate preventing public access to San Jacinto Wildlife Area

Copy to:

- Riverside County Planning Commission Members
- Ron Goldman, Planning Director, Riverside County Planning Department

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!

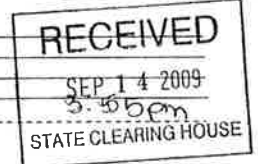
Additional info at www.rctlma.org

Attachment # 6
NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM

SCH#: **2009091053**

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 Zip Code: 92567
 Cross Streets: Northeasterly of Main Street, southwesterly of Contour Road
 Assessor's Parcel No(s): 425-050-025, 423-040- Section 27 Twp: 3 south Range: 2 west Base: San Bernardino
017, and 423-050-008 Total Acres: 91.49
 Latitude/Longitude: 33° 52' 15" North/ 117° 6' 16" West
 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 _____ Transportation: Type _____
 Office: Sq.Ft _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.Ft _____ Acres _____ Employees _____ Power: Type _____ Watts _____
 Industrial: Sq.Ft _____ Acres _____ Employees _____ Waste Management: Type _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: Hunt Club Other: _____
 Water Facilities: Type _____ MGD _____

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 *ost*

State Review Began: 9-15 - 2009

SCH COMPLIANCE 10-14 - 2009

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

SCH#: **2009091053**

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 9/19)

Project Sent to the following State Agencies

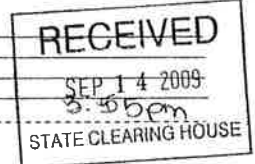
- | | |
|--|--|
| <input checked="" type="checkbox"/> Resources | <input type="checkbox"/> State/Consumer Svcs |
| <input type="checkbox"/> Boating & Waterways | <input type="checkbox"/> General Services |
| <input type="checkbox"/> Coastal Comm | <input type="checkbox"/> Cal EPA |
| <input type="checkbox"/>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

NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM

Sci#: **2009091053**

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Document Type:
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State Clearinghouse Contact: _____
 (916) 445-0613 *OK*

State Review Began: 9-15 - 2009

SCH COMPLIANCE 10-14 - 2009

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> State/Consumer Svcs
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> General Services
<input type="checkbox"/> Coastal Comm	<input type="checkbox"/> Cal EPA
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<input type="checkbox"/> Bay Cons & Dev Comm	<input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC
<input checked="" type="checkbox"/> DWR	<input type="checkbox"/> Yth/Adlt Corrections
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<input type="checkbox"/> Housing & Com Dev	<input type="checkbox"/> Tahoe Rgl Plan Agency
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<input type="checkbox"/> Health Services	

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

SCH#: 2009091053

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 9/19)

Conservancy

Agenda Item No.:
Area Plan: Reche Canyon/Badlands
Zoning District/Area: Hemet/San Jacinto and
Lakeview
Supervisorial District: Fifth
Project Planner: Jeffery Childers
Planning Commission: September 30, 2009
Continued from: June 25, 2008

Conditional Use Permit No. 3464
E.A No. 40284
Applicant: Ramona Duck Club
Engineer/Rep.: Overton Kuhn

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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.

The project site is located northeasterly of Main Street, southwesterly of Contour Road, and easterly of Main Street.

FURTHER PLANNING CONSIDERATIONS:

June 25, 2008

At the June 25, 2008 Planning Commission hearing and the previous hearing of May 28, 2009, it was determined that the project would require an Initial Study to be completed. In the ensuing year the project has been further studied and the project has been re-advertised. The Initial Study has been completed and a Mitigated Negative Declaration has been prepared for the project. Subsequent mitigation measures have been identified based on further analysis and those measures have been included in the Conditions of Approval.

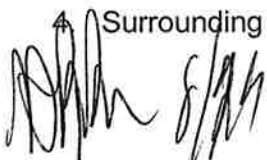
FURTHER PLANNING CONSIDERATIONS:

May 28, 2008

At the May 28, 2008 Planning Commission hearing, concerns from the public were raised on the potential environmental impacts of the project, the adequacy of filing a Notice of Exemption for the project, and the provision of a detailed project description. Planning staff has consulted with County Counsel and Environmental Programs Department (EPD) staff and has determined that the preparation of an initial study would be appropriate to evaluate the potential environmental impacts of the project. Staff is working with the applicant and EPD staff to provide a detailed project description that clearly differentiates between existing and proposed improvements on the site and a list of the multiple accessory uses on the site as well as list any specific uses not allowed. Due to the modification of the environmental determination as well as the change to the project description, the project will be re-advertised.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1): | Vacant, Hunting Club |
| 2. Surrounding Land Use (Ex. #1): | Vacant and Agricultural land to the north, east, south, and west |
| 3. Existing Zoning (Ex. #3): | Rural Residential (R-R), Heavy Agriculture – 10 Acre Minimum (A-2-10) |
| 4. Surrounding Zoning (Ex. #3): | Rural Residential (R-R) to the north, west, and |



- | | |
|-----------------------------------|--|
| 5. General Plan Land Use(Ex. #5): | south, Heavy Agriculture – 10 Acre Minimum (A-2-10) to the north, east, and south |
| 6. Project Data: | Open Space: Conservation (OS-C)
Total Acreage: 91.49 Gross Acres
2.0 Acres per this Permit |
| 7. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of 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,

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

INFORMATIONAL ITEMS:

