



## Gil, Cecilia

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**From:** Marshall, Tammie [tmarshal@asrclkrec.com]  
**Sent:** Tuesday, December 29, 2009 8:24 AM  
**To:** Gil, Cecilia; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: APPEAL CUP 3464

Rec'd and Posted.

Tammie

---

**From:** Gil, Cecilia  
**Sent:** Tuesday, December 29, 2009 8:09 AM  
**To:** Meyer, Mary Ann  
**Cc:** Marshall, Tammie  
**Subject:** FOR POSTING: APPEAL CUP 3464

Good Morning! Can you please Post this Notice of Public Hearing, and 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.***

## CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify  
(NAME and TITLE)

that I am not a party to the within action or proceeding; that on December 29, 2009, I  
mailed a copy of the following document:

### Notice of Public Hearing for: Appeal on CUP 3464

to the parties listed in the attached labels, by depositing said copy with postage thereon fully  
prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** January 12, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: December 29, 2009  
Cecilia Gil

**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

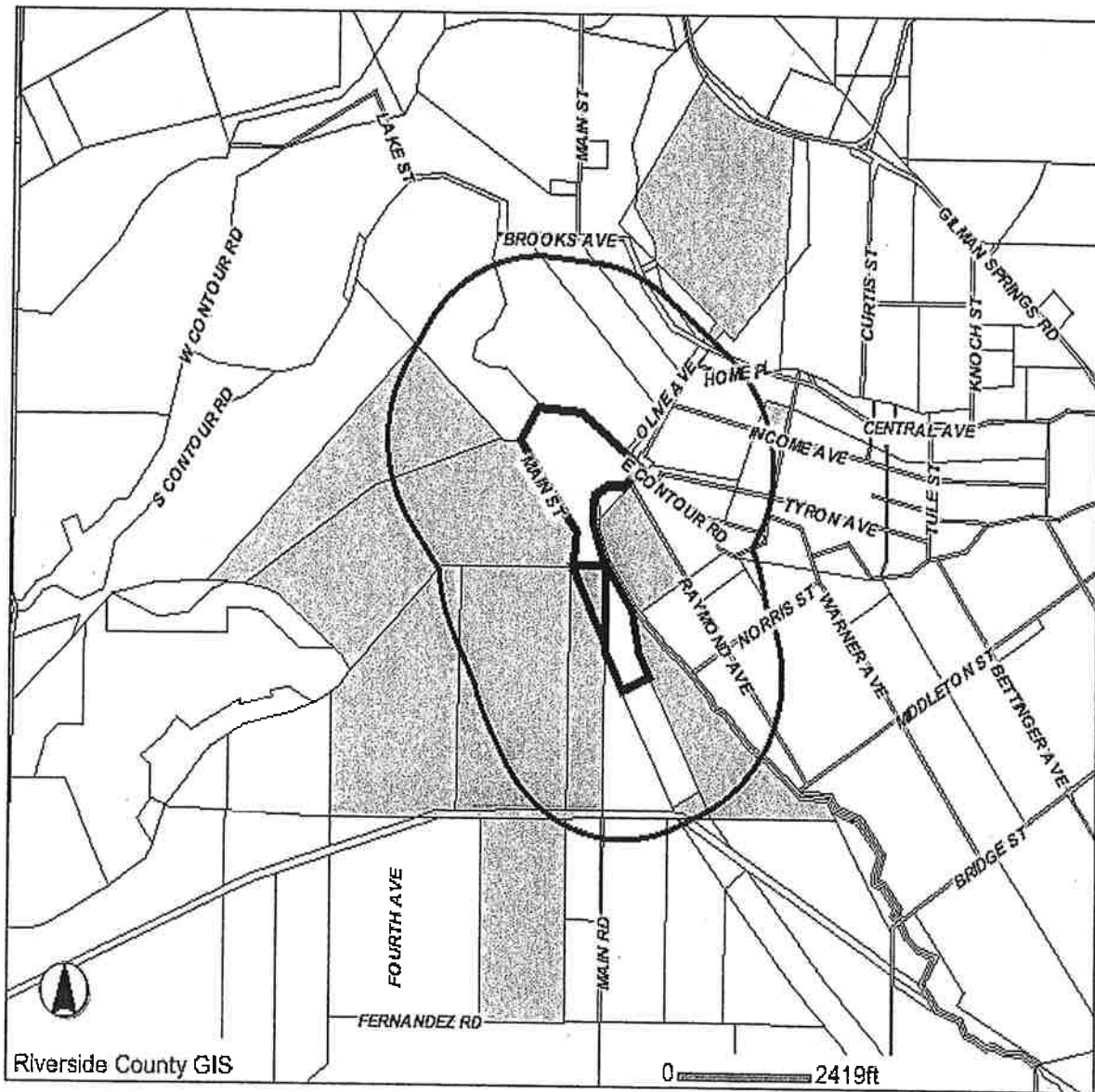
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 8/11/09 *[Signature]*  
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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12-14-09,

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

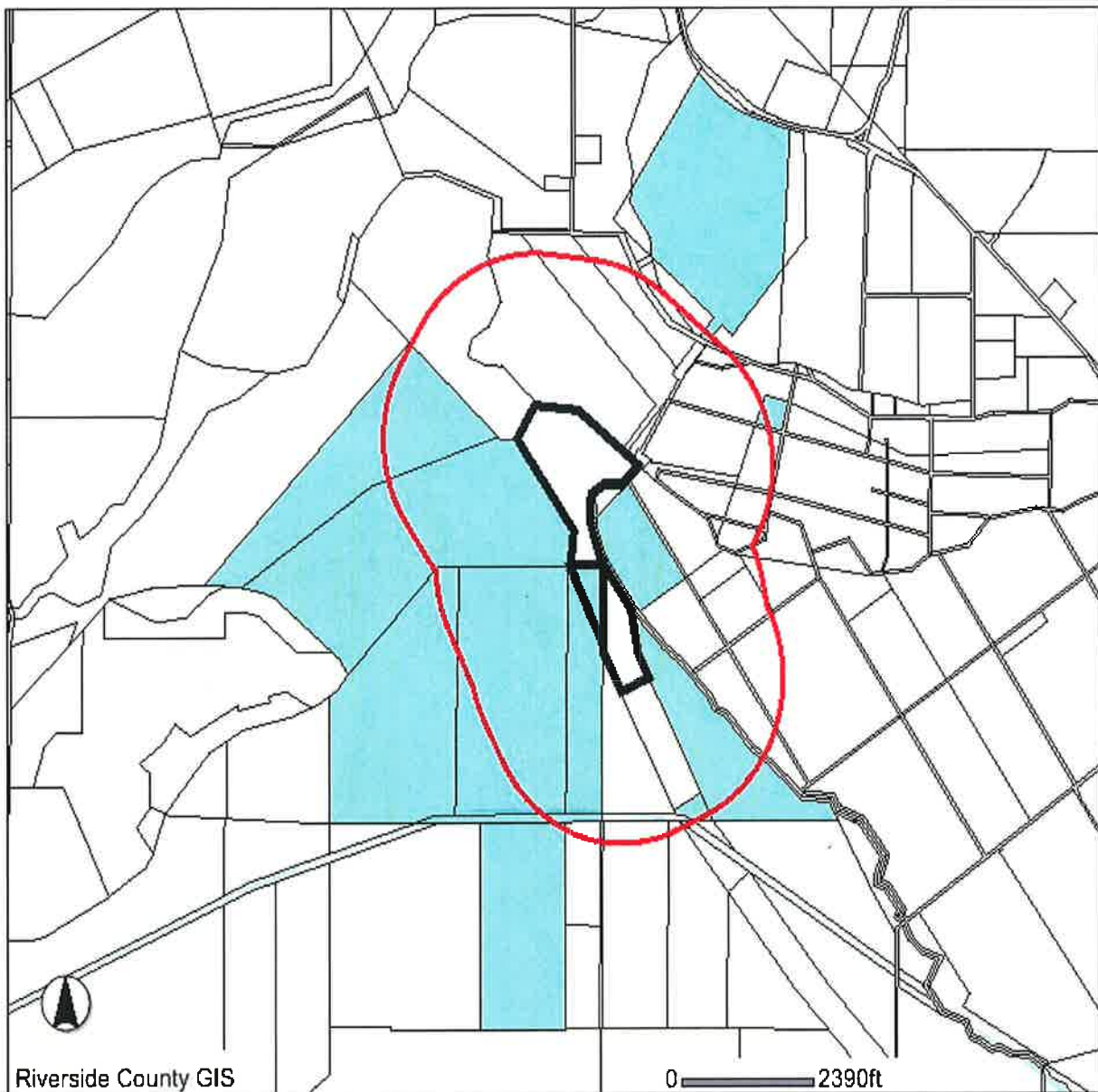
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

## 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...12/14/2009

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

Friends of the Northern San Jacinto Valley  
P.O. Box 9097  
Moreno Valley, CA 92552-9097

Applicant:  
Ramona Duck Club  
Malcolm Smith  
1750 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



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

George A. Johnson · Agency Director

**Planning Department**

Ron Goldman · Planning Director

303B

November 16, 2009

**SUBJECT:** Conditional Use Permit No. 3464

**SECTION:** Development Review – Riverside Office

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department

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

- |   |   |
|---|---|
| <input type="checkbox"/> Approve  | <input type="checkbox"/> Set for Hearing  |
| <input type="checkbox"/> Deny   | <input type="checkbox"/> Publish in Newspaper: Press Enterprise                                 |
| <input type="checkbox"/> Place on Policy Calendar   | <input type="checkbox"/> Adopt Mitigated Negative Declaration                                   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Administrative Action                              | <input type="checkbox"/> Certify Environmental Impact Report                                    |
| <input type="checkbox"/> Place on Section of Initiation Proceeding                              | <input type="checkbox"/> Notify Property Owners   |
| <input checked="" type="checkbox"/> File: NOD and Mit. Neg. Declaration                         | <input type="checkbox"/> Labels provided  |
| <input checked="" type="checkbox"/> Labels provided: YES  | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |
| <input type="checkbox"/> If Set For Hearing:  |   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |   |

**Designate Newspaper used by Planning Department for Notice of Hearing:** Press Enterprise

**PLEASE SCHEDULE FOR DECEMBER 22, 2009 AGENDA**

**Clerk Of The Board**

Please charge your time to case number(s): ZCUP03464  
ZEA40284

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

- Mitigated Negative Declaration
- Notice of Determination
- Fish & Game Receipt (CFG3740)

12/21/09  
APPEALED FILED  
DO NOT POST

Revised: 11/16/09

Y:\Planning Case Files-Riverside office\CUP03464\DH-PC-BOS Hearings\11A coversheet CUP03464.doc

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

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

DEC 22 2009 1.2

Roy  
11/24/09

**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: 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) – 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](mailto: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](mailto:cgriffin@rctlma.org).