1. The project site is not located within:
 - a. A high fire area; or
 - b. An agricultural preserve.

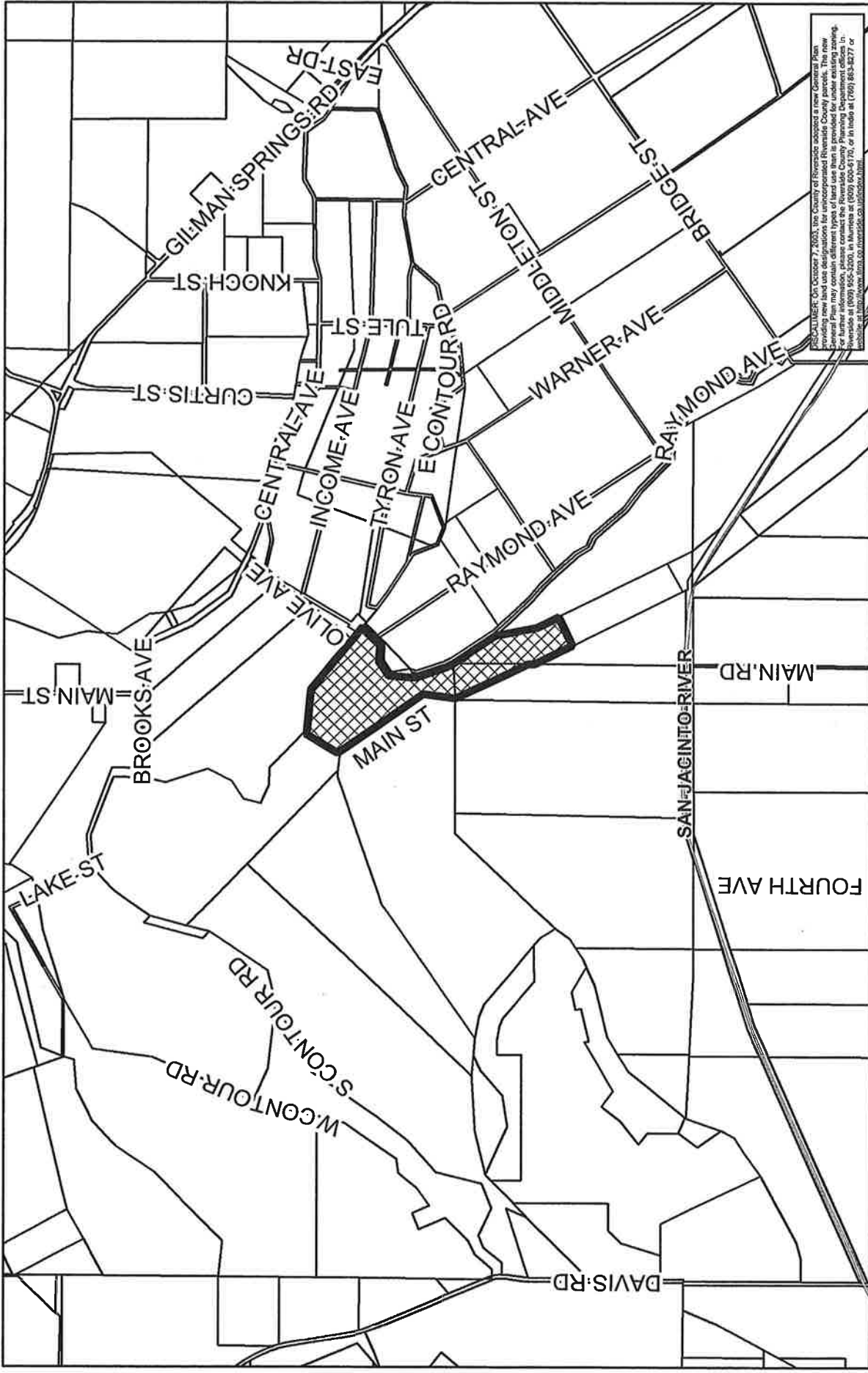
2. The project site is located within:
 - a. The boundaries of the San Jacinto Unified School District;
 - b. Moreno Valley sphere of influence;
 - c. Zone B of Mt. Palomar lighting area;
 - d. A 100-year flood plain;
 - e. A fault zone; and
 - f. The San Jacinto Valley Watershed;

The subject site is currently designated as Assessor's Parcel Number 423-040-017, 423-050-008, 425-050-025.

Supervisor Ashley
 District 5
 Date Drawn: 6/18/09

CUP03464
 VICINITY MAP

Planner: Jeff Childers
 Date: 6/24/09
 VICINITY MAP

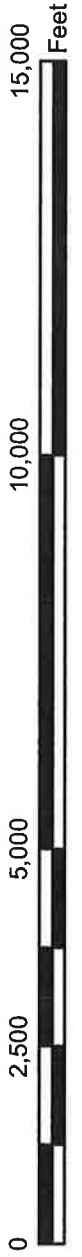


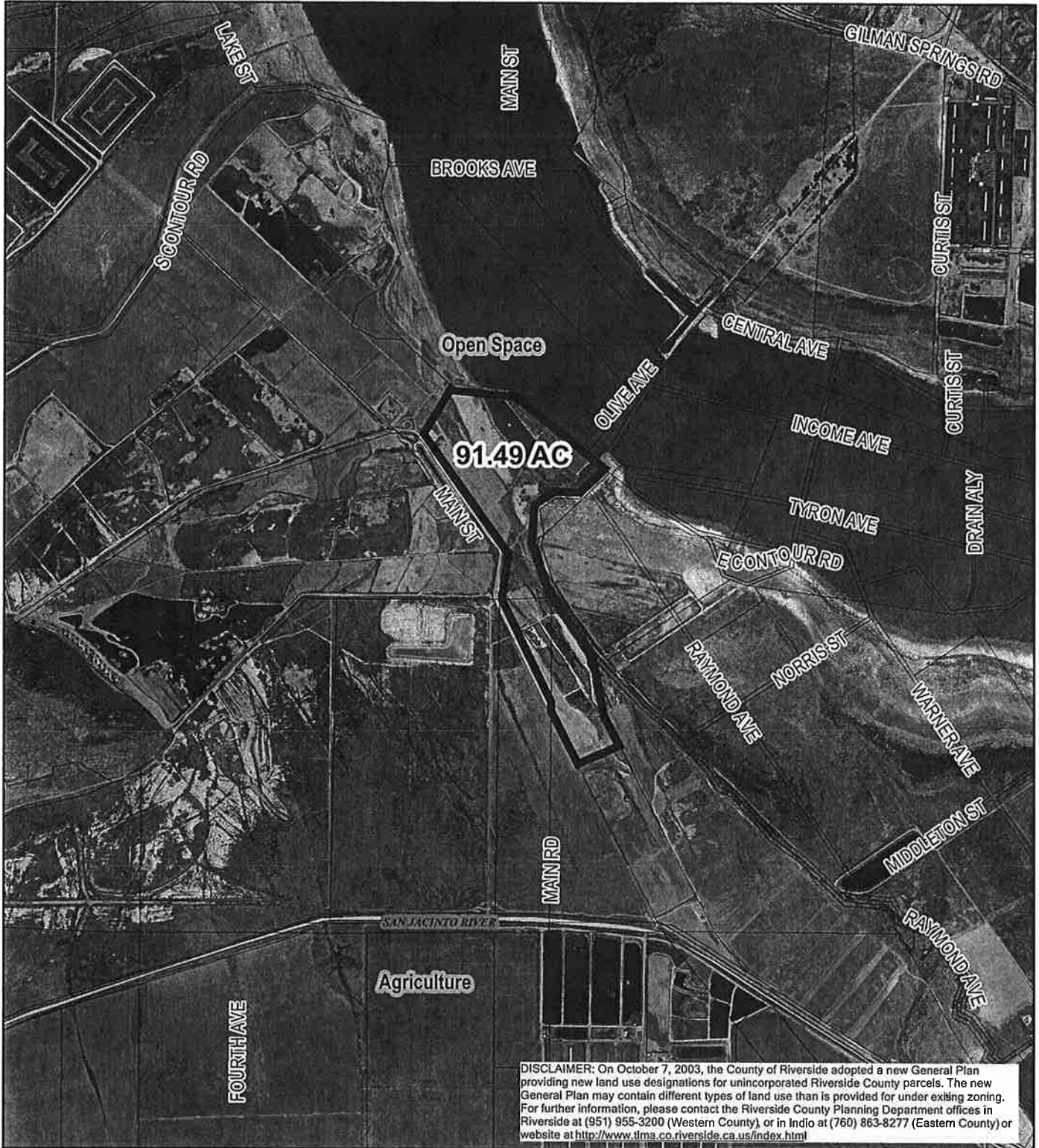
REGULATIONS: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan is a long-range policy statement that provides a framework for the County's future. The General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 900-8170, or in Indio at (760) 863-8277 or visit our website at www.countyofriverside.org/planning.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Lakeview
 Township/Range: T3SR2W
 Section : 27, 28, 33 & 34

Assessors
 Bk. Pg. 423-05
 Thomas 749 E4
 Bros. Pg. 15,000



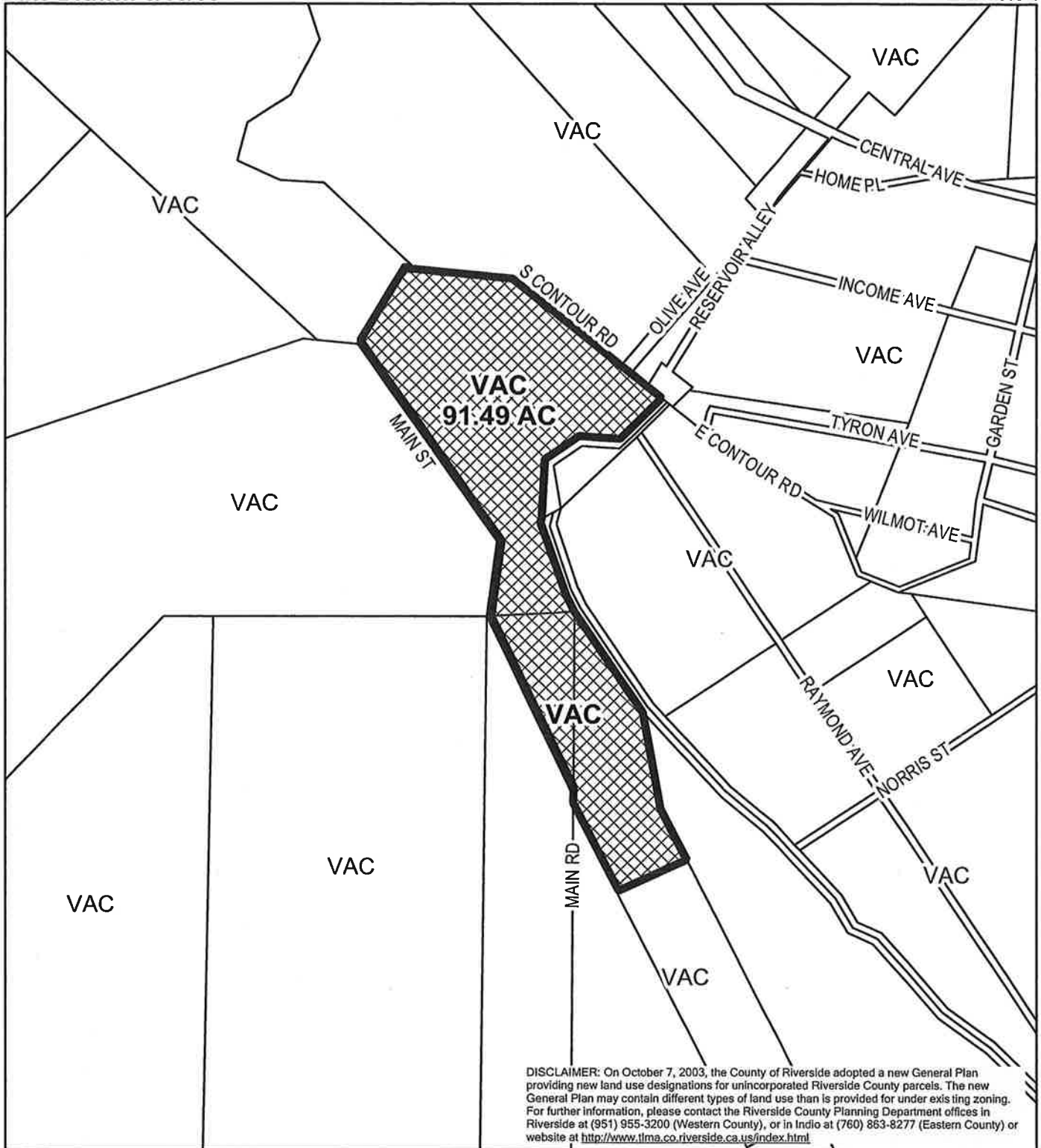


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Lakeview
Township/Range: T3SR2W
Section: 27, 28, 33 & 34