**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](mailto: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](mailto: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 30<sup>th</sup> Planning Commission date. The project was continued to the October 28<sup>th</sup> 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:

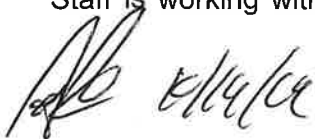
June 25, 2008

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<br>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;

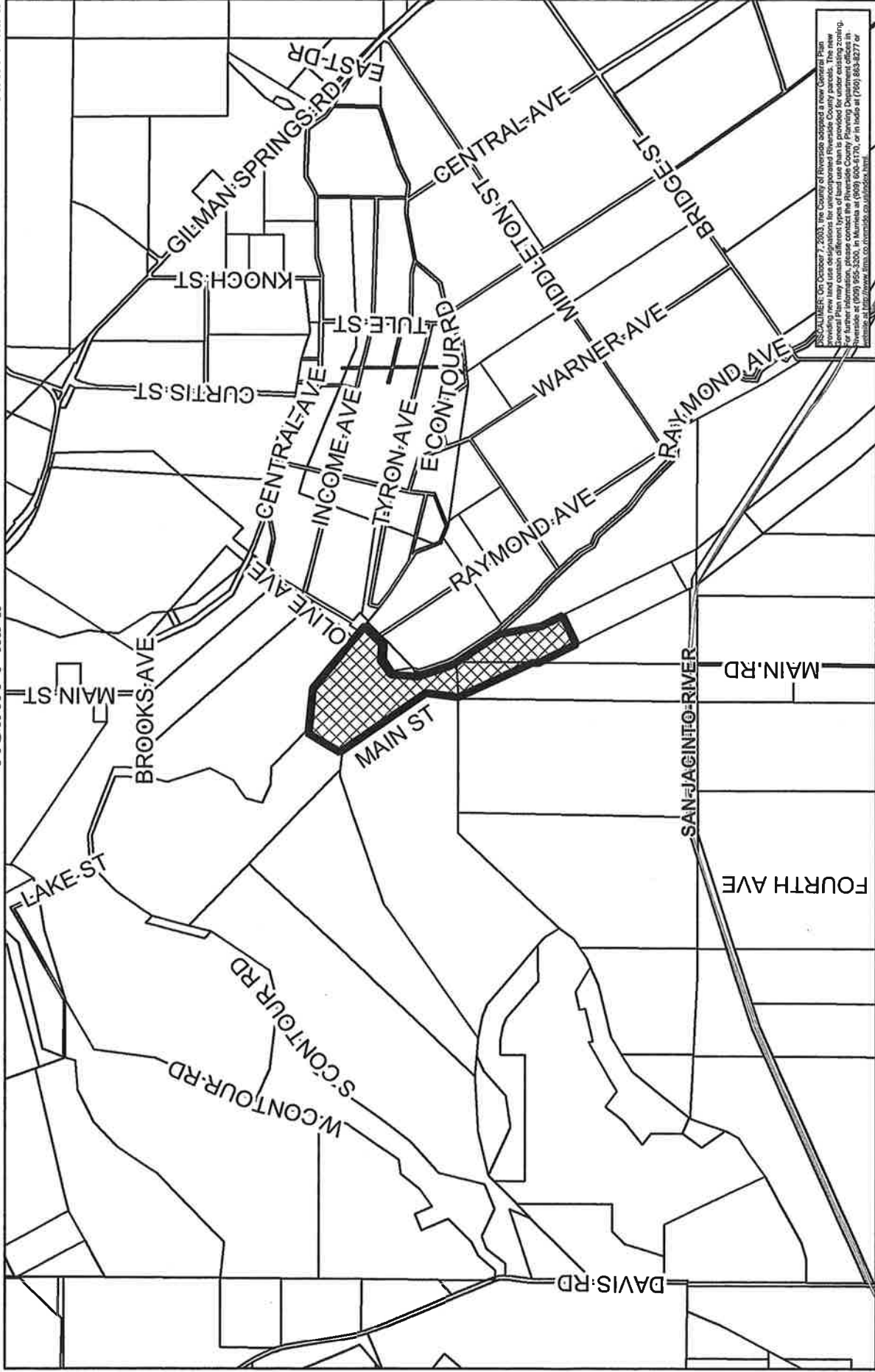
The subject site is currently designated as Assessor's Parcel Number 423-040-017, 423-050-008, 425-050-025.



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

CUP03464  
VICINITY MAP

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

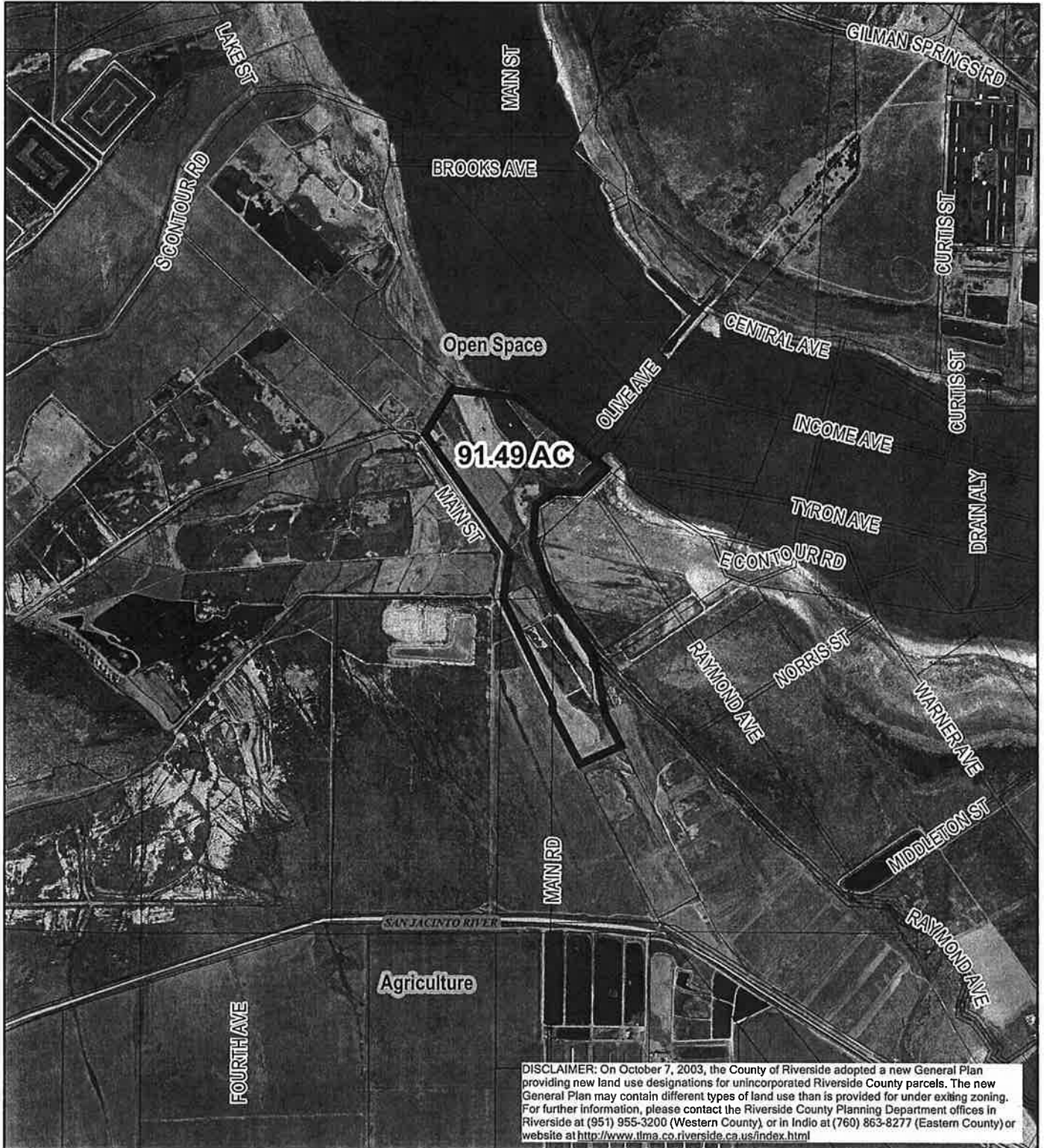


RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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

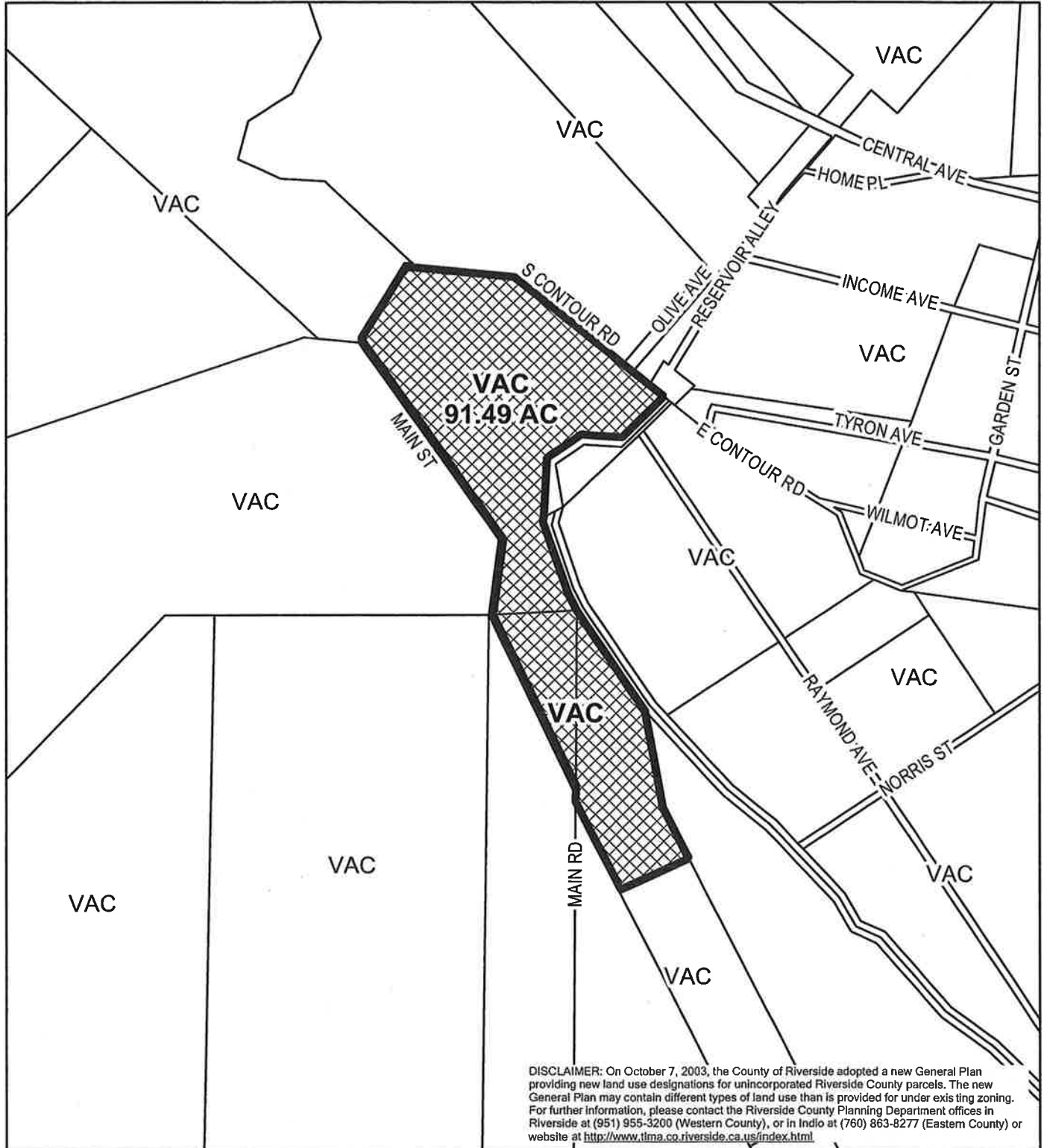


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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