Assessors
Bk. Pg. 423-05
Thomas
Bros. Pg. 749 E4

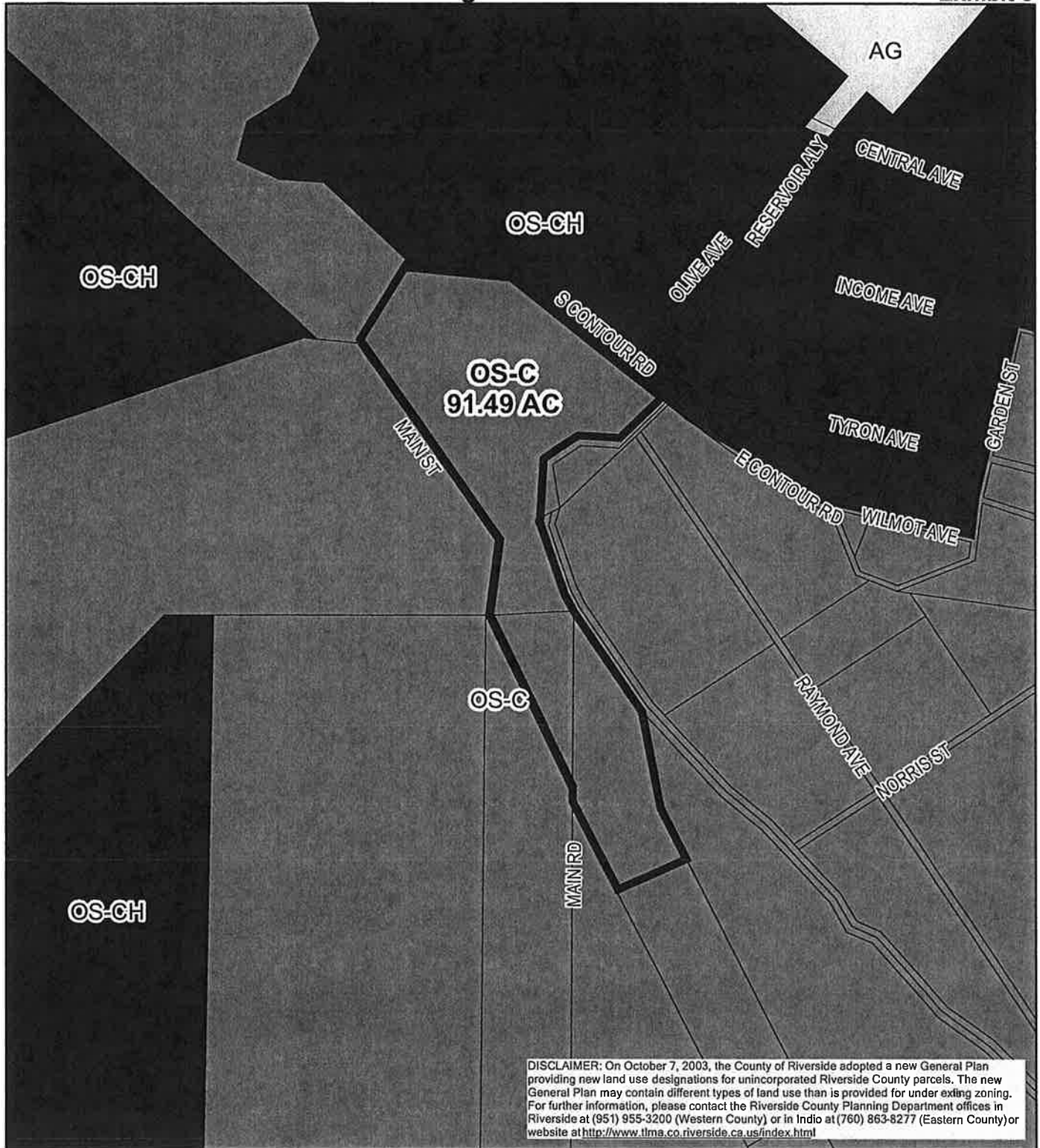


Area: Lakeview
Township/Range: T3SR2W
Section : 27, 28, 33 & 34

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 423-05
Thomas
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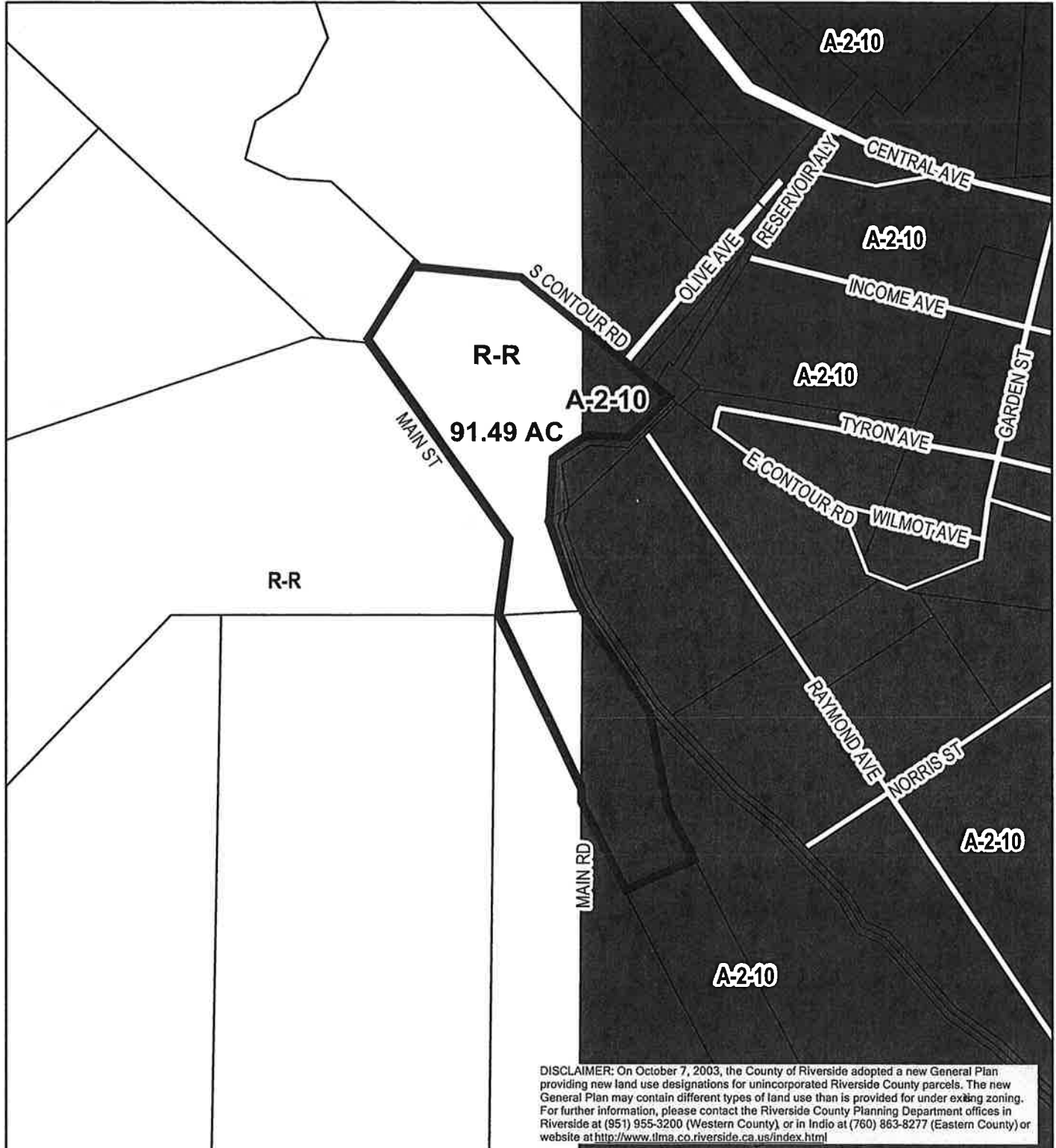
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Assessors
Bk.Pg. 423-05
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Lakeview