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

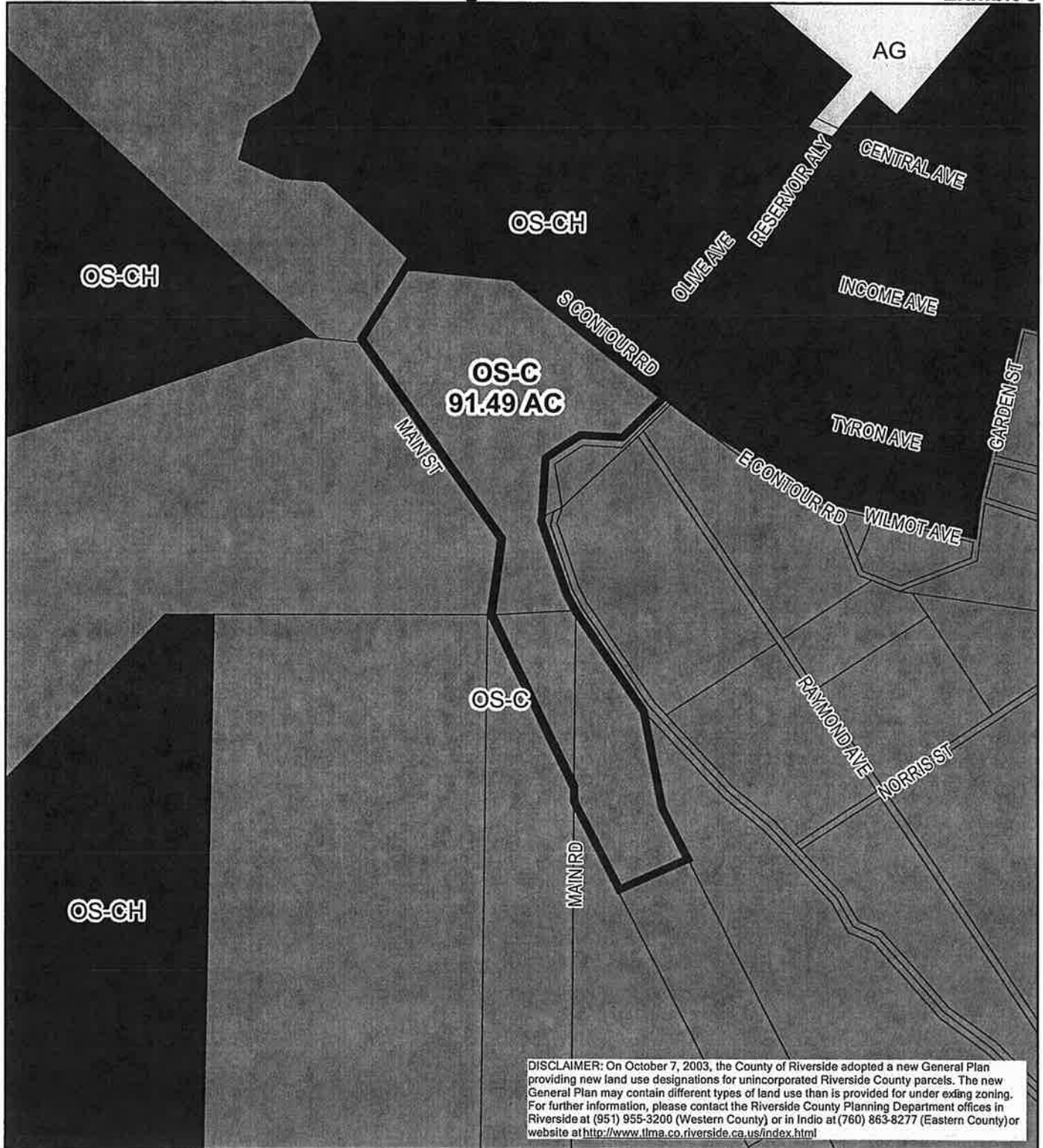


Area: Lakeview  
Township/Range: T3SR2W  
Section : 27, 28, 33 & 34

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



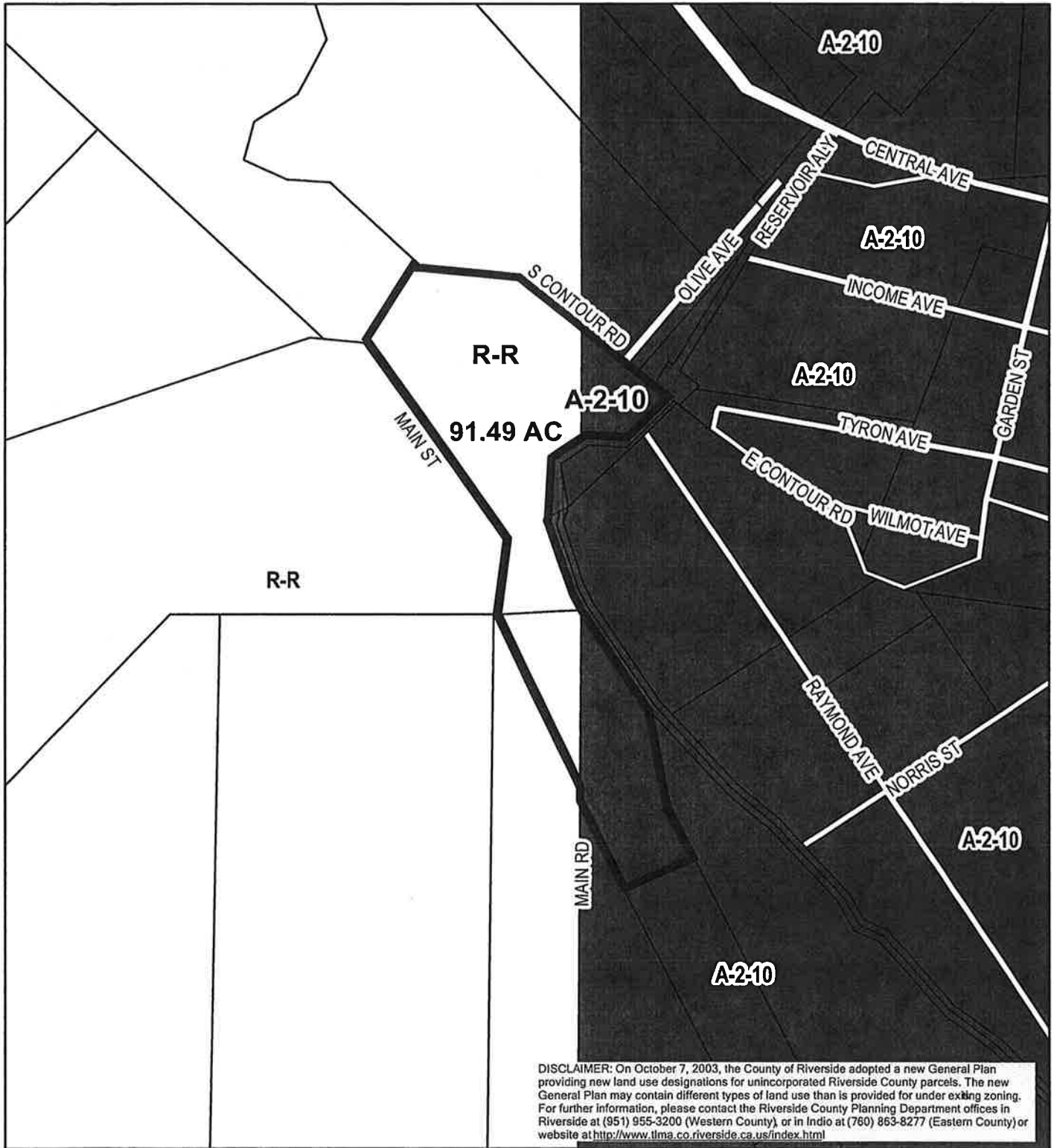


Supervisor Ashley  
District 5  
Date Drawn: 6/18/09

# CUP03464

## EXISTING ZONING

Planner: Jeff Childers  
Date: 6/24/09  
Exhibit 2



### RIVERSIDE COUNTY PLANNING DEPARTMENT

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

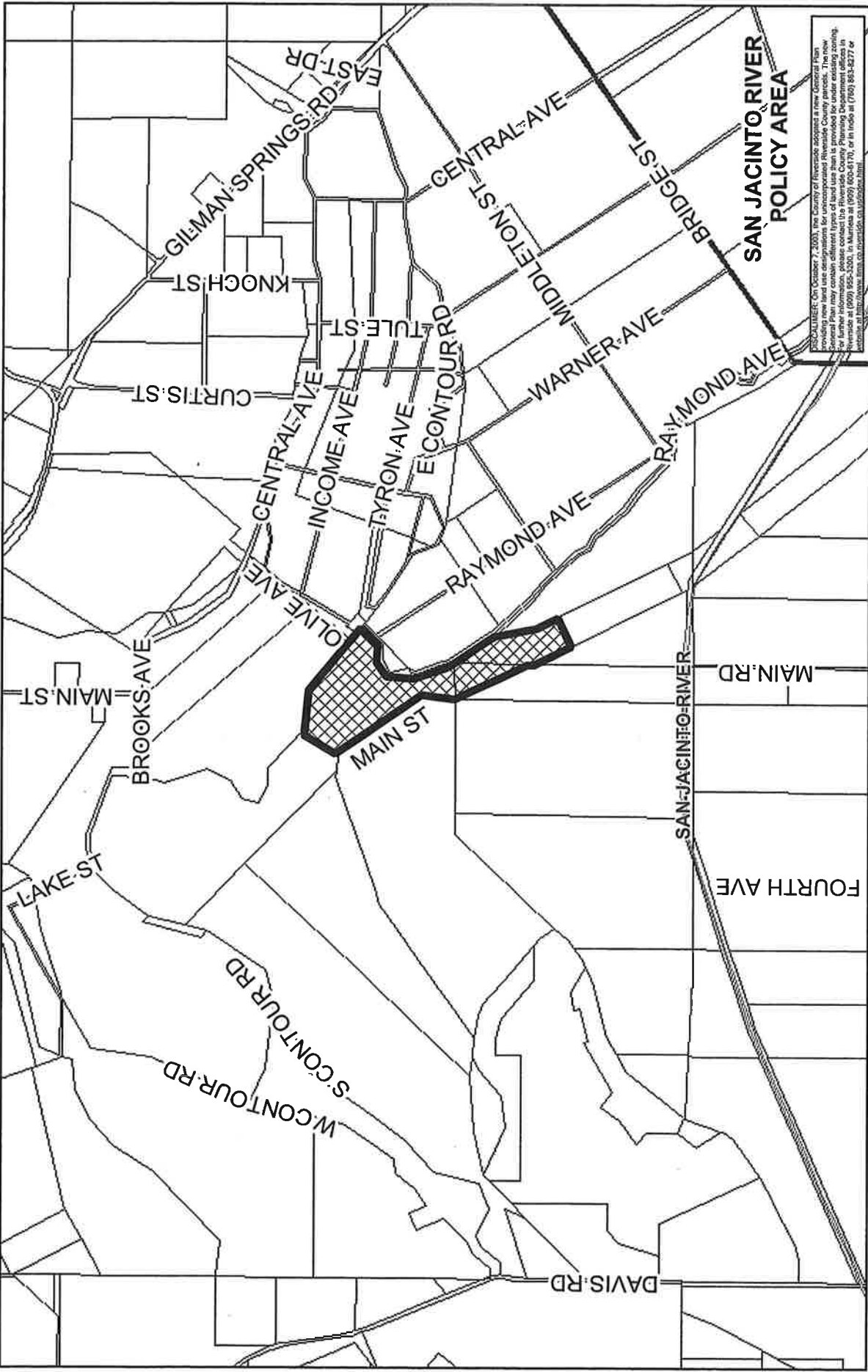


Assessors  
Bk. Pg. 423-05  
Thomas  
Bros. Pg. 749 E4

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

# CUP03464 POLICY AREAS

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



RESOLUTION: 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. For more information on the new General Plan, please contact the Planning Department at (951) 955-3300, in Murietta at (951) 600-4170, or in Inland at (760) 863-8277 or visit us at <http://www.ci.riverside.ca.us/gis/gisinfo.html>.

## RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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



AMENDED No. 2  
**SITE PLAN**  
 FOR CONDITIONAL USE PERMIT No. 03464

SHEET 1 OF 2 SHEETS

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 RAMONA DUCK CLUB PROPERTY IN THE MISTIC LAKE AREA (THE "LARGER PROPERTY") IN SAN JACINTO COUNTY, CALIFORNIA. THE TRAILERS/RV'S HAVE OCCURRED ON THE SITE SINCE THE TRAILS AND ARE PROPOSED AS A PART OF THIS CIP. THE CIP WILL PERMIT TRAILERS/RV'S TO OCCUPY THE PROPERTY AND THE TRAILERS/RV'S WILL BE OPERATED IN CONJUNCTION WITH THE OPERATION OF A GOLF CLUB ON THE SITE. PROPERTY-MANAGEMENT ACTIVITIES INCLUDE THE CREATION AND MAINTENANCE OF APPROPRIATE WATERFOWL HABITAT.

EXISTING IMPROVEMENTS ON THE PROPERTY INCLUDE:

- 1) ELEVEN RV/TRAILER PARKING SPACES (ORT). EACH WITH AN ADJACENT CEMENT PATIO, 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 (ORT). EACH WITH AN ADJACENT 8' X 11'-5" CEMENT PATIO, PLUG-IN ELECTRICAL HOOKUP, AND WATER CONNECTION. EACH RV/TRAILER WILL BE EQUIPPED WITH A SELF-SUPPORTING WADING TRAP (TYPICAL) CONNECTED TO A CARGO CONTAINER RESTROOM (NO RV-DUMP OR PERMANENT SEPTIC FACILITY RESTROOMS TO BE SERVICED REGULARLY).
- 2) PORTABLE RESTROOMS TO BE SERVICED REGULARLY.
- 3) TRAVEL-TRAILER WITH ATTACHED WADING 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) ONE ADDITIONAL 8' X 40' CARGO CONTAINER WILL BE PARKED ON THE PROPERTY TO STORE AGRICULTURAL MATERIALS AND FUEL.
- 6) TWO 2,500-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 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, 423-050-008  
 PREPARED DATE: DECEMBER 17, 2008

LEGAL DESCRIPTION: PORTIONS OF BLOCKS "A", "E", AND "I" OF THE CONSOLIDATED RESERVOIR AND POWER CANALS AND LAKES TRACT AS SHOWN BY MAP ON FILE IN THE COUNTY CLERK'S OFFICE, RECORDS OF DEEDS, SECTION 24, T. 35N., R. 24E., S. 24E., S. 24E., S. 24E.

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

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

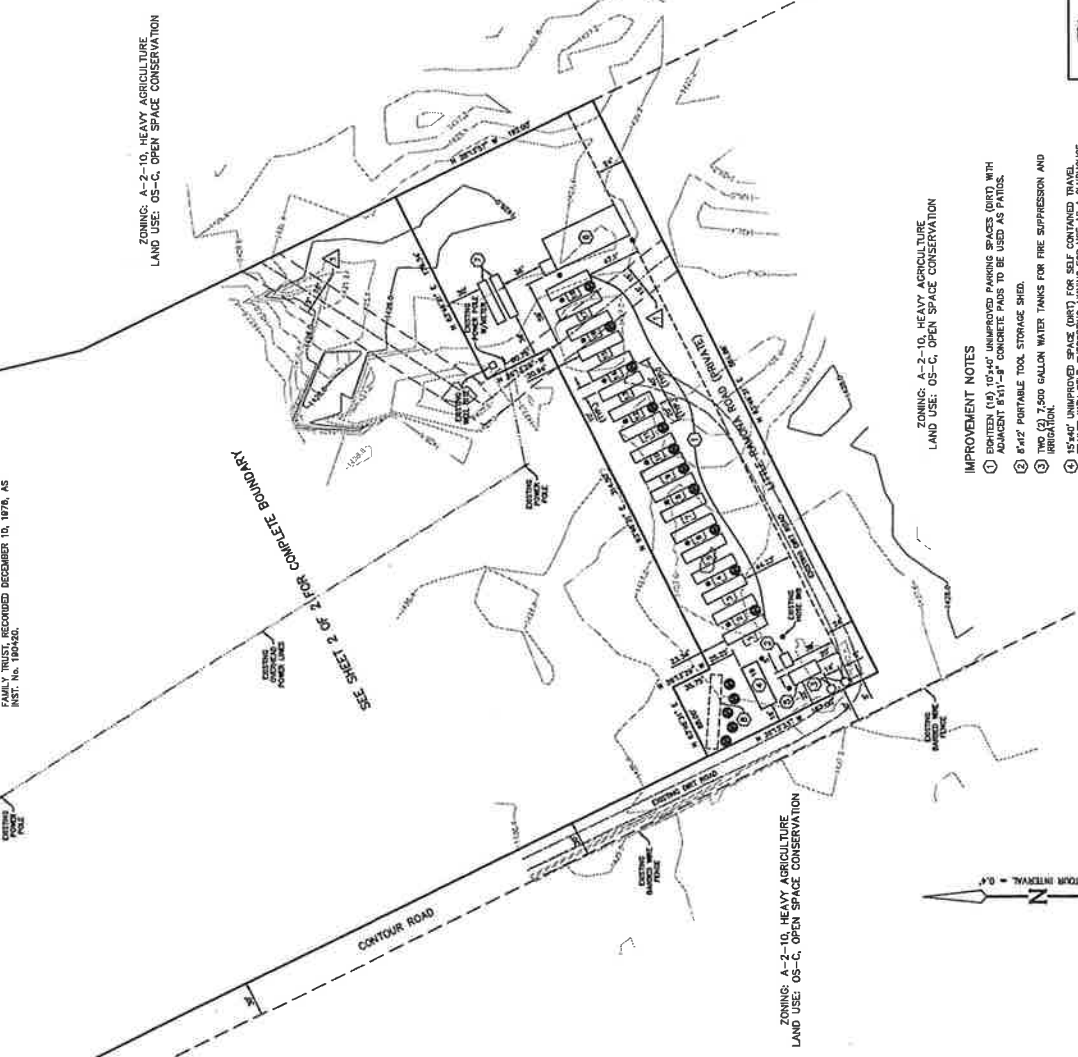
PROPOSED LAND USE: OS-C, OPEN SPACE CONSERVATION, HABITAT



EASEMENT NOTES  
 △ EASEMENT TO REPAIR AND MAINTAIN AN EXISTING CONCRETE PIPELINE IN FAVOR OF THE CAPTIONED PART, NO. 189420.

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

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



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 SPECIFIC 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. 0602451455 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 28 - NO STREET IMPROVEMENTS ARE PROPOSED
- ITEM 29 - NO DRIVEWAYS PROPOSED
- ITEM 31 - NO GRADING IS PROPOSED
- ITEM 32 - NO SUBSURFACE SEPTIC SEWAGE DISPOSAL PROPOSED
- ITEM 33 - NO GRADING IS PROPOSED
- ITEM 37 - NO EXISTING OR PROPOSED DWELLINGS, BUILDINGS OR STRUCTURES PROPOSED
- ITEM 45 - NO EXISTING STRUCTURES OR PAVED AREAS
- ITEM 46 - NO EXISTING STRUCTURES OR PAVED AREAS
- ITEM 47 - NO EXISTING STRUCTURES OR PAVED AREAS
- ITEM 48 - NO EXISTING STRUCTURES OR PAVED AREAS
- ITEM 50 - NO STRUCTURES PROPOSED
- ITEM 51 - NO STRUCTURES PROPOSED

ITEM	AREA (S.F.)	% TOTAL AREA
CONCRETE PATIO	1,814	1.14%
EXISTING PAVED	1,814	1.14%
UNIMPROVED PAVED SPACES	442	0.28%
UNIMPROVED TRAILER SPACES	81	0.05%
PRIVATE ROAD	2,500	1.56%
TOTAL TEMPORARY USE AREA	6,072	3.78%

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

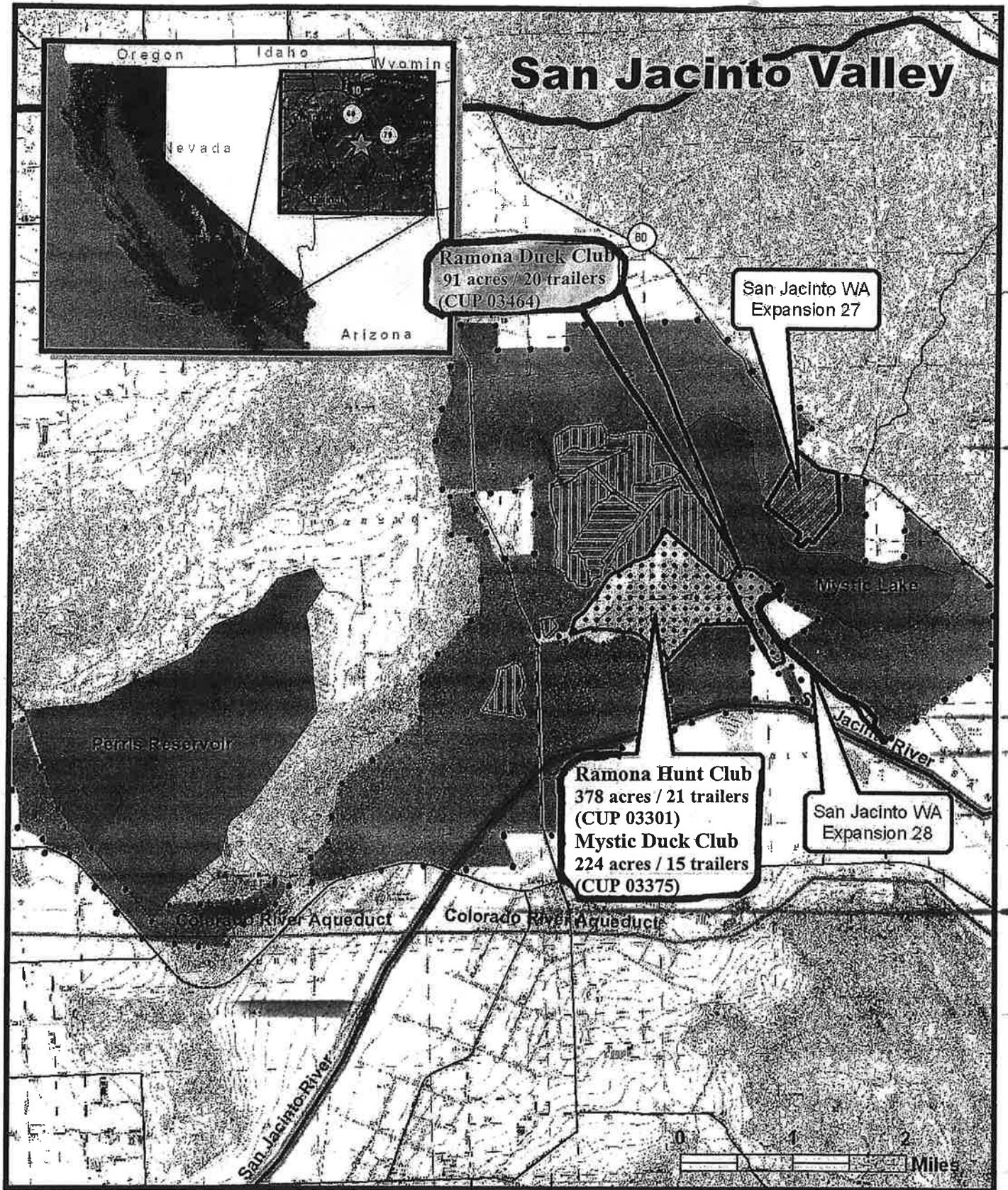
**IMPROVEMENT NOTES**

- 1) EIGHTEEN (18) 10'x40' UNIMPROVED PARKING SPACES (ORT) WITH ADJACENT 8'x11'-5" CONCRETE PATIO TO BE USED AS PATIOS.
- 2) 6'x12' PORTABLE TOOL STORAGE SHED.
- 3) TWO (2) 2,500 GALLON WATER TANKS FOR FIRE SUPPRESSION AND IRRIGATION.
- 4) 15'x40' UNIMPROVED SPACE (ORT) FOR SELF-CONTAINED TRAVEL TRAILER WITH SELF-SUPPORTING WADING FOR USE AS A CLUBHOUSE DURING HUNTING SEASON (TYPICAL) CONNECTED TO A CARGO CONTAINER RESTROOM (NO PERMANENT FLOORING).
- 5) 12'x27' RESTROOMS (PUMP-OUT; NO PERMANENT FLOORING).
- 6) 15'x12' AND 30'x70' COVERED STORAGE AREA, ROOFED BUT NOT ENCLOSED (OPEN SIDED, THEREFORE NOT A STRUCTURE).
- 7) ONE (1) EXISTING AND ONE (1) PROPOSED 8'x40' INTERMEDIATE-CARGO CONTAINER WITH SELF-SUPPORTING WADING TRAP FOR HUNTING/CLUB MATERIALS AS KEYS.
- 8) 10'x85' SHEET AND TRAP FACILITY.