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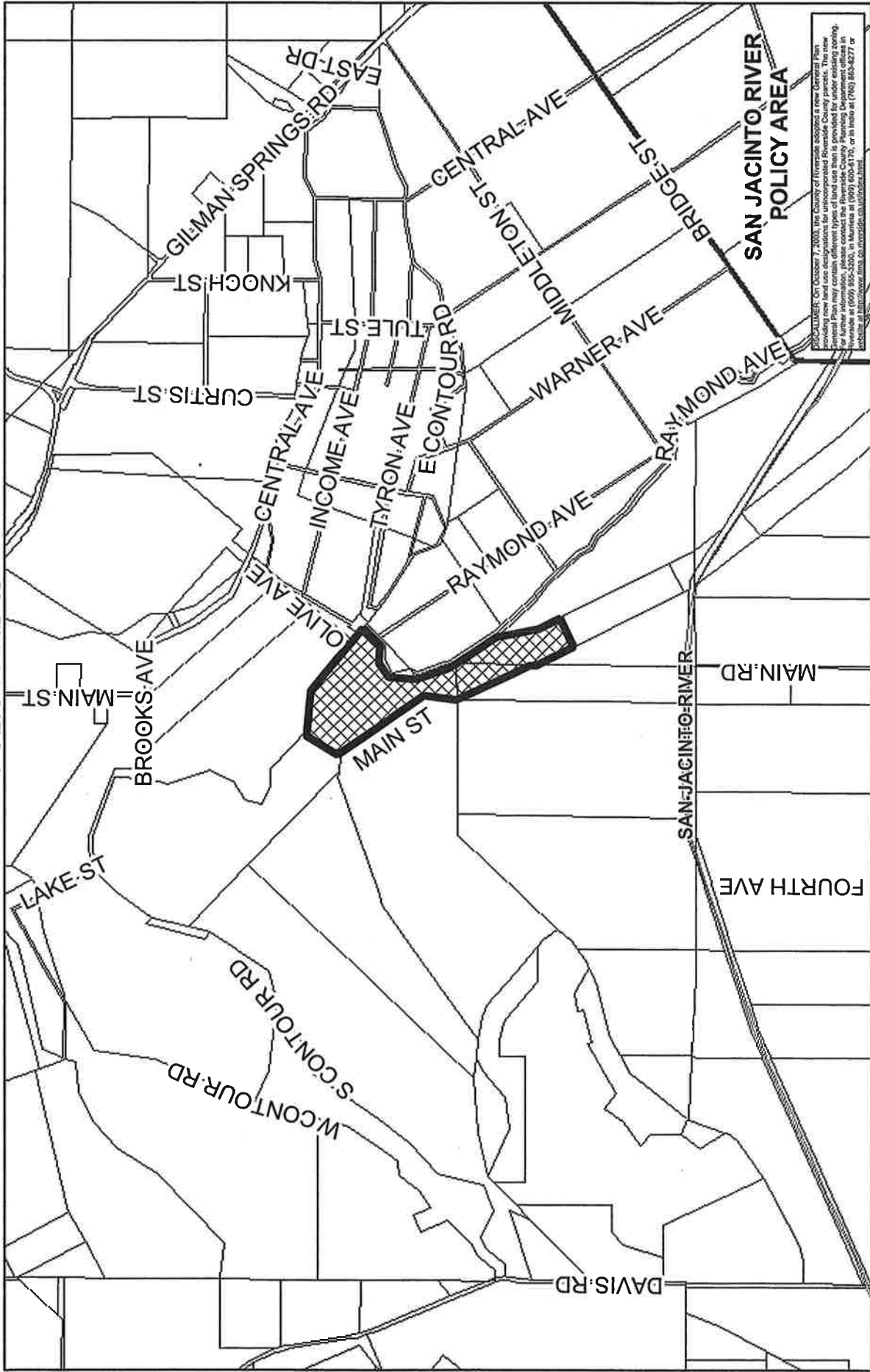


Assessors
Bk. Pg. 423-05
Thomas
Bros. Pg. 749 E4

Supervisor Ashley
 District 5
 Date Drawn: 6/18/09

CUP03464
POLICY AREAS

Planner: Jeff Childers
 Date: 6/24/09
 Exhibit 8



Effective October 7, 2008, the County of Riverside adopted a new General Plan. This new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in either the City of Riverside at (951) 941-1710, or in Inyo at (760) 865-8277 or visit us at www.riversideplanning.com