LEGEND  
 △ EXISTING POWER POLE  
 --- EXISTING BARRIERS AND FENCE  
 --- EXISTING CONTOUR  
 ● PROPOSED WATER USE OR PROPOSED TREE





TOPOGRAPHY SOURCE:  
 CALVERT, D. YELAPRA  
 1645 MAIN STREET, STE. 102  
 SAN JACINTO, CA 92508  
 (951) 868-9168  
 (951) 868-8001 FAX



**Southern California Coastal and Inland Wetland Project**

**DFG Projects**

-  Enhancement
-  Restoration



Match Projects



Private Restoration

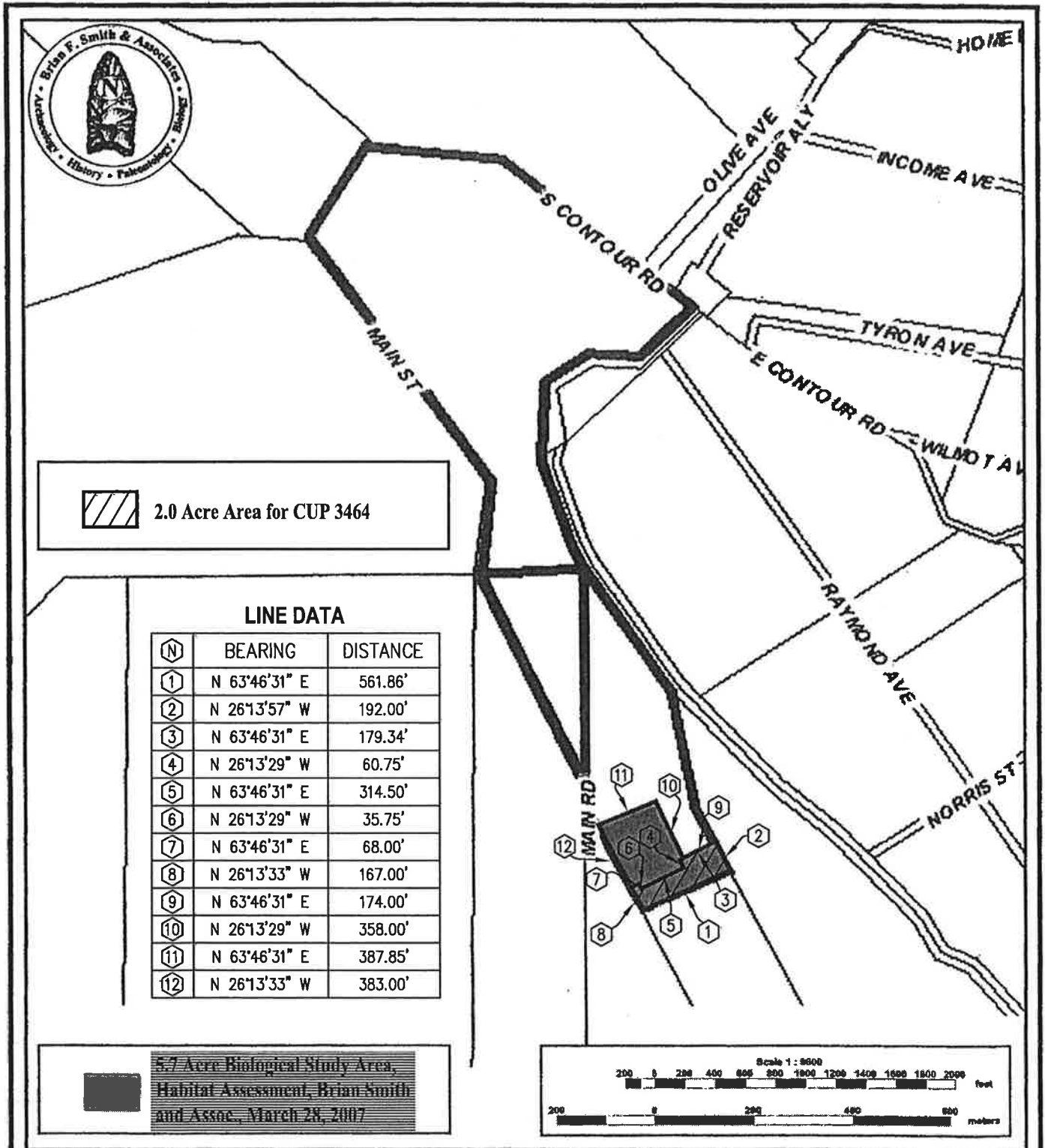


10,000-acre San Jacinto Wildlife Area Boundary (as of May 2008)



Ramona Duck Club 91 acres / 20 trailers (CUP 03464)





**Figure 3**  
**Proposed Conditional Use Permit**  
**The Ramona Duck Club Project**

**LAND DEVELOPMENT COMMITTEE**  
**CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: March 5, 2008

**TO:**

Transportation Department, Jim Knutson  
Dept. of Environmental Health  
Dept. of Flood  
Dept. of Fire  
Dept. of Bldg. & Safety (Grading)

Environmental Programs Dept.  
Regional Parks & Open Space  
Co. Geologist  
Archeology-Leslie Mouriquand

**CONDITIONAL USE PERMIT NO. 3464, AMENDED NO. 1** – EA40284 – Applicant: Ramona Duck Club – Engineer/Representative: Overtun Kuhn - Fifth Supervisorial District – Hemet-San Jacinto Zoning District, Lakeview Zoning Area – Reche Canyon/Badlands Area Plan: Open Space: Conservation (OS-C) – Location: Northerly of Ramona Expressway, Southwesterly of Gilman Springs Road, and Easterly of Davis Road – 91.49 Net Acres – Zoning: Rural Residential (R-R), Heavy Agriculture – 10 Acre Minimum (A-2-10) – **REQUEST:** The Conditional Use Permit proposes to legalize and existing operation of a duck hunting club with ancillary clay target shooting, RV usage for overnight stay, an 1,800 square foot clubhouse, and equipment storage containers. – APNs: 423-040-017, 423-050-008, 425-050-025. Related Cases: CUP03375 – Concurrent Cases: N/A

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 3, 2008 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Russell Brady**, Project Planner, (951)955-1888, or e-mail at [rbrady@RCTLMA.org](mailto:rbrady@RCTLMA.org) / **MAILSTOP #: 1070**

COMMENTS:

**FILE COPY**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**LAND DEVELOPMENT COMMITTEE**  
**3RD CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: December 30, 2008

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District

Riv. Co. Fire Dept.  
Riv. Co. Dept. of Building & Safety – Grading  
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.  
P.D.. Geology Section-D. Jones

**CONDITIONAL USE PERMIT NO. 3464 – EA40284 – Applicant: Ramona Duck Club – Engineer/Representative: Overton Kuhn – Reche Canyon / Badlands Area Plan: Open Space: Conservation (OS:C) – Location: Northerly of Marvin Road, southwesterly of Central Avenue, and easterly of Main Street – 2.00 Gross Acres – Zoning: Rural Residential (R-R) and Heavy Agriculture – 10 Acre Minimum (A-2-10) – REQUEST: The Conditional Use Permit proposes the continued operation of a private hunt club that contains Trailer/Recreational Vehicle staging areas for overnight occupancy within 2.00 Gross Acres of a 92.00 acre area that spans three (3) parcels with contiguous ownership. The project consists of eleven (11) existing Trailer/Recreational-Vehicle parking spaces, an existing 96 sq. ft. tool shed, two existing (2) 7,500 gallon water tanks, and is proposing seven (7) Trailer/Recreational Vehicle staging areas, a 600 sq. ft. area for a pre-fabricated clubhouse, a 144 sq. ft. and 2,100 sq. ft. covered storage area, and a covered and fenced “run” for hunting dogs. – APNs: 425-050-025, 423-040-017, and 423-050-008**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **January 22, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Russell Brady, (951) 955-1888**, or e-mail at **rbrady@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



**COUNTY OF RIVERSIDE**  
*TRANSPORTATION AND LAND MANAGEMENT AGENCY*

**Environmental Programs Department**

*Carolyn Syms Luna*  
*Director*

May 22, 2007

Mr. Laurence Dean  
Brian F. Smith & Associates  
14010 Poway Road, Suite A  
Poway, CA 92064

Dear Mr. Dean:

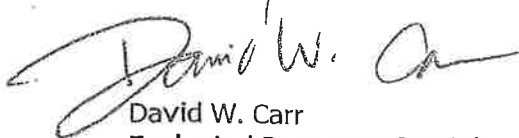
**Re: EPD Comments for Habitat Assessment Report (PDB04993)**  
**Case Number: CUP03464, HANS01533**  
**Assessor's Parcel Number: 423-040-017, 423-050-008, and 425-050-025**

This letter is to inform you that the subject report prepared by your firm has been reviewed by the Environmental Programs Department (EPD) staff for consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Attached are comments prepared by EPD staff in accordance with the MSHCP.

If you have any questions concerning your case, please do not hesitate to contact me at (951) 955-8072 or via e-mail at [dcarr@rctlma.org](mailto:dcarr@rctlma.org).

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT



David W. Carr  
Ecological Resources Specialist

DWC  
Attachment

xc: Josias Gonzalez, Planning Department  
Kelly Hayes, Ramona Duck Club

### **General Comments**

While the report characterized the site well, the items listed below are to be met prior to scheduling the case for public hearing. The existing reports may be amended and/or subsequent revised reports may be submitted to the EPD for review.

Initially, the CUP description included all three APNs. However, based on the report submitted and personal communication with the applicant (Kelly Hayes), it appears the project description/scope has changed. Additional documentation is required concerning the JPR/HANS determination that the entire site be under a conservation easement with the Regional Conservation Authority (RCA). Please provide clarification/background (i.e., RCA Conservation Easement) as to why the entire site was not surveyed (APNs 423-040-017, 423-050-008, and 425-050-025).

### **Section 6.1.2 Riverine/Riparian, Vernal Pool and Fairy Shrimp Habitats (RRVP)**

Provide a specific assessment for fairy shrimp habitat as defined by the MSHCP. Please include documentation (e.g., soil suitability, proximity to known locations, hydrology regime present) to describe how that conclusion determined that the fairy shrimp listed in this section of the MSHCP are absent.

### **Section 6.1.3 and 6.3.2 Narrow Endemic and Criteria Area Plant Species (NEPS/CAPS)**

The report states the site is devoid of vegetation. It appears as though the site is regularly impacted due to human activities (i.e., disking, mowing). Please provide further documentation as to the determination that all NEPS/CAPS are considered absent from the site, as there are suitable soils for many of the plant species and known locations in the vicinity. According to the Riverside County Land Information System (RCLIS), the site is mapped as alkali playa, field croplands, and open water/reservoir/pond. The report also identified evidence of accumulated alkaline salts. Many of the NEPS/CAPS are associated with alkali playa habitat and there is reasonable potential for many of them to occur on and around the site. Provide background (e.g., historical/current use of the site) on the deviation from the mapped habitat types and why they would not be considered accurate, lacking the characteristics of vernal plain, play, annual grassland or vernal pool habitat. Include precipitation for the survey year (measured in California from July 1 – June 30) and the affect on the habitat assessment.

### **Section 6.3.2 Additional Criteria Area Wildlife Species Survey Requirements**

It appears that the site lacks suitable burrowing owl habitat due, in part, to ongoing human activities, but a specific statement/evidence needs to be provided. Simply stating that the site is does not support suitable habitat (i.e., disturbed) is not acceptable. At a minimum, it appears a focused burrow survey be conducted (Step 2, Part A).

**Other Corrections/Missing Information**

- Provide elevation of the site.
- Include a soils map (e.g., The National Resources Conservation Service, <http://websoilsurvey.nrcs.usda.gov/app/>). Provide a discussion as to how the soils on-site relate to the soils map (e.g., disturbed, imported fill).



**COUNTY OF RIVERSIDE**  
*TRANSPORTATION AND LAND MANAGEMENT AGENCY*

**Environmental Programs Department**

*Carolyn Syms Luna*  
Director

October 16, 2006

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

Dear Mr. Smith:

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

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

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

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

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

David Carr  
Ecological Resources Specialist

DC:mt

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

**RECEIVED**  
Environmental Programs Dept.

**NOV 16 2006**



# Western Riverside County Regional Conservation Authority

October 4, 2006

Mr. David Carr  
Environmental Programs Department  
County of Riverside  
4080 Lemon Street, 2<sup>nd</sup> 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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Deputy Executive Director



**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](mailto:Alicen.Wong@greshamsavage.com)

CONFIDENTIALITY STATEMENT: This electronic message contains information from the law firm of Gresham Savage Nolan & Tilden, a Professional Corporation, and may be confidential or privileged. The information is intended solely for the use of the individual(s) or entity(ies) named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this e-mail in error, please notify us immediately by telephone at (909) 890-4499 or by e-mail reply and delete this message. Thank you.

---

**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@rctlma.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](mailto:ntempleton@dfg.gov), with a cc to me. Thank you.  
Alicen Wong

GRESHAMSAVAGE

[www.greshamsavage.com](http://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](mailto:Alicen.Wong@greshamsavage.com)

CONFIDENTIALITY STATEMENT: This electronic message contains information from the law firm of Gresham Savage Nolan & Tilden, a Professional Corporation, and may be confidential or privileged. The information is intended solely for the use of the individual(s) or entity(ies) named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this e-mail in error, please notify us immediately by telephone at (909) 890-4499 or by e-mail reply and delete this message. Thank you.



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 some loops and flourishes.

Gregory S. Yarris  
Director of Conservation Policy

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

Members:

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



Buckshot  
Retrievers

Lower Sherman  
Island  
Duck Hunters  
Association

National Open  
Field Coursing  
Association

**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](mailto: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.4<sup>th</sup> 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](mailto: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](mailto: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.

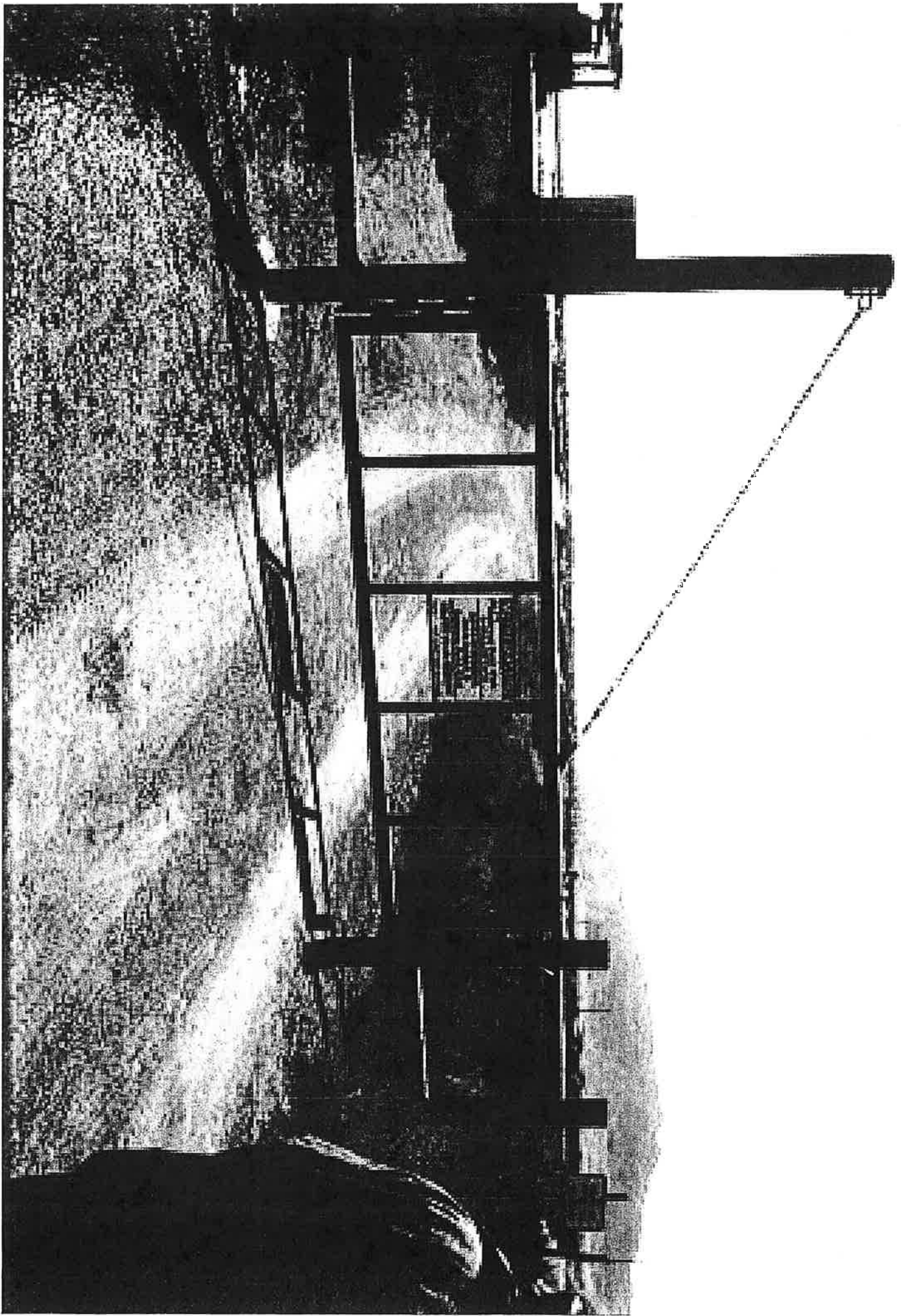
The policy of The Wildlife Society in regard to lead in ammunition and fishing tackle is to:

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**

**Ramona Duck Club**  
THIS PROPERTY IS A GATED COMMUNITY

NO UNWRITTEN PERMISSION  
FROM THE PRESIDENT OF THE  
**Ramona Duck Club**

**VIOLATORS WILL BE PROSECUTED**

CALL 702.735.1111 FOR MORE INFORMATION

**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](mailto: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**

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

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

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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: [tw@wildlife.org](mailto:tw@wildlife.org)

### **Final Position Statement**

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Approved by Council July 2009. Expires July 2014.

## FRIENDS OF THE NORTHERN SAN JACINTO VALLEY

## FACSIMILE TRANSMITTAL SHEET

TO	FROM
Jeffrey Childers	Ann L. Turner-McKibben
COMPANY	DATE
Riverside County Planning Department	10/13/2009
FAX NUMBER	TOTAL NO. OF PAGES INCLUDING COVER
(951) 955-3157	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 our letter along with  
our Sept 29, 2009 comment letter.  
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](http://www.northfriends.org)**

13 October 2009

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

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

Dear Mr. Childers:

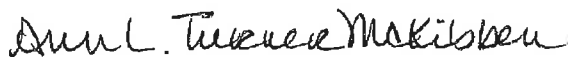
**RE: Proposed Mitigated Negative Declaration (MND) for the Ramona Duck Club Conditional Use Permit (CUP) 3464**

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](mailto: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

**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](mailto: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](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.