RIVERSIDE COUNTY PLANNING DEPARTMENT



Area: Lakeview
 Township/Range: T3SR2W
 Section : 27, 28, 33 & 34

Assessors
 Bk. Pg. 423-05
 Thomas 749 E4
 Bros. Pg. 15,000

SITE PLAN

FOR CONDITIONAL USE PERMIT No. 03464

CIP 03464 IS A REQUEST TO PERMIT TRAILERS/VANS TO OCCUPY A 2-ACRE AREA (THE PROPERTY) AT THE SOUTH END OF THE LARGER TRACT (THE PROPERTY) IN THE SAN JACINTO WILDLIFE HAVEN. THE TRACT HAS BEEN DESIGNATED AS A WILDLIFE HAVEN AND HAS BEEN SET ASIDE FOR THE BENEFIT OF WILDLIFE. THE TRACT IS SURROUNDED BY A BUFFER ZONE OF 100 FEET. THE TRACT IS ADJACENT TO THE SAN JACINTO LAKE TRACT AS SHOWN BY MAP ON FILE IN BOOK 5 OF MAPS, AT PAGE 83. RECORDS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA, IN SECTION 34, T. 35, R. 24, S.B.M.

EXISTING IMPROVEMENTS ON THE PROPERTY INCLUDE:
 1) ELEVEN RV/TRAILER PARKING SPACES (DRIT), EACH WITH AN ADJACENT CONCRETE PAD, 12'x12' GARBAGE PAIL, PLUG-IN ELECTRICAL HOOKUP, AND WATER CONNECTION.
 2) A PORTABLE 8' X 12' TOOL SHED.
 3) AN EXISTING WATER-WELL AND
 4) ONE 8' X 40' CARGO CONTAINER IS PARKED ON THE PROPERTY TO STORE AGRICULTURAL MATERIALS.

PROPOSED IMPROVEMENTS ON THE PROPERTY INCLUDE:
 1) SEVEN 10' X 40' RV/TRAILER PARKING SPACES (DIRT), EACH WITH AN ADJACENT 8' X 11'-9" CEMENT PATIO, PLUG-IN ELECTRICAL HOOKUP, AND WATER CONNECTION. EACH RV/TRAILER WILL BE EQUIPPED WITH A PORTABLE GARBAGE PAIL AND A 12'x12' GARBAGE PAIL. A PERMANENT SEPTIC FACILITY IS PROPOSED.
 2) PORTABLE RESTROOMS, TO BE SERVED REGULARLY.
 3) ONE 15' X 40' TRAILER PARKING SPACE (DIRT) CONSISTING OF A TRAILER-TRAILER WITH ATTACHED AWNING, SELF-CONTAINED RESTROOM, AN ELECTRICAL HOOK-UP AND A WATER CONNECTION. A PERMANENT BAR-B-Q MAY BE CONSTRUCTED NEXT TO THE CLUBHOUSE.
 4) A 12' X 12' AND A 30' X 70' COVERED STORAGE AREAS (OPEN-SIDED).
 5) APPROXIMATELY 8' X 40' CARGO CONTAINERS WILL BE PARKED ON THE PROPERTY TO STORE AGRICULTURAL MATERIALS, AND
 6) TWO 7,500-GALLON WATER TANKS FOR IRRIGATION AND FIRE SUPPRESSION.

OWNER OF RECORD: RAMONA DUCK CLUB
 17130 VAN BUREN BLVD., SUITE 108
 RIVERSIDE, CA 92504
 CONTACT: ALICEN WONG
 (909) 723-1811

PREPARED FOR: RAMONA DUCK CLUB
 17130 VAN BUREN BLVD., SUITE 108
 RIVERSIDE, CA 92504
 CONTACT: ALICEN WONG
 (909) 723-1811

PREPARED BY: ACTION SURVEYS
 GRESHAM AVENUE, SOLAN & TILDEN
 550 E. HOSPITALITY LANE, SUITE 300
 SAN BERNARDINO, CA 92408
 (909) 723-1811

ASSESSOR'S PARCEL NO. 425-060-025, 423-040-017, 423-050-068
 PREPARED DATE: DECEMBER 17, 2008

LEGAL DESCRIPTION: PORTIONS OF BLOCKS "A", "C", "D", AND "E" OF THE COMPANY'S SUBDIVISION OF THE SAN JACINTO LAKE TRACT AS SHOWN BY MAP ON FILE IN BOOK 5 OF MAPS, AT PAGE 83, RECORDS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA, IN SECTION 34, T. 35, R. 24, S.B.M.

ACREAGE: 2.00 ACRES GROSS, 2.00 ACRES NET
 OF A.P.N. No. 425-060-025
 RECREATIONAL VEHICLE SPACES: 19
 EXISTING ZONING: A-2-10, HEAVY AGRICULTURE,
 R-R, RURAL RESIDENTIAL
 PROPOSED ZONING: A-2-10, HEAVY AGRICULTURE,
 R-R, RURAL RESIDENTIAL
 EXISTING LAND USE: OS-C, OPEN SPACE CONSERVATION HABITAT
 PROPOSED LAND USE: OS-C, OPEN SPACE CONSERVATION,
 OS-CH, OPEN SPACE CONSERVATION HABITAT

NO.	DESCRIPTION	REMARKS



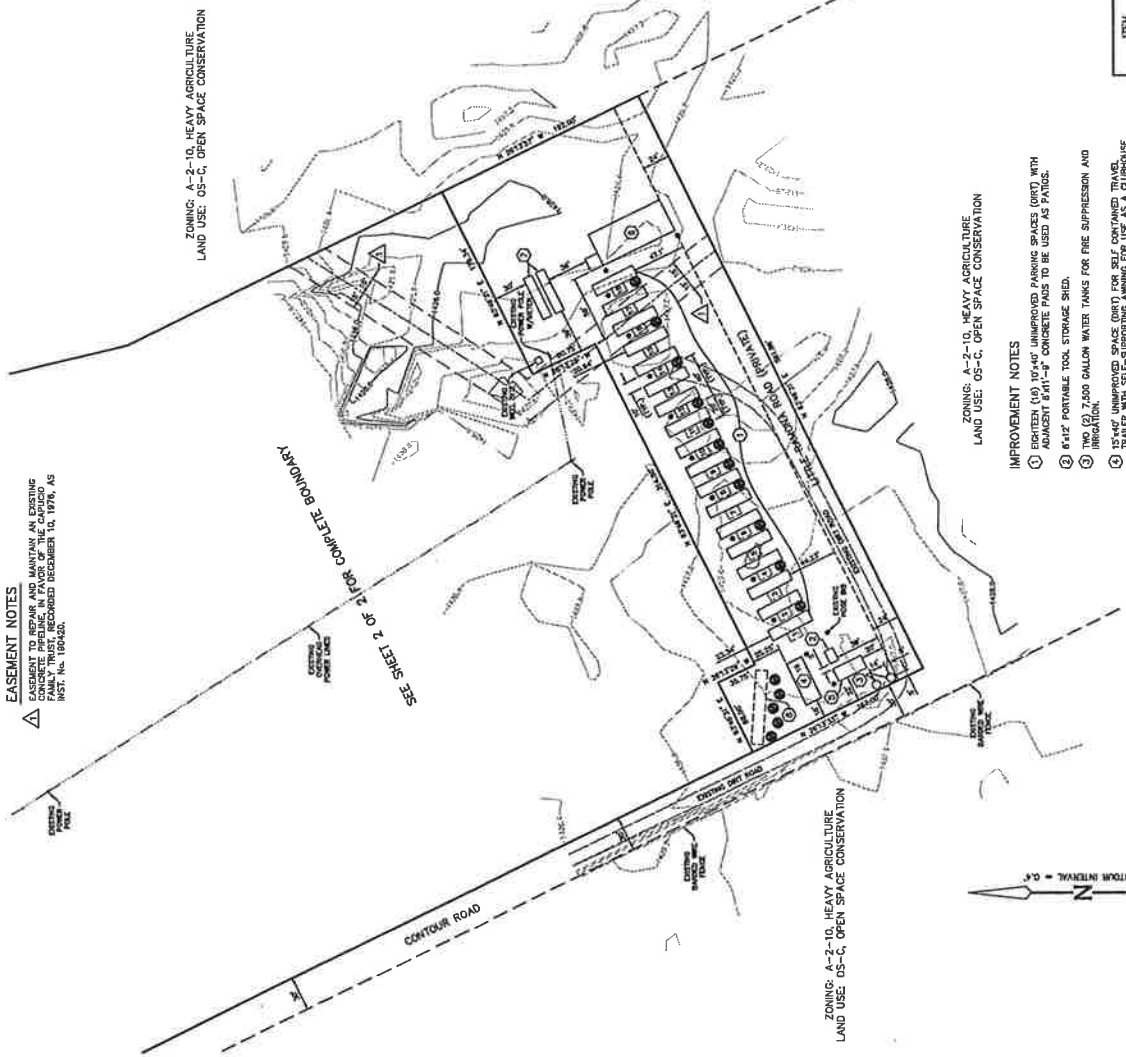
UTILITIES:
 ELECTRIC - SOUTHERN CALIFORNIA EDISON
 GAS - N/A
 WATER - WELL
 SEWER - PUMP-OUT RESTROOMS
 TELEPHONE - N/A
 TELEVISION - N/A

SCHOOL DISTRICT: SAN JACINTO UNIFIED SCHOOL DISTRICT
 1) SEE SHEET 2 OF 2 FOR COMPLETE BOUNDARY INFORMATION.
 2) THE PROJECT IS NOT WITHIN A SPECIAL PLAN.
 3) THE PROJECT IS WITHIN CSA 152.

4) THE LAND IS SUBJECT TO MODERATE LIQUEFACTION WITH A POTENTIAL FOR SUBSIDENCE AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
 5) THE LAND IS IN FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) PER THE INDEX MAP OF COMMUNITY PANEL No. 002451455 G.
 6) THE LAND IS WITHIN A FEMA MAPPED FLOODWAY.
 7) THE OWNER OF RECORD, RAMONA DUCK CLUB, INC., WILL MAINTAIN THE AREAS WITHIN THE 2 ACRE SITE.
 8) ALL EXISTING STRUCTURES, FACILITIES AND FENCES ARE TO REMAIN. THERE WILL BE LESS THAN 5,000 SQUARE FEET OF DISTURBED, IMPROVED, AND IMPERVIOUS AREAS PROPOSED.

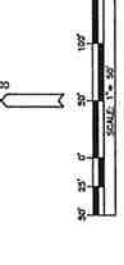
THE FOLLOWING PRIMARY EXHIBIT CHECKLIST ITEMS ARE NOT APPLICABLE FOR THE REASON INDICATED:
 ITEM 24 - NO EXISTING OR PROPOSED STREETS
 ITEM 25 - NO DEDICATIONS PROPOSED
 ITEM 26 - NO GRADING IS PROPOSED
 ITEM 27 - NO SUBSURFACE SEPTIC SEWAGE DISPOSAL PROPOSED
 ITEM 28 - NO GRADING IS PROPOSED
 ITEM 29 - NO DWELLINGS, BUILDINGS OR STRUCTURES PROPOSED
 ITEM 30 - NO EXISTING STRUCTURES OR PAVED AREAS PROPOSED
 ITEM 31 - NO FLAMMABLE/COMBUSTIBLE LIQUIDS PROPOSED
 ITEM 32 - NO STRUCTURES PROPOSED
 ITEM 33 - NO STRUCTURES PROPOSED

ITEM	AREA (S.F.)	% TOTAL AREA
EXISTING IMPROVED AREAS	2,244	2.55%
PROPOSED IMPROVED AREAS	2,244	2.55%
UNIMPROVED AREAS	840	0.78%
UNIMPROVED TRAILER SPACES	840	0.78%
UNIMPROVED TRAILER SPACES	2,200	0.97%
UNIMPROVED TRAILER SPACES	800	0.91%
COMMON SPACE	61,791	68.82%
TOTAL IMPROVED USE AREA	61,791	100.00%