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NAME: Vinnie Nguyen

TITLE GIS Analyst

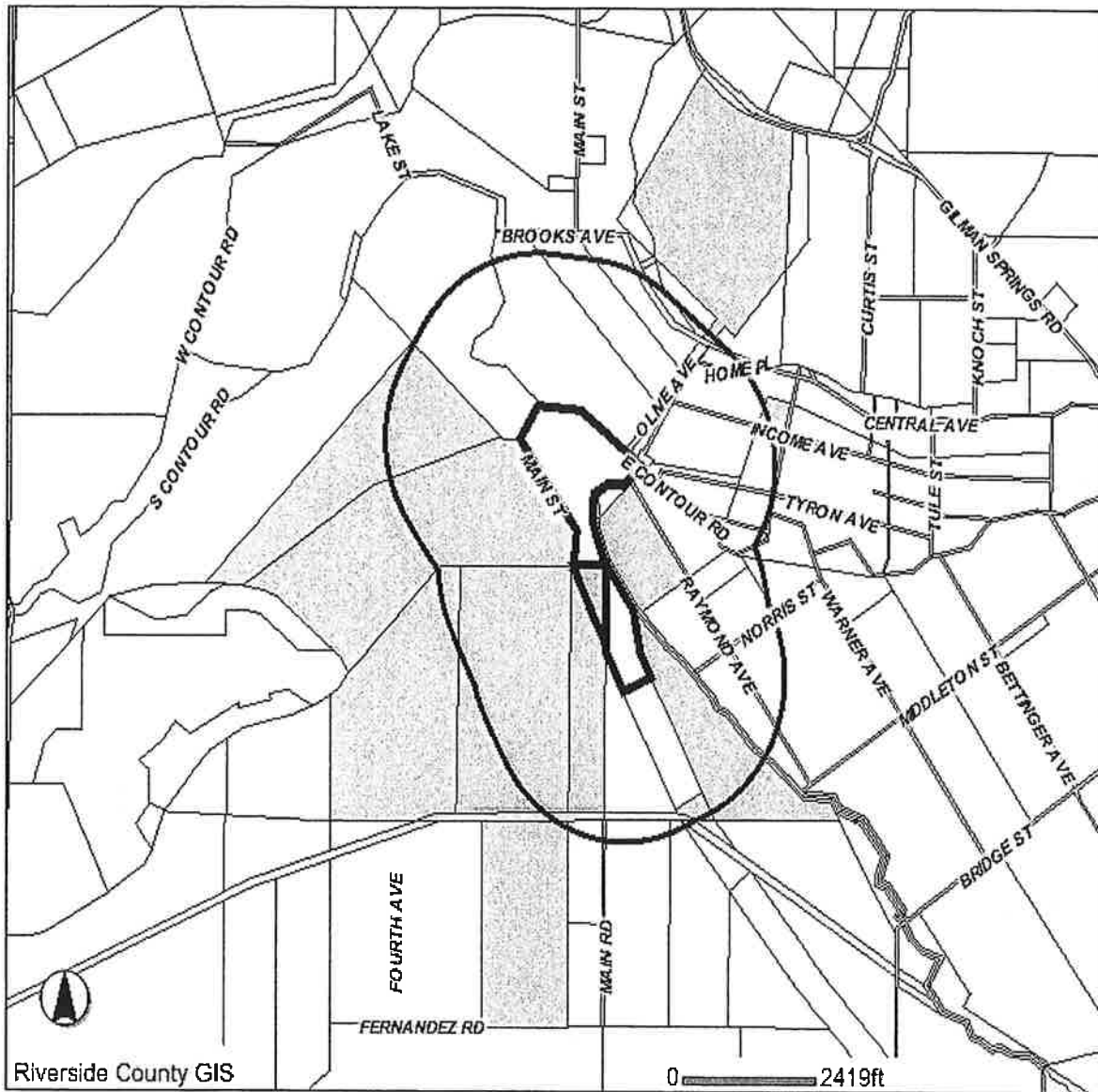
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 8/11/09 *CA*  
Express 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

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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



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 Pickett  
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

Friends of the Northern San Jacinto Valley  
P.O. Box 9097  
Moreno Valley, CA 92552-9097

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

# 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, 9<sup>th</sup> 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: \_\_\_\_\_

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

**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 Conservancy |
| <input type="checkbox"/> Delta Protection Commission                              | <input type="checkbox"/> San Joaquin River Conservancy                                  |
| <input type="checkbox"/> Education, Dept. of Office of Public School Construction | <input type="checkbox"/> Santa Monica Mountains Conservancy                             |
| <input type="checkbox"/> Energy Commission  | <input type="checkbox"/> State Lands Commission   |
| <input checked="" type="checkbox"/> Fish & Game Region #6                         | <input type="checkbox"/> SWRCB: Clean Water Grants                                      |
| <input type="checkbox"/> Food & Agriculture, Department of                        | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Forestry & Fire Protection                               | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> General Services, Department of                          | <input type="checkbox"/> Tahoe Regional Planning Agency                                 |
| <input type="checkbox"/> Office of Historic Preservation                          | <input type="checkbox"/> Toxic Substances Control, Department of                        |
| <input type="checkbox"/> Health Services, Department of                           | <input type="checkbox"/> Water Resources, Department of                                 |
| <input type="checkbox"/> Housing and Community Development                        | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Integrated Waste Management Board                        | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission                      |   |


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

Starting Date: September 4, 2009

Ending Date: October 5, 2009

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

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

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

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

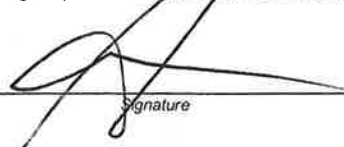
The Conditional Use Permit proposes to permit an existing operation of a hunting club. The existing development is comprised of 11 RV/Trailer parking spaces, an 8 foot by 12 foot tool shed, and the existing well that serves the property. The proposed improvements that will occur only on the southerly 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

**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: 8/11/09

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

O\* REPRINTED \* T0512686

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

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

By \_\_\_\_\_ Sep 12, 2005 10:45  
SBROSTRO posting date Sep 12, 2005

\*\*\*\*\*  
\*\*\*\*\*

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R0912652

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

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

By \_\_\_\_\_ Sep 02, 2009 15:16  
SBROSTRO posting date Sep 02, 2009

\*\*\*\*\*  
\*\*\*\*\*

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

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APN (s) or case numbers CUPO3464 For

Company or Individual's Name Planning Department,

Distance buffered 600' 2400'.

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NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

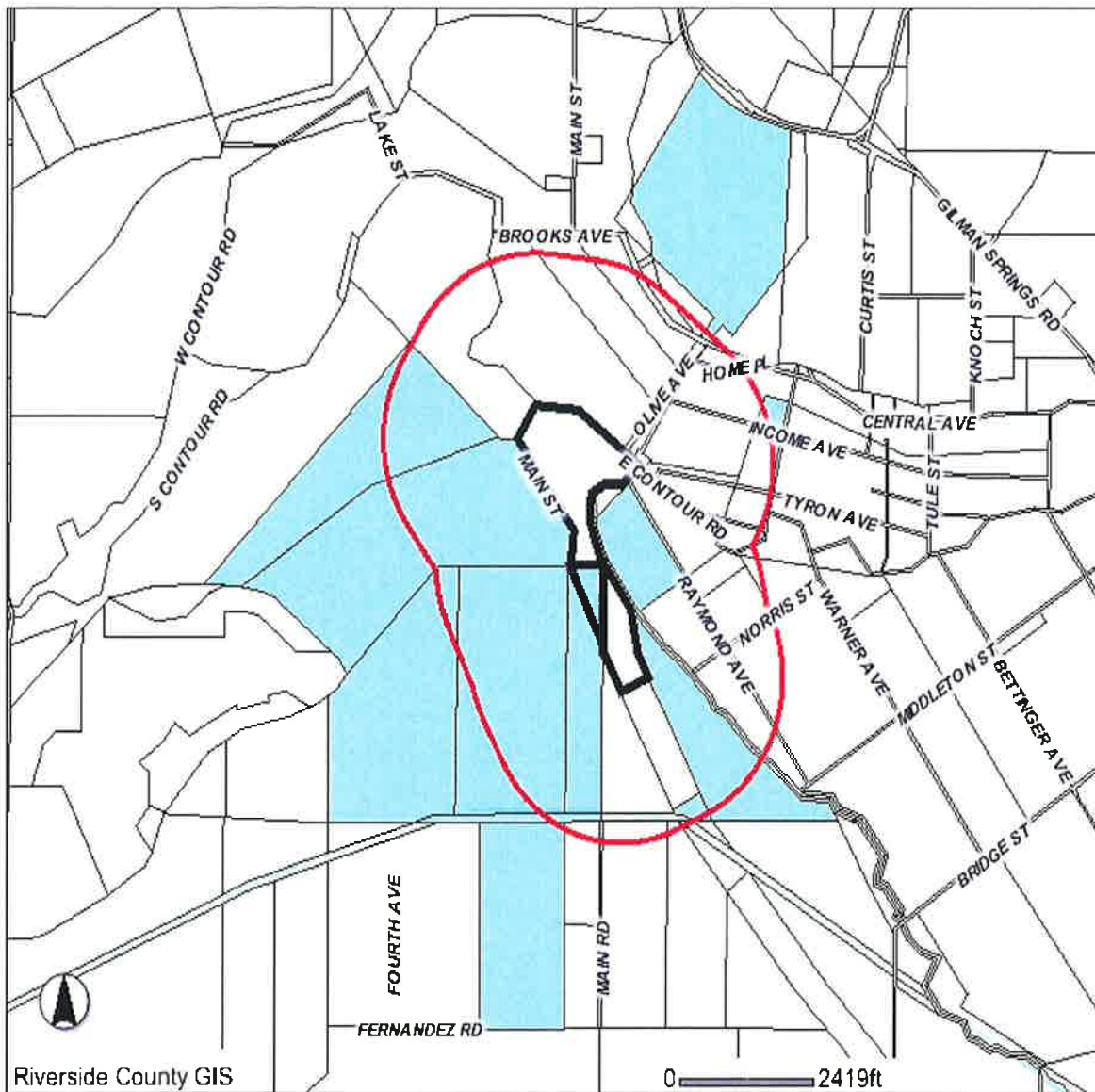
Riverside, Ca. 92502

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

✓ 8/11/09  
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

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MAP PRINTED ON...06/16/2009

Large map filed with item