ZONING: A-2-10, HEAVY AGRICULTURE
 LAND USE: OS-C, OPEN SPACE CONSERVATION

IMPROVEMENT NOTES
 1) EIGHTEEN (18) 10'x40' UNIMPROVED PARKING SPACES (DRIT) WITH ADJACENT 8'x11'-9" CONCRETE PATIO TO BE USED AS PATIOS.
 2) 15'x40' PORTABLE TOOL STORAGE SHED.
 3) TWO (2) 7,500 GALLON WATER TANKS FOR FIRE SUPPRESSION AND IRRIGATION.
 4) 15'x40' UNIMPROVED SPACE (DIRT) FOR SELF-CONTAINED TRAVEL, BAR-B-Q, AND GARBAGE PAIL STORAGE (TYPICALLY OCTOBER 15 TO FEBRUARY).
 5) 12'x27' RESTROOMS (PUMP-OUT, NO PERMITS REQUIRED).
 6) 12'x12' COVERED STORAGE AREAS AND PATIOS, BUT NOT TO BE USED FOR STORAGE OF AGRICULTURAL MATERIALS.
 7) 15'x40' UNIMPROVED SPACE (DIRT) DECREASED 15'x40' METEORICAL CARGO CONTAINERS PROVIDING TEMPORARY STORAGE FOR AGRICULTURAL MATERIALS AS NEEDED.
 8) 10'x45' SHEET AND TRAP FACILITY.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson - Agency Director

Planning Department

Ron Goldman - Planning Director

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

FROM: Riverside County Planning Department
 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

Project Title/Case Numbers

Jeffery Childers
County Contact Person

951-955-3626
Phone Number

N/A

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

The Conditional Use Permit 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 2 acres includes 8 additional RV parking spaces, two (2) 10 foot by 40 foot cargo 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.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on _____, and has 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. (\$1,993.00 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.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc Revised 01/15/08

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM

SCH#: _____

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

Project Location

County: RiversideCity/Community: NuevoCross Streets: Northeasterly of Main Street, southwesterly of Contour RoadZip Code: 92567Assessor's Parcel No(s): 425-050-025, 423-040- Section 27 Twp: 3 south Range: 2 west Base: San Bernardino 017, and 423-050-008Latitude/Longitude: 33° 52' 15" North/ 117° 6' 16" WestTotal Acres: 91.49Within 2 miles: State Hwy#: 60Waterways: San Jacinto RiverAirports: N/ARailways: N/ASchools: N/A

Document Type:

CEQA: NOP Draft EIRNEPA: NOIOther: 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 _____ Transportation: Type _____ Office: Sq.Ft _____ Acres _____ Employees _____ Mining: Mineral _____ Commercial: Sq.Ft _____ Acres _____ Employees _____ Power: Type _____ Watts _____ Industrial: Sq.Ft _____ Acres _____ Employees _____ Waste Management: Type _____ Educational: _____ Hazardous Waste: Type _____ Recreational: Hunt Club Other: _____ Water Facilities: Type _____ MGD _____

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 FiscalPresent 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

Reviewing Agencies Checklist
 (Recommend Clearinghouse distribution by checking appropriate boxes)

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating/Waterways, Dept. of Calif. Highway Patrol | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Caltrans District # 8 | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Conservancy | <input type="checkbox"/> Regional WQCB # <u>*SELECT ONE*</u> |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Conservancy |
| <input type="checkbox"/> Education, Dept. of Office of Public School Construction | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input checked="" type="checkbox"/> Fish & Game Region #6 | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Office of Historic Preservation | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Housing and Community Development | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |

Public Review Period (to be filled in by lead agency)

Starting Date: September 4, 2009

Ending Date: October 5, 2009

Lead Agency: Riverside County Planning Department
 Consulting Firm _____
 Address: 4080 Lemon Street
 City/State/Zip: Riverside CA 9502
 Contact: Matt Straite
 Phone: 951-955-0545

Applicant Ramona Duck Club
 Address: 11750 Sterling Ave. Suite E
 City/State/Zip: Riverside, CA 92503
 Phone: 951-955-3626

Signature of the Lead Agency Representative  Date: 9-2-09

Envelopes to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
Certified or Fed Ex packages to: State Clearinghouse, 1400 Tenth Street, Suite 222, Sacramento, CA 95814

Revised: 6/12/07
 Y:\Planning Case Files-Riverside office\CUP03464\DH-PC-BOS Hearings\PC 9-30-09\SCH\NOC and Environmental Transmittal Form.doc

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: CUP03464

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: Jeffery Childers Title: Project Planner Date: August 11, 2009

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

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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 Jeffery Childers at 951-955-3626.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * T0512686

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: RAMONA DUCK CLUB \$64.00
paid by: CK 777
paid towards: CFG03740 CALIF FISH & GAME: DOC FEE
CALIF FISH & GAME FEE FOR EA40284
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!

Additional info at www.rctlma.org



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

December 29, 2009

PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
VIA FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: APPEAL OF CUP 3464

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **one (1) time on Friday, January 1, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Tuesday, December 29, 2009 8:18 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: APPEAL OF CUP 3464

Sorry Cecilia, this will publish on 1/1

Please be advised that our office will be closed on 1/1/10 and will not re open until 1/4/10. With that being said please be advised that we will have holiday deadlines if you have questions as to what the deadlines are please give us a call at 800-880-0345

Holly Martindale
Legal Advertising
Direct line ~ 951-368-9275
Fax ~ 951-368-9018
hmartindale@pe.com



From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, December 29, 2009 8:09 AM
To: PE Legals
Subject: FOR PUBLICATION: APPEAL OF CUP 3464

Hello! Attached is a Notice of Public Hearing, for publication on Friday, Jan. 1, 2010. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE A CONDITIONAL USE PERMIT IN THE RECHE CANYON / BADLANDS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 12, 2010, at 1:30 P.M.** to consider the appeal filed by Tom Paulek on the Planning Commission decision to approve the application of Ramona Duck Club – Overton Kuhn on **Conditional Use Permit No. 3464**, which proposes 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 project is located northeasterly of Main Street, southwesterly of Contour Road, and easterly of Main Street in the Reche Canyon / Badlands Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 40284**.

The proposed project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RAY JUAREZ, PROJECT PLANNER, AT (951) 955-9541 or e-mail at RJUAREZ@rctlma.org.

Any person wishing to testify in support of or in opposition to the proposed project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the proposed project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated: December 29, 2009

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant