

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



ITEM: 21.1
(ID # 22045)

MEETING DATE:

Tuesday, June 13, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 2100122 AND PLOT PLAN NO. 220049, Exempt from the California Environmental Quality Act (CEQA) pursuant to sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structure) – Applicant: Diamond Valley Lodge – Third Supervisorial District – San Jacinto Valley Area Plan: Open Space: Recreation (OS:R) – Rural Community: Low Density Residential (RC:LDR) – Location: South of Cactus Valley Road, north east of Sage Road, west of Kel Star Road – 60.32 Acres – Hemet / San Jacinto Zoning District – Zoning: Open Area Combining Zone-Residential Developments (R-5) – REQUEST: Change of Zone No. 2100122 is a proposal to change the zoning classification on APNs 469-160-005, 469-160-029, 469-160-035, and 469-160-037 from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A). Plot Plan No. 220049 is a proposal to permit an existing menagerie facility on the site that includes the keeping and exhibition of tigers. The site already accommodates a nine (9) hole golf course and clubhouse facility approved most recently through PP12891S01 – APNs: 469-160-005, 469-160-029, 469-160-035, 469-160-037. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions in this staff report;

Continued on Page 2

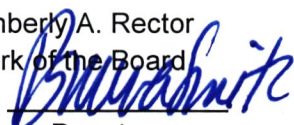
ACTION:Policy


John Hildebrand, Planning Director 6/6/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Washington, and Gutierrez
Nays: None
Absent: Spiegel, Perez
Date: June 13, 2023
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

2. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100122**, to amend the zoning classification of the Project site from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A) based upon the findings and conclusions incorporated in the staff report and Change of Zone Exhibit, subject to and pending final adoption of the Zoning Ordinance for Change of Zone No. 2100122 by the Board of Supervisors; and

3. **APPROVE PLOT PLAN NO. 220049**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report and all exhibits, subject to and pending final adoption of the Zoning Ordinance for Change of Zone No. 2100122 by the Board of Supervisors.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Change of Zone No. 2100122 is a proposal to change the zoning classification on APNs 469-160-005, 469-160-035, and 469-160-037 from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A).

Plot Plan No. 220049 is a proposal to permit an existing menagerie facility on the site that includes the keeping and exhibition of tigers in conjunction with an existing permitted golf course. The menagerie facility will consist of a main tiger enclosure area for exhibition with a twelve (12) foot high chain link fencing, three smaller enclosures for isolating and transport of the tigers, and a public viewing area. The public viewing area is separated from the main tiger enclosure area by a 52-inch tall tubular steel fence separated back from the main enclosure fencing so guests are not able to be in direct contact with the tigers. This is all enclosed with an outer eight (8) foot tall fence for site access and security purposes. There are two small security stations proposed, one inside the outer fenced area and one outside the outer fenced area, for general security, maintenance, and operation purposes. The existing golf course clubhouse will continue to serve as a clubhouse to facilitate golfing on the site but will also service as a welcome center for the menagerie for the public. The design and operation of the menagerie facility is required to comply with U.S. Department of Agriculture, U.S. Fish & Wildlife, California Fish & Wildlife rules and regulations for the design, licensing, and operation of the facility. The site already accommodates a 9-hole golf course and clubhouse facility. Due to the golf course

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and clubhouse facility, the site will also be allowed to host special events like weddings on the property as an ancillary use in conjunction with the golf course clubhouse and proposed menagerie.

Change of Zone No. 2100122 was submitted to the County of Riverside on August 30, 2021 and Plot Plan No. 220049 was submitted to the County of Riverside on December 5, 2022.

Site History

Plot Plan No. 12891 was approved in 1993 for an 18-hole golf course and clubhouse on the overall approximate 129 acres. The golf course began operation around 1995 and subsequently ceased operations around 2019. In 2021 the current applicant submitted a Substantial Conformance to Plot Plan No. 12891 to modify the golf course to generally reduce it down to 9 holes. Since then, the golf course has been in general operation to accommodate golfing on the 9-hole golf course. The applicant had also installed fencing for a tiger enclosure and was subsequently cited by Code Enforcement for the unpermitted menagerie use as well as the construction of the fencing without proper building permits. The current Change of Zone and Plot Plan would resolve the unpermitted land use and building permits have been submitted for review to authorize the fencing for the enclosure.

Environmental Review

The Project was reviewed to determine if the proposed activity would be subject to the California Environmental Quality Act (CEQA), and it was determined to be exempt pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). This section exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made to the exterior of the structure. The Project proposes minor additional improvements related to improvements for the tiger enclosure or repurposing of certain buildings or structures for the menagerie use. The site has been historically used for golf uses for the past 20 plus years. Therefore, the Project falls within the standards of this exemption as the project scope seeks to provide limited improvements to the already improved site. Thus, the Project is in compliance with the guidelines of Article 19, Section 15303, New Construction or Conversion of Small Structures. None of the exceptions that bar the application of a categorical exemption pursuant to State CEQA Guidelines section 15300.2 applies.

Based on these findings, the Project can be supported under Sections 15301 and 15303 as it can be determined with certainty that it will not have a significant effect on the environment. No further environmental review is required at this time.

Planning Commission Action

Change of Zone No. 2100122 and Plot Plan No. 220049 was considered by the Planning Commission on May 17, 2023, at a regularly scheduled public hearing. The Planning

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Commission opened the public hearing and heard from the applicant. The public hearing was closed, and the Planning Commission recommended approval of the Project as stated to the Board of Supervisors on a 5-0 vote.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County and State law.

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. Planning Commission Minutes**
- B. Planning Commission Staff Report Package**
- C. Project Exhibits/Documents**



Jason Farin, Principal Management Analyst 6/7/2023



Aaron Gettis, Deputy County Counsel 6/6/2023



RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – May 17, 2023
COUNTY ADMINISTRATIVE CENTER
1ST Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 4.1

CHANGE OF ZONE NO. 2100122, PLOT PLAN NO. 220049, Exempt from the California Environmental Quality Act (CEQA), pursuant to sections 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structure) – Applicant: Diamond Valley Lodge – Third Supervisorial District – San Jacinto Valley Area Plan: Open Space: Recreation (OS:R) – Rural Community: Low Density Residential (RC:LDR) – Location: South of Cactus Valley Road, north east of Sage Road, west of Kel Star Road – 60.32 Acres – Hemet / San Jacinto Zoning District – Zoning: Open Area Combining Zone-Residential Developments (R-5).

II. PROJECT DESCRIPTION:

Change of Zone No. 2100122 is a proposal to change the zoning classification on APNs 469-160-005, 469-160-029, 469-160-035, and 469-160-037 from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A). Plot Plan No. 220049 is a proposal to permit an existing menagerie facility on the site that includes the keeping and exhibition of tigers. The site already accommodates a nine (9) hole golf course and clubhouse facility approved most recently through PP12891S01 – APNs: 469-160-005, 469-160-029, 469-160-035, 469-160-037.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:

- Rob Curtis- Applicant
562-253-9903
- Samantha Potter- Applicant
714-501-7344

No one spoke in opposition or in a neutral position

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Thornhill, 2nd by Commissioner Sanchez

By a vote of 5-0

The Planning Commission recommends the Board of Supervisors take the following actions:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVE Change of Zone No. 2100122; and,

APPROVE Plot Plan No. 220049, subject to the advisory notification document and conditions of approval.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.1
(ID # 21500)
MEETING DATE:
Wednesday, May 17, 2023

SUBJECT: CHANGE OF ZONE NO. 2100122, PLOT PLAN NO. 220049, Exempt from the California Environmental Quality Act (CEQA), pursuant to sections 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structure) – Applicant: Diamond Valley Lodge – Third Supervisorial District – San Jacinto Valley Area Plan: Open Space: Recreation (OS:R) – Rural Community: Low Density Residential (RC:LDR) – Location: South of Cactus Valley Road, north east of Sage Road, west of Kel Star Road – 60.32 Acres – Hemet / San Jacinto Zoning District – Zoning: Open Area Combining Zone-Residential Developments (R-5) – REQUEST: Change of Zone No. 2100122 is a proposal to change the zoning classification on APNs 469-160-005, 469-160-029, 469-160-035, and 469-160-037 from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A). Plot Plan No. 220049 is a proposal to permit an existing menagerie facility on the site that includes the keeping and exhibition of tigers. The site already accommodates a nine (9) hole golf course and clubhouse facility approved most recently through PP12891S01 – APNs: 469-160-005, 469-160-029, 469-160-035, 469-160-037 – Project Planner: Russell Brady, phone (951) 955-3025 or email at rbrady@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2100122, PPT220049
Environmental Type:	Exemption
Area Plan No.	San Jacinto Valley
Zoning Area/District:	Hemet-San Jacinto District
Supervisorial District:	Third District
Project Planner:	Russell Brady
Project APN(s):	469-160-005, 469-160-029, 469-160-035, 469-160-037
Continued From:	



John Hildebrand, Planning Director 5/14/2023

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2100122 is a proposal to change the zoning classification on APNs 469-160-005, 469-160-035, and 469-160-037 from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A).

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Plot Plan No. 220049 is a proposal to permit an existing menagerie facility on the site that includes the keeping and exhibition of tigers in conjunction with an existing permitted golf course. The menagerie facility will consist of a main tiger enclosure area for exhibition with a twelve (12) foot high chain link fencing, three smaller enclosures for isolating and transport of the tigers, and a public viewing area. The public viewing area is separated from the main tiger enclosure area by a 52-inch tall tubular steel fence separated back from the main enclosure fencing so guests are not able to be in direct contact with the tigers. This is all enclosed with an outer eight (8) foot tall fence for site access and security purposes. There are two small security stations proposed, one inside the outer fenced area and one outside the outer fenced area, for general security, maintenance, and operation purposes. The existing golf course clubhouse will continue to serve as a clubhouse to facilitate golfing on the site but will also service as a welcome center for the menagerie for the public. The design and operation of the menagerie facility is required to comply with U.S. Department of Agriculture, U.S. Fish & Wildlife, California Fish & Wildlife rules and regulations for the design, licensing, and operation of the facility. The site already accommodates a 9-hole golf course and clubhouse facility. Due to the golf course and clubhouse facility, the site will also be allowed to host special events like weddings on the property as an ancillary use in conjunction with the golf course clubhouse and proposed menagerie.

The above is hereinafter referred to in this staff report as the “project” or “Project.”

The overall Project is located south of Cactus Valley Road, northeasterly of Sage Road, west of Kel Star Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions in this staff report;

APPROVE CHANGE OF ZONE NO. 2100122, to amend the zoning classification of the Project site from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A) based upon the findings and conclusions incorporated in the staff report and Change of Zone

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Exhibit, subject to and pending final adoption of the Zoning Ordinance for Change of Zone No. 2100122 by the Board of Supervisors; and,

APPROVE PLOT PLAN NO. 220049, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report and all exhibits, subject to and pending final adoption of the Zoning Ordinance for Change of Zone No. 2100122 by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

	Specific Plan: N/A
	Specific Plan Land Use: N/A
Existing General Plan Foundation Component:	Open Space, Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Open Space: Recreation (OS:R), Rural Community: Low Density Residential (RC:LDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Recreation (OS:R)
East:	Rural Community: Low Density Residential (RC:LDR)
South:	Open Space: Recreation (OS:R), Rural Community: Low Density Residential (RC:LDR)
West:	Rural Community: Low Density Residential (RC:LDR)
Existing Zoning Classification:	Open Area Combining Zone-Residential Developments (R-5)
Proposed Zoning Classification:	Natural Assets (N-A)
Surrounding Zoning Classifications	
North:	Open Area Combining Zone-Residential Developments (R-5)
East:	Heavy Agriculture, ten-acre minimum (A-2-10), Residential Agricultural, 20,000 sq. ft. minimum (R-A-20000)

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South:	Open Area Combining Zone-Residential Developments (R-5)
West:	Heavy Agriculture, ten-acre minimum (A-2-10), Residential Agricultural, 5 acre minimum (R-A-5)
Existing Use:	Golf course
Surrounding Uses	
North:	Golf course, vacant land
East:	Single-family residential
South:	Vacant land, single-family residential
West:	Vacant land, single-family residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	60.32	N/A
Existing Building Area (SQFT):	2,800 (clubhouse/welcome center)	N/A
Proposed Building Area (SQFT):	800 (security stations)	N/A

Parking:

<i>Type of Use</i>	<i>Area/Amount</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Existing golf course	9 holes	6 spaces/hole	54	171
Menagerie viewing	4,674 sq. ft.	1 space/30 sq. ft.	156	
TOTAL:			156*	171

*when an event is planned, the golf course will not overlap to require the total 210 parking spaces required by Section 18.12 of Ordinance No. 348

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low

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Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

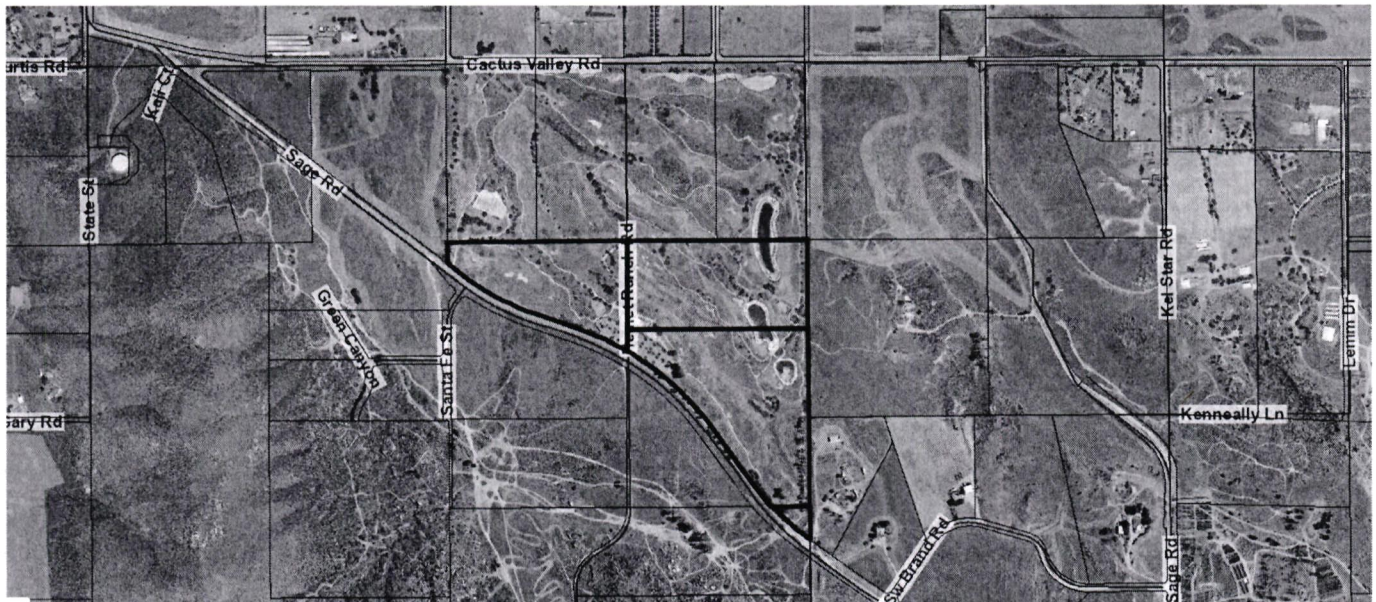


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 12891 was approved in 1993 for an 18-hole golf course and clubhouse on the overall approximate 129 acres. The golf course began operation around 1995 and subsequently ceased operations around 2019. In 2021 the current applicant submitted a Substantial

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Conformance to Plot Plan No. 12891 to modify the golf course to generally reduce it down to 9 holes. Since then the golf course has been in general operation to accommodate golfing on the 9 hole golf course. The applicant had also installed fencing for a tiger enclosure and was subsequently cited by Code Enforcement for the unpermitted menagerie use as well as the construction of the fencing without proper building permits. The current Change of Zone and Plot Plan would resolve the unpermitted land use and building permits have been submitted for review to authorize the fencing for the enclosure.

Change of Zone No. 2100122 was submitted to the County of Riverside on August 30, 2021 and Plot Plan No. 220049 was submitted to the County of Riverside on December 5, 2022.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project is exempt pursuant to Article 19, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The existing site has been utilized for primarily golf course and ancillary uses and has been in operation for over 20 years until the golf course closed recently around 5 years ago. The Change of Zone and Plot Plans seek to include a menagerie use on the site for the keeping and exhibition of tigers on the site that would primarily be served by existing improvements to the site from the golf course use. The golf course has already contracted its operations through a recent Substantial Conformance application approved by the County to shift the number of holes from 18 to 9. The permitting of the menagerie facility would not result in any greater or substantially different impacts from the existing and past permitted golf course use. The project would not generate any greater number of trips than the golf course experienced and therefore would not result in any greater vehicle or other operational emissions or noise generation. Although the project will include the use of the menagerie facility for regular exhibition events as well as weddings and other special occasion events as an ancillary use, the noise generated from these activities would continue to be required to comply with Riverside County Ordinance No. 847 noise thresholds to minimize noise impacts to the surrounding area. A minimal level of improvements are proposed to the site from a construction and operational standpoint, limited primarily to various fencing for the tiger enclosure and secondary security fencing along with placement of modular structures for operations and maintenance purposes for the menagerie. The Project does not seek to expand any existing structures, nor does it propose any significant construction or grading to the project site. As such, the Project falls within the standards for Class I since the project scope proposes minor alterations and maintenance of an existing commercial recreational use, with limited proposed expansion of the use. Thus, the Project is in compliance with the guidelines of Article 19, Section 15301 Class 1, Existing Facilities.

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Furthermore, this project is exempt pursuant to Article 19, Section 15303 (New Construction or Conversion of Small Structures). This section exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made to the exterior of the structure. The Project proposes minor additional improvements related to improvements for the tiger enclosure or repurposing of certain buildings or structures for the menagerie use. The site has been historically used for golf uses for the past 20 plus years. Therefore, the Project falls within the standards of this exemption as the project scope seeks to provide limited improvements to the already improved site. Thus, the Project is in compliance with the guidelines of Article 19, Section 15303, New Construction or Conversion of Small Structures.

None of the exceptions that bar the application of a categorical exemption pursuant to State CEQA Guidelines section 15300.2 applies. More specifically, the exceptions are not applicable pursuant to the following findings:

1. **Cumulative Impact.** *All exemptions are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.* There are no similar existing or proposed menagerie facilities within the vicinity of the project that would create a cumulative impact. Although there are other generally residential uses in the area, these are relatively small in scope for their impact to the surrounding area considering the surrounding area is primarily vacant land or residential uses and the proposed menagerie facility is relatively limited for events or other activities that primarily generate impacts to the surrounding area. In addition, all future projects that propose a similar use and are located within the area will similarly be evaluated pursuant to CEQA. Therefore, this exception does not apply as there would be no foreseeable cumulative impact.
2. **Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.* The site has facilitated a golf course for the past 20 plus years. The Project proposes to continue the golf course use of this site, although at a reduced scale from what was originally approved and operated on the site, with minor proposed improvements to facilitate the keeping and exhibition of tigers on the site. The Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. Therefore, no foreseeable significant environmental impacts would result with approval of this Project.
3. **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated*

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as a *state scenic highway*. The project is not located adjacent to or near any designated state scenic highway. In addition, there are no trees, historic buildings, rock outcroppings, or similar resources on or surrounding the subject site that would be adversely impacted by the implementation of this Project. Therefore, this exception does not apply.

4. **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.* The proposed Project would not generate hazardous waste, nor would it develop a hazardous waste site since it is an equestrian use. Animal waste or other regular waste generated from the operations of the site are required to comply with applicable waste handling, storage, transfer, and use requirements. Additionally, the proposed project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, and the Riverside County Department of Waste Resources. Therefore, this exception does not apply.

5. **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.* The Project site is not located near significant historical resources and, therefore, will not cause a substantial adverse change to these resources' significance.

For the reasons described above, none of the exceptions outlined in State CEQA Guidelines section 15300.2 apply to the project. Therefore, Article 19, Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) may be used to exempt the project from CEQA.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The Project site has a General Plan Foundational Component of Open Space (OS) and Rural Community (RC) and respective land use designations of Open Space: Recreation (OS:R) and Rural Community: Low Density Residential (RC:LDR). The area specifically proposed for the menagerie footprint is located within the OS:R designated area of the overall Project site. The OS:R designation "allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks."

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The existing permitted golf course would continue to be the primary use on the site that provides the recreational use that is consistent with the OS:R designation. The proposed menagerie would be secondary to the golf course use. While secondary to the primary golf course use, the menagerie as a facility for the keeping and exhibition of tigers is consistent with the OS:R designation as a facility for a use that is oriented towards animals and nature for the public to visit. The RC:LDR designation was established to provide for the development of detached single family residences on large parcels along with equestrian and other animal-keeping uses and agricultural uses. The existing golf course is an already permitted use, and although the RC:LDR does not list recreational uses in its description, as an existing use it is not the subject of the current project proposal. However, the nature of a golf course as a relatively wide open, non-intensive land use is generally compatible and in keeping with the level of development intensity and activity allowed for the RC:LDR land use designation. The specific menagerie facility proposed is consistent with the RC:LDR land use designation since it would involve animal keeping uses that are encouraged in this designation. For these reasons, and those previously discussed, the proposed Project would be in compliance with the General Plan Foundational Component and Land Use Designation. The Project site is not located within a Specific Plan.

2. Subject to the approval of Change of Zone No. 2100122, the Project site would have a zoning classification of Natural Assets (N-A), which is consistent with the Riverside County General Plan Land Use Designations of OS-R and RC-LDR since the Natural Assets is very limited in its permitted uses that include, but are not limited to single-family residential, agricultural, RV Parks, golf courses, equestrian uses, and recreational uses with a minimum lot size of 20 acres. The existing golf course use and the proposed menagerie use are permitted in the N-A zone, subject to approval of a Plot Plan. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Section 15.201 (N-A Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below. The project meets all the plot plan findings and applicable development standards of the proposed zoning as is detailed in the following development standards findings. As such, the Project, as designed and conditioned, complies with the applicable standards identified in Ordinance No. 348.
3. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use since they contain large lot single-family residential uses primarily that would not be impacted by the relatively small scope of the proposed menagerie facility. It is compatible with the surrounding residential properties through its comparable landscaping, topography, roadway setbacks, location on the property, and scope of operations.

Entitlement Findings:

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Change of Zone Findings

Change of Zone No. 2100122 is a proposal to change the project site's Zoning Classification from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A) and is subject to the following findings:

1. The current Open Area Combining Zone-Residential Developments (R-5) while accommodating of the existing golf course use and the portion of the property designated OS:R, it is not consistent with the RC:LDR land use designation that allows for a more broad type of uses compared to the relatively narrow R-5 zone that does not permit any residential uses. The proposed Natural Assets zone is consistent with both the OS:R and RC:LDR land use designations as noted in the previous Land Use Findings. Therefore, approval would not conflict with the Riverside County Vision or the Planning Principles set forth in the General Plan or the Policy Area. The project change in zone would also be compatible with the surrounding land uses. As stated in the land use findings above, the site is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use since they contain large lot single-family residential uses primarily that would not be impacted by the relatively small scope of the proposed menagerie facility. It is compatible with the surrounding residential properties through its comparable landscaping, topography, roadway setbacks, location on the property, and scope of operations. Therefore, the Project would align with the current and future development of the surrounding area.

Plot Plan Findings

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of Section 18.30C of Ordinance No. 348 (Land Use):

1. *The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.* The proposed use conforms to all such requirements. The Project site has a General Plan Foundational Component of Open Space (OS) and Rural Community (RC) and Land Use Designations of Open Space: Recreation (OS:R) and Rural Community: Low Density Residential (RC:LDR). As noted in the previous Land Use Findings, the proposed use of the menagerie facility is consistent with each of these land use designations. For these reasons, and those previously discussed, the proposed Project would be in compliance with the General Plan Foundational Components and Land Use Designations. Therefore, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan. The Project site is not located within a Specific Plan.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

2. *The overall development of the land shall be designed for the protection of the public health, safety and general welfare.* Impacts related to health and safety factors were considered, such as Air Quality, Hazards, and Noise. The primary context is the existing golf course and its past and current environmental impacts relative to the proposed menagerie facility. The golf course was originally approved, constructed, and operated with 18 holes for a number of years. Recently, while the golf course closed temporarily, it did reopen operating as a 9-hole golf course. The past operations and capacity of this golf course through the amount of trips to the site and people present were a greater impact to the surrounding environment compared to the fairly limited proposed menagerie facility that is proposing a maximum capacity of 300 persons at most, although most events would be much smaller than this. That limitation of 300 persons would provide an overall limiting factor on the amount of people, traffic, noise, air emissions, and other nuisance factors that may affect nearby property owners that would be similar or less than what the existing and past golf course contributed while the project operated as an 18-hole course. Additionally, as noted previously, the golf course would not be operating at the same time as any menagerie-oriented events to limit impacts on the surrounding area at those times. Regarding noise, the project is not anticipated to generate a substantial amount of noise through its operations. While music is anticipated for certain kinds of events, such noise generation will be subject to Ordinance No. 847. In terms of lighting, the Project is within Zone B of Ordinance No. 655. All lighting proposed shall be conditioned to be shielded and directed downwards to not interfere with the Mt. Palomar Observatory, as well as to prevent light spillage on neighboring properties in accordance with the requirement of Ordinance No. 655 as well as Ordinance No. 915. Finally, all development projects are reviewed by a Development Advisory Committee made up of various departments within the County (i.e. Transportation, Fire, Environmental Health, Biology, Cultural, Grading). These departments provide comments and corrections until they found that their standards had been met, at which point conditions of approval were added to the Project. These conditions are to be addressed ensuring that the Project does not adversely impact public health, safety, and general welfare. For these reasons, the proposed Project would be in compliance with this requirement.

3. *The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.* The subject property currently accommodates a golf course as previously noted that is proposed to accommodate an existing menagerie facility within its existing development area. The site would not create any additional impacts to the surrounding area compared to the existing golf course. The intensity of development and operations is in keeping with the relatively rural surrounding area. For these reasons, the proposed Project would be in compliance with this requirement.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

4. *That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.* The Project would take its access from Sage Road. Sage Road was previously improved with the golf course previously and would continue to adequately serve the existing menagerie facility. Similarly, the project would also be served by existing drainage and other improvements that served the golf course. The project is served with domestic water from Eastern Municipal Water District and wastewater services via an existing on-site septic system. The Project was reviewed and approved by Transportation, Fire, and Environmental Health, in relation to street improvements, access, traffic, drainage, and on-site circulation. The Project has been conditioned to ensure compliance with these Departments' standards; therefore, the proposed Project would be in compliance with this requirement.

5. The proposed uses are consistent with Ordinance No. 348, and, in particular, with the permitted uses and development standards of the Natural Assets (N-A) zone, as detailed in the Development Standards Findings section. The Plot Plan proposes a menagerie facility for tiger keeping and exhibition as a secondary use to the existing golf course. The N-A zone specifically allows for a menagerie with an approved Plot Plan. Thus, the Project is in compliance with this requirement.

6. *All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.* The Project proposes to permit the existing menagerie facility as a secondary use to the primary golf course use on the site. There are currently a few buildings on the site primarily to serve the golf course use but that would also serve the menagerie facility as well as potentially two new security station buildings specific to the menagerie facility. The project site is currently split into four parcels and has been operating as a golf course under this parcel division since it was originally operating. The existing and proposed buildings would not cross property lines and as such no merger of parcels or lot line adjustment is necessary for the project. A condition of approval has been included to state that a subdivision would be needed prior to sale of any individual structure, but also that if any such subdivision is proposed would potentially require a revision to the current Plot Plan for the menagerie or past Plot Plan for the golf course to evaluate the operational limits of each of those relative to the subdivision proposal.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Development Standards Findings:

The development proposed by the Plot Plan meets the development standards of the Natural Assets (N-A) zone identified as those in Section 15.201 of Ordinance No. 348:

1. *Minimum lot size. 20 acres with a minimum gross width of 400 feet.* No subdivision is proposed that would be required to comply with this requirement.
2. *Minimum yard depths. Front 100 feet, sides 50 feet, rear 50 feet.* Existing and proposed buildings all exceed these required setbacks. The closest is the proposed menagerie facility enclosure, which is setback 100 feet from the Sage Road right-of-way. Therefore, the proposed Project is consistent with this development standard.
3. *No building shall exceed 20 feet in height.* Existing buildings all meet this requirement as will the newly proposed security station buildings for the menagerie. The proposed Project complies with this development standards.
4. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* The existing 9-hole golf course requires 6 parking spaces for every hole. This would require a minimum of 54 parking spaces to serve the golf course. The proposed menagerie facility proposes a 4,674 public viewing area which applying a parking rate of 1 parking space per 30 square feet for assembly uses would require a minimum of 156 parking spaces. The golf course would not be in operation during menagerie events, so the parking requirements would not be additive between the uses. The project site currently contains 171 total parking spaces, which would be adequate to serve each of the uses that would not overlap in operation times. The proposed Project complies with this development standard. As no substantial new development is proposed on the site through the proposed Plot Plan for the menagerie facility, the requirements for installation of Electrical Vehicle charging stations per Section 18.12 of Ordinance No. 348 would not apply.

Other Findings:

1. This project is not located within a Criteria Cell of the MSHCP. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. The project site is not located within a City's Sphere of Influence.
3. The project site is not located within any Airport Influence Area (AIA) boundary.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

4. Since the project is exempt from CEQA, AB 52 tribal consultation was not required.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Fire Code states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This project has been designed so that it is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the project through Riverside County Fire Department.

Conclusion:

1. For the reasons discussed above, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Riverside County. Moreover, the proposed project would not be detrimental to the health, safety, or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any person who indicated support/opposition to the proposed project.

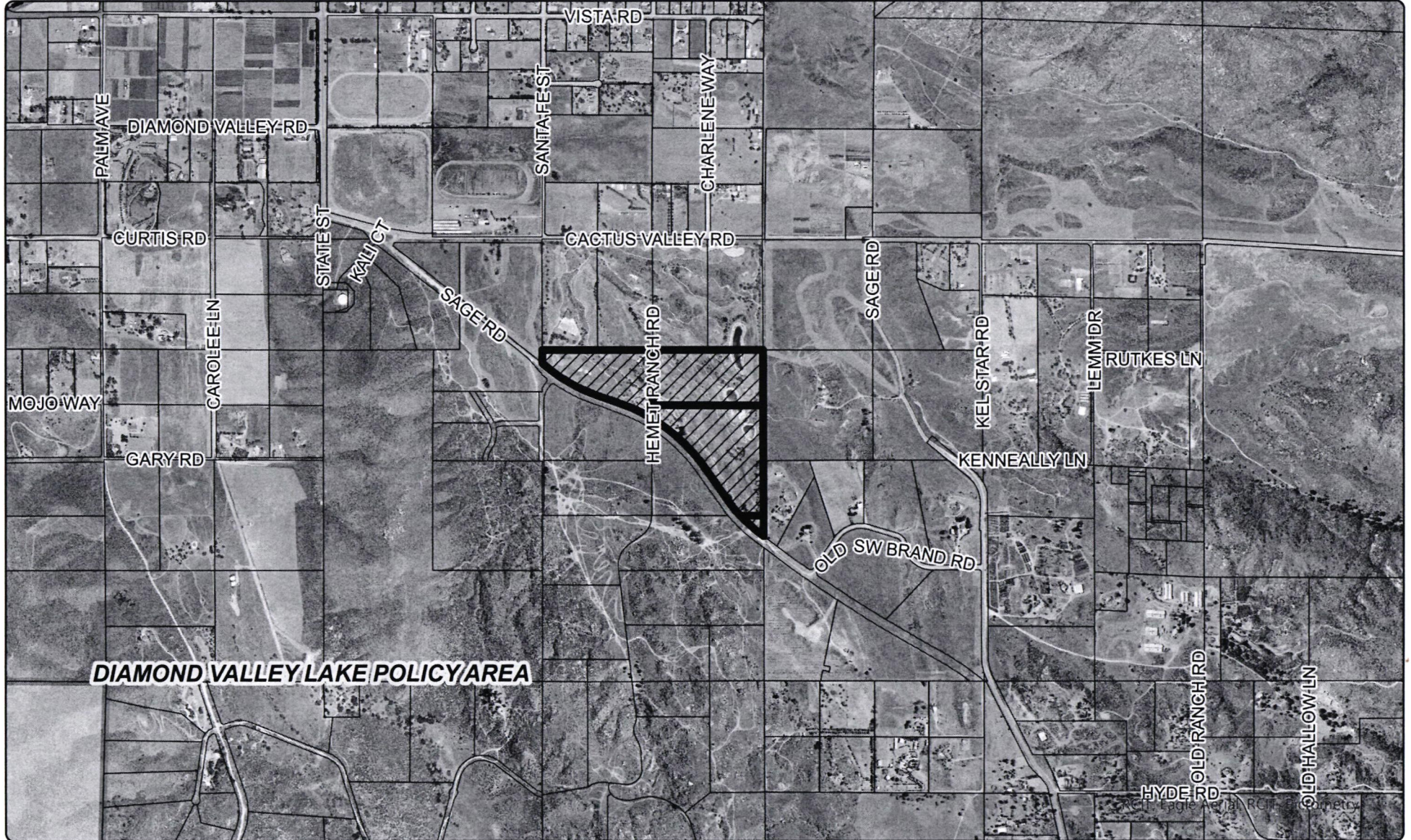
ATTACHMENTS

- A – GIS Exhibits
- B – Project Exhibits and Documents
- C – Conditions of Approval

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT220049
VICINITY/POLICY AREAS

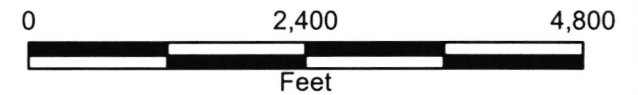
Supervisor: Washington
 District 3

Date Drawn: 5/8/2023
 Vicinity Map



District Area: Hemet-San Jacinto

Author: Karen Jordan



DISCLAIMER: 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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)965-8277 (Eastern County) or Website <http://planning.ctdca.org>

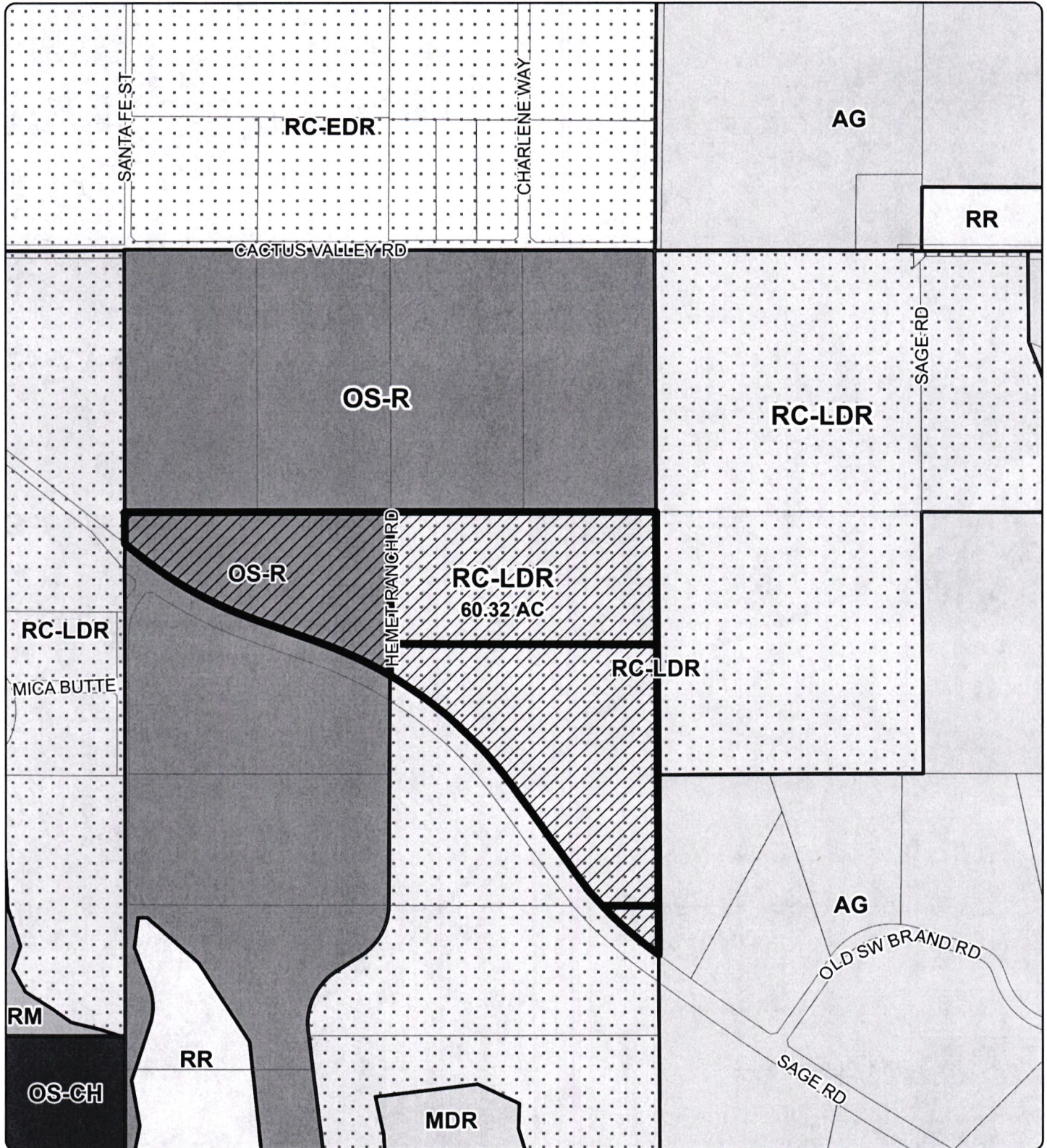
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT220049

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 5/8/2023
Exhibit 5



District Area: Hemet-San Jacinto

Author: Karen Jordan

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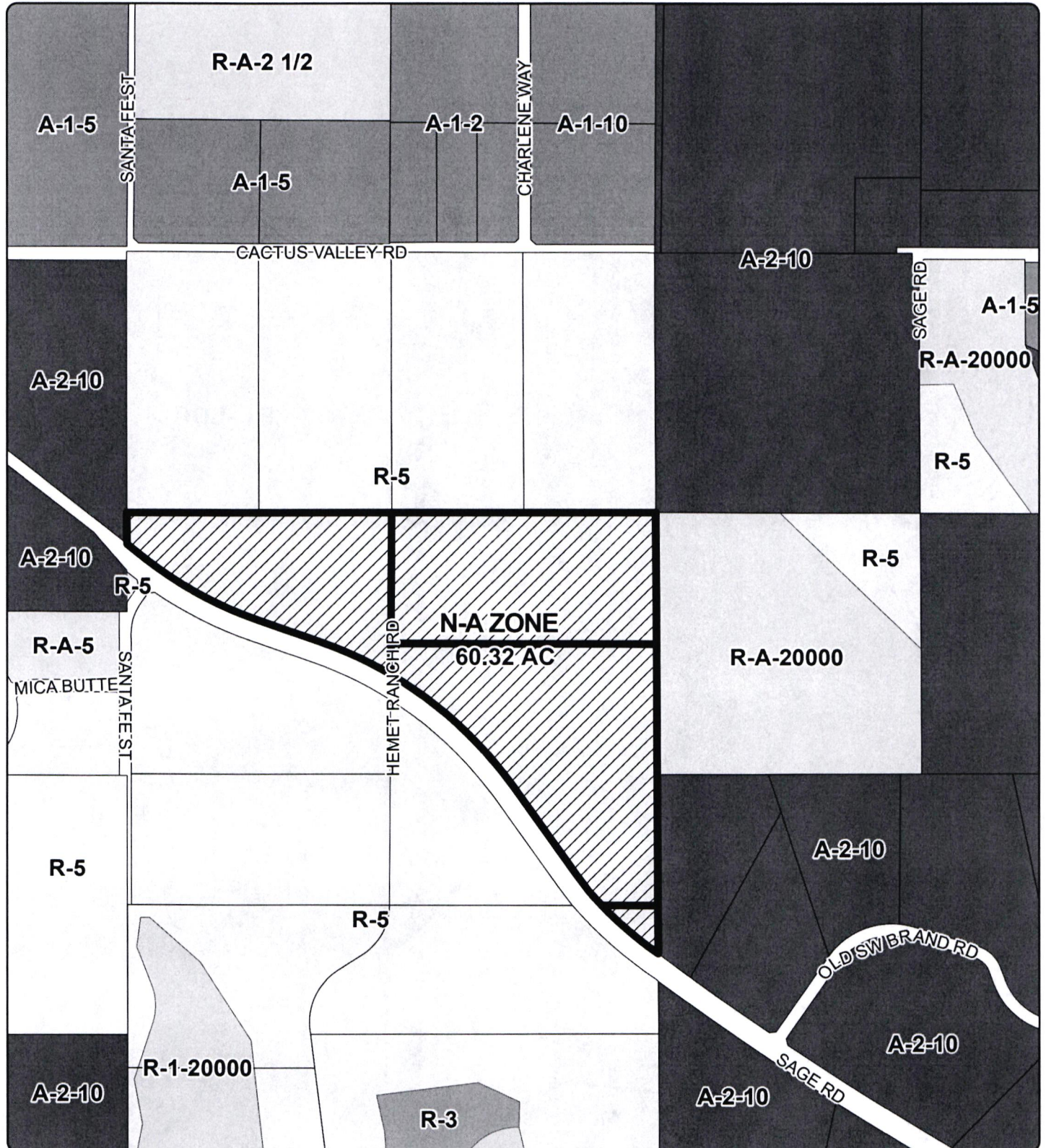
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT220049

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 5/8/2023
Exhibit 2



District Area: Hemet-San Jacinto

Author: Karen Jordan



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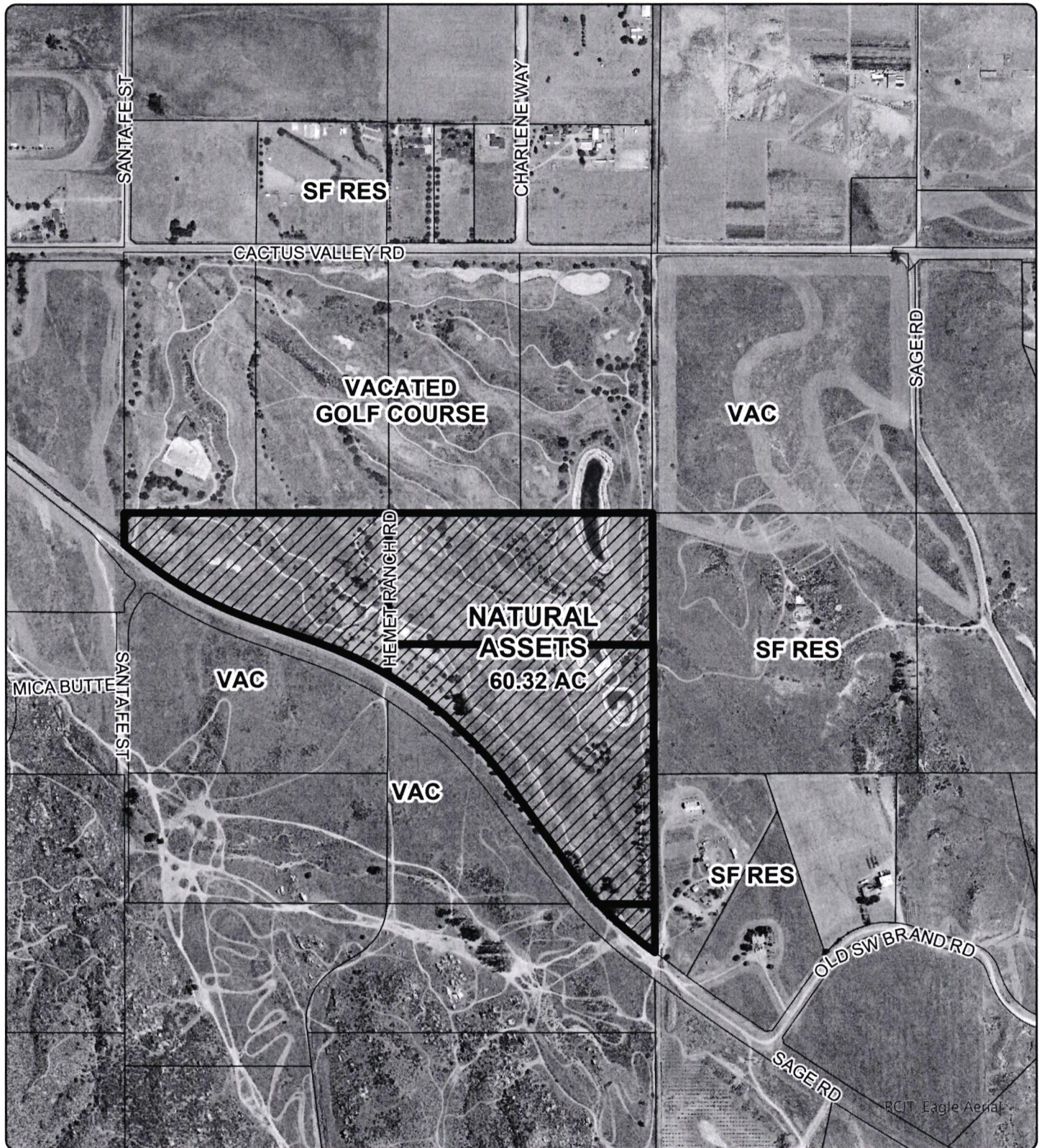
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT220049

LAND USE

Supervisor: Washington
District 3

Date Drawn: 5/8/2023
Exhibit 1



District Area: Hemet-San Jacinto

Author: Karen Jordan



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



05/01/23, 11:07 am

PPT220049

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT220049. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT220049) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 220049 is a proposal to permit an existing menagerie facility on the site that includes the keeping and exhibition of tigers in conjunction with an existing permitted golf course. The menagerie facility will consist of a main tiger enclosure area for exhibition with a twelve (12) foot high chain link fencing, three smaller enclosures for isolating and transport of the tigers, and a public viewing area. The public viewing area is separated from the main tiger enclosure area by a 52-inch tall tubular steel fence separated back from the main enclosure fencing so guests are not able to be in direct contact with the tigers. This is all enclosed with an outer eight (8) foot tall fence for site access and security purposes. There are two small security stations proposed, one inside the outer fenced area and one outside the outer fenced area, for general security, maintenance, and operation purposes. The existing golf course clubhouse will continue to serve as a clubhouse to facilitate golfing on the site but will also service as a welcome center for the menagerie for the public. The design and operation of the menagerie facility is required to comply with U.S. Department of Agriculture, U.S. Fish & Wildlife, California Fish & Wildlife rules and regulations for the design, licensing, and operation of the facility. The site already accommodates a 9-hole golf course and clubhouse facility. Due to the golf course and clubhouse facility, the site will also be allowed to host special events like weddings on the property as an ancillary use in conjunction with the golf course clubhouse and proposed menagerie.

To meet parking requirements, normal golf course operations shall cease prior to any event that accommodates more than 150 people.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) Exhibit A (Site Plan), dated March 23, 2023.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 **AND - Federal, State & Local Regulation Compliance (cont.)**

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PPT220049 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning PPT220049, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 DEH - ECP COMMENTS (cont.)

E Health. 1 DEH - ECP COMMENTS

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 DEH - PPT220049 Project Review Summary

Department of Environmental Health (DEH) reviewed PPT220049 for the proposal to permit the existing menagerie facility on the site that includes the keeping and exhibition of tigers. The golf course, clubhouse facility, and maintenance were previously approved under PP12891 and PP12891S01. If any future building permits or changes in operations occur for the project/site, DEH reserves the right to conduct a review and ensure that the Department's requirements continue to be met. See conditions of approval at building permit issuance and final milestones for additional details.

Fire

Fire. 1 Fire - General Conditions

With respect to the planning conditions for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2019 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B(, NFPA 1142) or other approved method. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3
2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24 7.2.3
3. Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire - General Conditions (cont.)

feet shall be provided with an approved turn around. For developments within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius. See California Code of Regulations Title 14 Section 1273.04. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002

4. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002

5. Fire Department Building Construction Permit Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1

6. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside

7. Wildfire Protection Building Construction - Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations Title 14 Fire Safety Regulations. Reference CFC 4905.2

8. Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1

Flood

Flood. 1 Flood Hazard Report

FLOOD HAZARD REPORT: 1/4/2023
Bluebeam Session ID: 770-358-888

Tentative Plot Plan (PPT) 220049 is a proposal to permit an existing menagerie facility on the site that

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **Flood Hazard Report (cont.)**

includes the keeping and exhibition of tigers. The 60.32 acre site (located south of Cactus Valley Road, northeasterly of Sage Road and west of Kell Star Road in the San Jacinto area) already accommodates a 9-hole golf course and clubhouse facility for the “Diamond Valley Lodge”, approved most recently through PP12891S01. It has been submitted with Change of Zone (CZ) 2100122 which proposes to change the zoning classification of the southern portion of the site from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A).

The site generally drains toward the northwest. A portion of the site (primarily near the north and west boundaries) is located within the 100-year Zone A flood plain limits as delineated on Panel Numbers 06065C-2115G of the Flood Insurance Rate Maps (FIRM) dated August 28, 2008 issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This floodplain is currently being revised; the revised limits will have a greater impact on the west side of the site but will be reduced along the north side.

The project does not propose construction of any new structures. The existing improvements are not located within the floodplain, however, a storm of unusual magnitude could cause some damage. Since this project would not create new structures, grading, or impervious area, the District does not object to this proposal. Additional conditions will apply if this proposal changes.

The majority of the site is located within the bounds of the Salt Creek Channel – South Hemet Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP/mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$338 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued. Personal or corporate checks will not be accepted for payment. See condition 60/80 MITIGATION CHARGE.

Any questions pertaining to this project may be directed to Kelly O’Sullivan of this office at 951-955-8851 or kosulliv@rivco.org.

Planning

Planning. 1 **Business Licensing**

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

Planning. 2 **Causes for Revocation**

In the event the use hereby permitted under this permit,

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 Causes for Revocation (cont.)

permit shall be subject to the revocation procedures.

Planning. 3 Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 4 Construction Noise

All construction activities shall comply with Riverside County Noise Ordinance Ordinances No. 847. This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors

Planning. 5 Emergency Operations Plan

The project operator shall have a safety place in place and updated as appropriate for any emergency situations on the site related to the keeping of the tigers on the site. This would also include the handling and transportation of the tigers from the site in case of a need for evacuation from the site due to wildfire or other hazard.

Planning. 6 Expiration Date Use Case

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 7 Fugitive Dust

The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:

- In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
- The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 Fugitive Dust (cont.)

complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

- The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.

Planning. 8 Maintain Agency Licensing

The project shall continue to maintain the necessary license, permits, or other authorizations from the U.S.D.A, California Department of Fish & Wildlife, and any other appropriate agency for the operation of the menagerie allowed under this Plot Plan. If such authorization from these agencies is revoked, expired, or otherwise lapsed, the County shall be immediately notified of such status for consideration of potential suspension or revocation of the County's authorization for the menagerie facility under this Plot Plan.

Planning. 9 No Outdoor Advertising

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 10 NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this permit as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 11 Noise Monitoring Reports

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 12 Planning- EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 13 Review Fees

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 Review Fees (cont.)

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 14 SCAQMD Rule 1113

The Project is required to comply with the provisions of the SCAQMD Rule 1113 “Table of Standards” pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

Planning. 15 SCAQMD Rule 402

The Project is required to comply with the provisions of the SCAQMD Rule 402, “Nuisance” which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

Planning. 16 Signage

A sign proposal is not a part of this Project proposal and when submitted shall be in compliance with Article XIX of Ordinance No. 348 in regards to commercial signage.

Planning. 17 Subdivision Prior to Building Sale

Prior to the sale of any individual building, a subdivision shall be recorded.

Additionally, prior to any such subdivision, lot line adjustment, or other reconfiguration of current parcel boundaries, such change shall be evaluated relative to the boundaries of the improvements and operations of PPT220049 and PP12891 to ensure all such improvements and operations are located on parcels necessary to serve them and that they are not separated for potential sale to others that would potentially undermine the feasibility of the operations of those uses.

Planning-CUL

Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Waste Resources

Waste Resources. 1

Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: PPT220049

Parcel: 469160037

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 MITIGATION CHARGE Not Satisfied

This project is located within the limits of the Salt Creek Channel – South Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 Construction Noise Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

060 - Planning. 2 Fee Status Not Satisfied

Prior to grading permit issuance, the Planning Department shall determine if the deposit based fees for PPT220049 are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

060 - Planning. 3 Required Applications Not Satisfied

No grading permits shall be issued until CZ2100122 has been approved and adopted by the Board of Supervisors and has been made effective.

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation

Plan: PPT220049

Parcel: 469160037

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.

b. PRIMP must be accompanied by the final grading plan for the subject project.

c. Description of the proposed site and planned grading operations.

d. Description of the level of monitoring required for all earth-moving activities in the project area.

e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

j. Procedures and protocol for collecting and processing of samples and specimens.

k. Fossil identification and curation procedures to be employed.

l. Identification of the permanent repository to receive any recovered fossil material.

*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

m. All pertinent exhibits, maps, and references.

n. Procedures for reporting of findings.

o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.

p. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

80. Prior To Building Permit Issuance

Plan: PPT220049

Parcel: 469160037

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 DEH- DES Clearance Not Satisfied

Food Facility must be approved prior to permit issuance. Contact 951.76632824 to determine if food plans are needed. A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

080 - E Health. 2 DEH- Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health for the OWTS in accordance with DEH-Landuse technical document (LAMP). Proof of established water is required to support the project.

Fire

080 - Fire. 1 Fire - Prior to Building Permit Not Satisfied

Fire Department Building Construction Permit Review - If the inner or outer security stations are permanent structures, submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. See also the general conditions. This condition can be satisfied if documentation is provided and a determination is made by Building and Safety or Fire that these are not permanent structures, Reference CFC 105.1

Flood

080 - Flood. 1 MITIGATION CHARGE Not Satisfied

This project is located within the limits of the Salt Creek Channel – South Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Building Design Not Satisfied

Any buildings or other structures proposed for construction shall comply with APPROVED EXHIBIT A and the development standards of the N-A zone, in particular the maximum building height of 20 feet.

080 - Planning. 2 Construction Noise Not Satisfied

Building Plans shall note and construction shall comply that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Plan: PPT220049

Parcel: 469160037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Construction Noise (cont.) Not Satisfied

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 3 Fee Status Not Satisfied

Prior to issuance of building permits for PPT220049, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 4 Required Applications Not Satisfied

No building permits shall be issued until CZ2100122 has been approved and adopted by the Board of Supervisors and has been made effective.

080 - Planning. 5 Roof Equipment Shielding Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 6 School Mitigation Not Satisfied

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 DEH- Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 3 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of nine (9) accessible parking spaces for persons with disabilities, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of

Plan: PPT220049

Parcel: 469160037

90. Prior to Building Final Inspection

Planning

- 090 - Planning. 1 Accessible Parking (cont.) Not Satisfied
porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

- 090 - Planning. 2 Agency Clearance Not Satisfied

Prior to Building Permit Final Inspection, the permittee shall submit a clearance letter or the applicable licenses or permits from the U.S.D.A and California Department of Fish & Wildlife that confirms the facility's compliance with the requirements of those agencies for the menagerie facility allowed under this Plot Plan.

- 090 - Planning. 3 Curbs Along Planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

- 090 - Planning. 4 Parking Paving Material Not Satisfied

A minimum of 171 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department and pursuant to the prior condition of approval titled Parking Spaces Verification and any approved parking plan. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

- 090 - Planning. 5 Roof Equipment Shielding Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

- 090 - Planning. 6 Utilities Underground Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground if the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

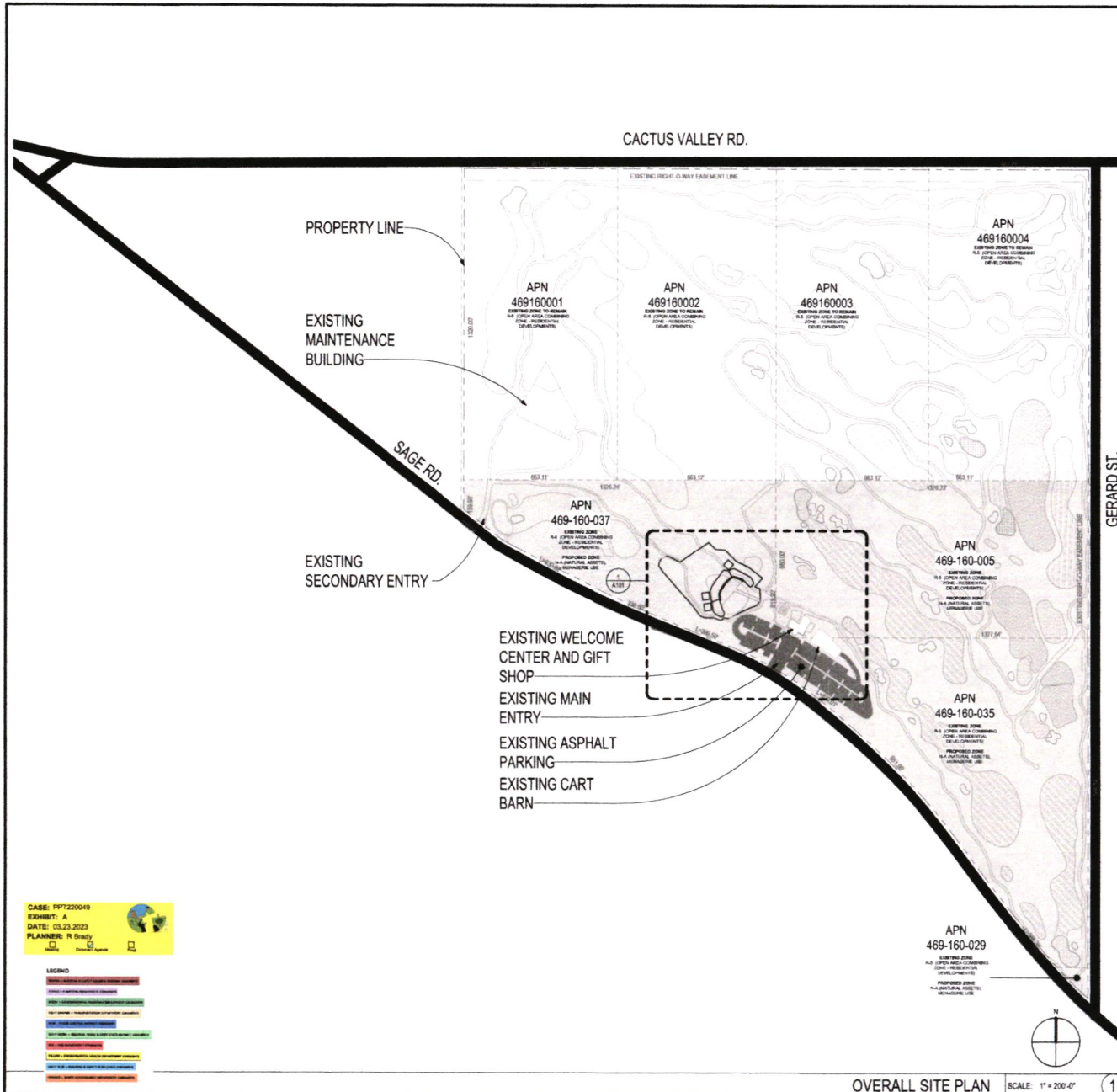


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CLIENT
DIAMOND VALLEY LODGE
 31220 SAGE RD.
 HEMET, CA 92543

ZONE CHANGE TO N-A (NATURAL ASSETS) MENAGERIE USE PLAN NO. PPT220049

DIAMOND VALLEY LODGE
 31220 SAGE RD.
 HEMET, CA 92543



GERARD ST.

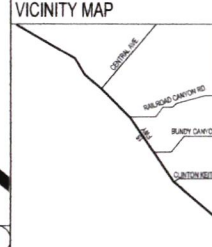
HOURS OF OPERATION	PROJECT TEAM
10:30 AM - 9:00 PM WEEKDAYS 10:30 AM - 9:00 PM WEEKENDS	APPLICANTS/OWNER DIAMOND VALLEY GOLF CLUB 2120 SAGE RD. HEMET, CA 92543 PHONE: 951.952.7827 EMAIL: SAHAY@DIAMONDVALLEYLODGE.COM

PARKING	APPLICABLE CODES
GENERAL PARKING AREA 188 PARKING SPACES, 8'-0" X 18'-0" 3 ACCESSIBLE PARKING SPACES, 8'-0" X 18'-0" 177 TOTAL PARKING SPACES PARKING REMAINS UNCHANGED	2018 CALIFORNIA BUILDING CODE 2018 CALIFORNIA MECHANICAL CODE 2018 CALIFORNIA ELECTRICAL CODE 2018 CALIFORNIA PLUMBING CODE 2018 CALIFORNIA FIRE CODE 2018 ENERGY CODE 2018 CALIFORNIA GREEN BUILDING STANDARDS CODE ALL LOCAL CODES AND ORDINANCES

LEGEND	PROJECT INFORMATION															
<ul style="list-style-type: none"> LOTS PROPOSED FOR CHANGE OF ZONE POND FARROW PUTTING GREEN JARD 	<table border="1"> <thead> <tr> <th>APN/NO.</th> <th>LOT</th> <th>LEGAL DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>469-160-035</td> <td>1</td> <td>20.50 ACRES IN PART 1 PIV 006714</td> </tr> <tr> <td>469-160-029</td> <td>1</td> <td>0.81 ACRES IN PART 1 PIV 006714</td> </tr> <tr> <td>469-160-036</td> <td>1</td> <td>24.25 ACRES IN PART 1 PIV 006714</td> </tr> <tr> <td>469-160-037</td> <td>28</td> <td>15.58 ACRES IN PART 28 & 27 PIV 006714</td> </tr> </tbody> </table> <p>ADDRESS: 96.52 ACRES ABBREVIATION: NO TOWNSHIP: T20N17W SEC 11 W SPECIFIC PLAN: NOT WITHIN SPECIFIC PLAN TYPE OF CONSTRUCTION: TYPE 1/4 EXISTING ZONING: R4, C2 NO. 0068 PROPOSED ZONING: N/A NATURAL ASSETS, MENAGERIE USE OCCUPANCY: GOLF COURSE, EVENTS USING A MENAGERIE EXISTING USE: GOLF COURSE, EVENTS USING A MENAGERIE PROPOSED USE: EVENTS AND HOUSING MENAGERIE NO. OF STORES: ONE MAXIMUM HEIGHT: 28 FEET</p> <p>BUILDING: EXISTING WELCOME CENTER & GOLF COURSE CLUB HOUSE: 286 SQ. FT. EXISTING STORAGE BUILDING: 000 SQ. FT. EXISTING MAINTENANCE BUILDING: 000 SQ. FT. TOTAL: 286 SQ. FT.</p> <p>PROJECT SIZE: 96.58 ACRES</p> <p>HIGH FIRE HAZARD: HIGH OCCUPANCY POTENTIAL: VERY LOW FLOOD PLAIN AREAS: AREA OF MINOR FLOOD FLOOD HAZARD AREA: LAND IS NOT SUBJECT TO OVERFLOW, BUNDRATION OR FLOOD HAZARD</p> <p>UTILITIES: SEWER: ON SITE WASTE TREATMENT SYSTEM (UNITED EASTERN MUNICIPAL WATER DISTRICT (EMWD)) WATER: SOUTHERN CALIFORNIA GAS COMPANY SOUTHERN CALIFORNIA EDISON (SCE) GAS: SOUTHERN CALIFORNIA GAS COMPANY SOLID WASTE: WASTE MANAGEMENT TELEPHONE: FRONTIER COMMUNICATIONS CABLE TELEVISION: FRONTIER COMMUNICATIONS SCHOOLS: DISTRICT: HEMET UNIFIED SCHOOL DISTRICT</p>	APN/NO.	LOT	LEGAL DESCRIPTION	469-160-035	1	20.50 ACRES IN PART 1 PIV 006714	469-160-029	1	0.81 ACRES IN PART 1 PIV 006714	469-160-036	1	24.25 ACRES IN PART 1 PIV 006714	469-160-037	28	15.58 ACRES IN PART 28 & 27 PIV 006714
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469-160-037	28	15.58 ACRES IN PART 28 & 27 PIV 006714														

LEGEND	PROJECT INFORMATION															
<ul style="list-style-type: none"> LOTS PROPOSED FOR CHANGE OF ZONE POND FARROW PUTTING GREEN JARD 	<table border="1"> <thead> <tr> <th>APN/NO.</th> <th>LOT</th> <th>LEGAL DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>469-160-035</td> <td>1</td> <td>20.50 ACRES IN PART 1 PIV 006714</td> </tr> <tr> <td>469-160-029</td> <td>1</td> <td>0.81 ACRES IN PART 1 PIV 006714</td> </tr> <tr> <td>469-160-036</td> <td>1</td> <td>24.25 ACRES IN PART 1 PIV 006714</td> </tr> <tr> <td>469-160-037</td> <td>28</td> <td>15.58 ACRES IN PART 28 & 27 PIV 006714</td> </tr> </tbody> </table> <p>ADDRESS: 96.52 ACRES ABBREVIATION: NO TOWNSHIP: T20N17W SEC 11 W SPECIFIC PLAN: NOT WITHIN SPECIFIC PLAN TYPE OF CONSTRUCTION: TYPE 1/4 EXISTING ZONING: R4, C2 NO. 0068 PROPOSED ZONING: N/A NATURAL ASSETS, MENAGERIE USE OCCUPANCY: GOLF COURSE, EVENTS USING A MENAGERIE EXISTING USE: GOLF COURSE, EVENTS USING A MENAGERIE PROPOSED USE: EVENTS AND HOUSING MENAGERIE NO. OF STORES: ONE MAXIMUM HEIGHT: 28 FEET</p> <p>BUILDING: EXISTING WELCOME CENTER & GOLF COURSE CLUB HOUSE: 286 SQ. FT. EXISTING STORAGE BUILDING: 000 SQ. FT. EXISTING MAINTENANCE BUILDING: 000 SQ. FT. TOTAL: 286 SQ. FT.</p> <p>PROJECT SIZE: 96.58 ACRES</p> <p>HIGH FIRE HAZARD: HIGH OCCUPANCY POTENTIAL: VERY LOW FLOOD PLAIN AREAS: AREA OF MINOR FLOOD FLOOD HAZARD AREA: LAND IS NOT SUBJECT TO OVERFLOW, BUNDRATION OR FLOOD HAZARD</p> <p>UTILITIES: SEWER: ON SITE WASTE TREATMENT SYSTEM (UNITED EASTERN MUNICIPAL WATER DISTRICT (EMWD)) WATER: SOUTHERN CALIFORNIA GAS COMPANY SOUTHERN CALIFORNIA EDISON (SCE) GAS: SOUTHERN CALIFORNIA GAS COMPANY SOLID WASTE: WASTE MANAGEMENT TELEPHONE: FRONTIER COMMUNICATIONS CABLE TELEVISION: FRONTIER COMMUNICATIONS SCHOOLS: DISTRICT: HEMET UNIFIED SCHOOL DISTRICT</p>	APN/NO.	LOT	LEGAL DESCRIPTION	469-160-035	1	20.50 ACRES IN PART 1 PIV 006714	469-160-029	1	0.81 ACRES IN PART 1 PIV 006714	469-160-036	1	24.25 ACRES IN PART 1 PIV 006714	469-160-037	28	15.58 ACRES IN PART 28 & 27 PIV 006714
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PROJECT DESCRIPTION
CHANGE OF ZONE FROM R4 OPEN AREA COMBINING ZONE - RESIDENTIAL DEVELOPMENTS TO N-A (NATURAL ASSETS) MENAGERIE USE



**ZONE CHANGE TO N-A (NATURAL ASSETS)
 MENAGERIE USE
 PLAN NO. PPT220049**

REVISIONS	DATE
Δ NO. DESCRIPTION	

ISSUED	02.28.2023
--------	------------

STAMP	
-------	--

JOB NO.:	1
DRAWN BY:	NH
REVIEWED BY:	NH

OVERALL SITE PLAN

A100

CASE: PPT220049
 EXHIBIT: A
 DATE: 03.23.2023
 PLANNER: R Brady

LEGEND

- EXISTING ZONING
- PROPOSED ZONING
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING SAND
- PROPOSED SAND
- EXISTING SOIL
- PROPOSED SOIL
- EXISTING VEGETATION
- PROPOSED VEGETATION
- EXISTING WATER
- PROPOSED WATER
- EXISTING UTILITIES
- PROPOSED UTILITIES

OVERALL SITE PLAN SCALE: 1" = 200'-0" 1



NETAJI HERNANDEZ JR.
 4140 JUMPER ST.
 MURRETA, CA 95242
 (916) 451-2868
 NETAJI@HERNANDEZJRSIGNAL.COM

CLIENT
DIAMOND VALLEY LODGE
 1700 SAGE RD.
 HEWLET, CA 92543

ZONE CHANGE TO N-A (NATURAL ASSETS)
MENAGERIE USE
PLAN NO. PPT220049
 31220 SAGE RD.
 HEWLET, CA 92543

REV. NO.	DESCRIPTION	DATE

ISSUED 02.26.2022
STAMP

JOB NO. T
DRAWN BY: NH
REVIEWED BY: NH

ENLARGED SITE PLAN
A101

ACCESSIBLE ROUTE NOTES

- FOR THE TRAIL, SMALL CLIMB WITH THE FOLLOWING:
1. TRAIL SPACES SHALL BE 48" WIDE.
 2. TRAIL SPACES SHALL BE 48" WIDE.
 3. TRAIL SPACES SHALL BE 48" WIDE.
 4. TRAIL SPACES SHALL BE 48" WIDE.
 5. TRAIL SPACES SHALL BE 48" WIDE.
 6. TRAIL SPACES SHALL BE 48" WIDE.
 7. TRAIL SPACES SHALL BE 48" WIDE.

PARKING CALCULATION

- EXISTING CALCULATION**
- (1) EXISTING TRAIL ENCLASURE 17,000 SQ FT
 - (2) EXISTING TRAIL ENCLASURE 17,000 SQ FT
 - (3) EXISTING TRAIL ENCLASURE 17,000 SQ FT
 - (4) EXISTING TRAIL ENCLASURE 17,000 SQ FT
 - (5) EXISTING TRAIL ENCLASURE 17,000 SQ FT
 - (6) EXISTING TRAIL ENCLASURE 17,000 SQ FT
 - (7) EXISTING TRAIL ENCLASURE 17,000 SQ FT

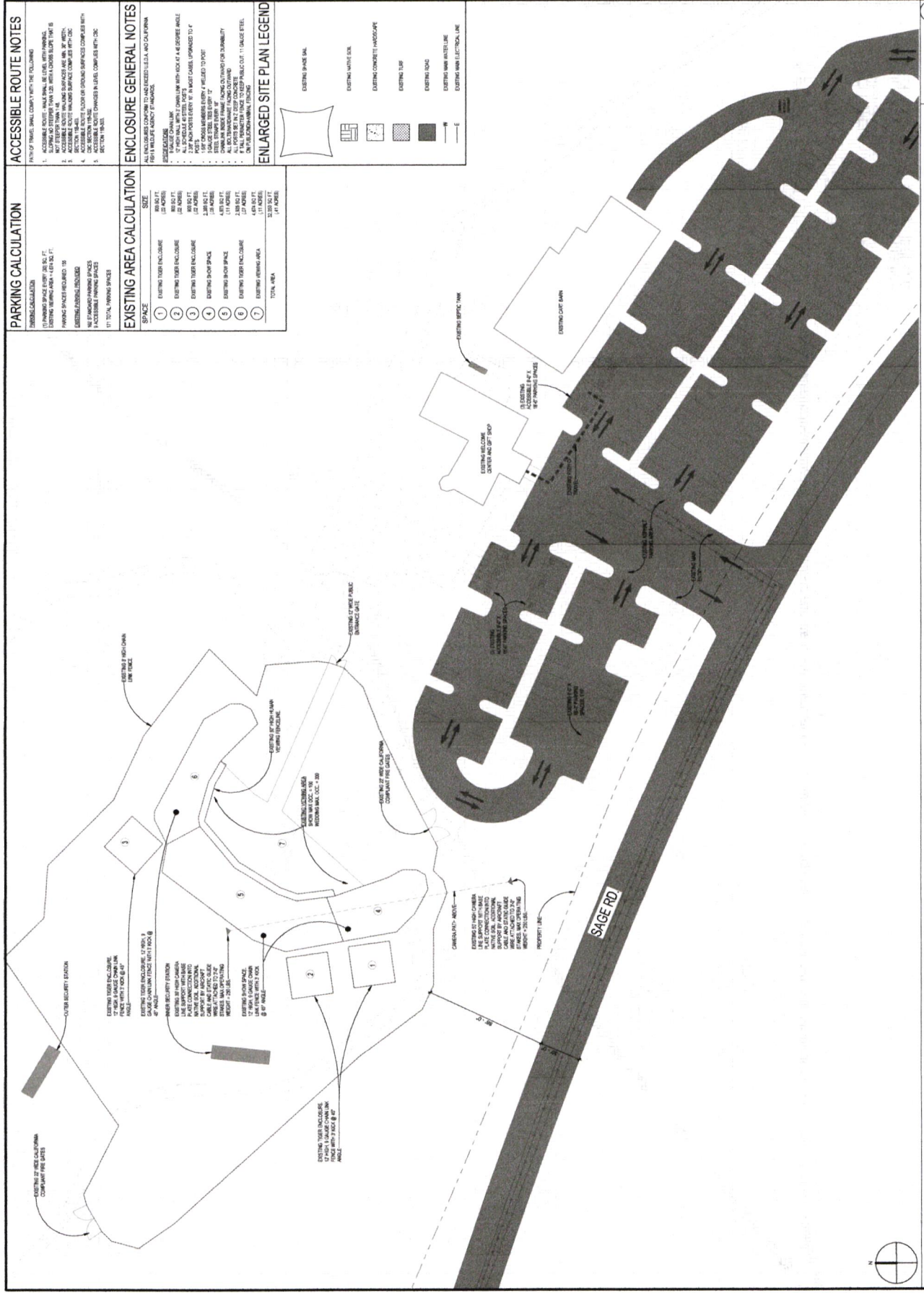
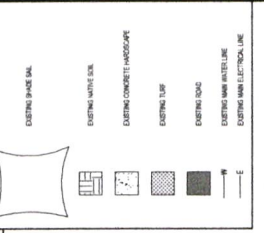
ENCLOSURE GENERAL NOTES

1. ENCLOSURE SHALL BE 6' HIGH.
2. ENCLOSURE SHALL BE 6' HIGH.
3. ENCLOSURE SHALL BE 6' HIGH.
4. ENCLOSURE SHALL BE 6' HIGH.
5. ENCLOSURE SHALL BE 6' HIGH.
6. ENCLOSURE SHALL BE 6' HIGH.
7. ENCLOSURE SHALL BE 6' HIGH.

EXISTING AREA CALCULATION

SPACE	SIZE
(1)	17,000 SQ FT
(2)	17,000 SQ FT
(3)	17,000 SQ FT
(4)	17,000 SQ FT
(5)	17,000 SQ FT
(6)	17,000 SQ FT
(7)	17,000 SQ FT
TOTAL AREA	119,000 SQ FT

ENLARGED SITE PLAN LEGEND



ENLARGED SITE PLAN SCALE: 1" = 30' 1



LEGEND

1.0000 - GENERAL SITE INFORMATION
2.0000 - SITE SPECIFIC INFORMATION
3.0000 - SITE SPECIFIC INFORMATION
4.0000 - SITE SPECIFIC INFORMATION
5.0000 - SITE SPECIFIC INFORMATION
6.0000 - SITE SPECIFIC INFORMATION
7.0000 - SITE SPECIFIC INFORMATION
8.0000 - SITE SPECIFIC INFORMATION
9.0000 - SITE SPECIFIC INFORMATION
10.0000 - SITE SPECIFIC INFORMATION

Diamond Valley Lodge

Golf Course and Event venue.

Days/Hours of Operation:

Open 6 days per week. Closed on Monday.

Our hours of operation:

Tuesday-Thursday are 10:00am-5:00pm.

Friday & Saturday 11:00am-10:00pm

Sunday 10am-5:00pm.

Special exclusive events available on a case by case basis.

Initial Projected Staffing:

Staff: 1 person Tuesday-Thursday (typically golf operations)

5-10 persons Friday-Sunday (typically golf and special events operations)

Special Events:

Wedding/Event duration: Typical 3:00pm-10:00pm (6 hrs of event time)

Music ending at 10:00pm according to County ordinance

Professional DJ service: Experienced DJ with Temecula Wine Country knowledge regarding sound and cut off time.

Security: 1 person per 50 guests (Typical)

Maximum capacity: 300 (average wedding 100-125)

Lighting: Market lights strung across event areas

Pathways: solar lights every 5 feet.

Car park lighting: 11 double & triple head commercial steel light posts ranging from 75-150' apart at 15' tall (original lighting)

Outdoor amplified sound: 85 decibels maximum

Bar: Managed by a licensed third party bartending service

Water service- 16oz bottled water, soda, ice tea, lemonade

Parking: 171 spaces

162 spaces 9 disabled spaces

Golf patrons and wedding patrons will unlikely overlap through scheduling of the availability of the golf course. Special events will restrict or block the golf course availability according to the parking demand for the special event. Example would be that special event that starts at 5pm requires 100 parking spaces, would limit the number of golfers taking more than 71 spaces.

CASE: PPT220048
 EXHIBIT: Tiger SOP
 DATE: 05.23.2023
 PLANNER: R Brady



LEGEND
 [Color-coded boxes for various categories]
 [Color-coded boxes for various categories]
 [Color-coded boxes for various categories]
 [Color-coded boxes for various categories]
 [Color-coded boxes for various categories]
 [Color-coded boxes for various categories]
 [Color-coded boxes for various categories]
 [Color-coded boxes for various categories]
 [Color-coded boxes for various categories]

Diamond Valley Lodge

Tiger Operating Procedures.

Safe Transport and Transition of Animals into Exhibit Space

The tigers are transported in and out using a transport van and/or trailer. Each tiger is contained within a specially constructed mobile "transport" cage unit. Each transport unit is on castors and easily rolls into the van/trailer for transport. Once inside the van/trailer, the mobile transport unit is enclosed. Multiple staff members coordinate and participate in each move.

Upon arrival at the exhibition facility, the van/trailer are immediately driven into a secure area that is closed off from the public. This secure area is enclosed within 8' tall chain link fencing. Once the mobile transport unit containing a tiger is removed from the van/trailer, the unit is immediately rolled into a secure pen. The pen is fully secured before the animal is released. The mobile transport units are 4' wide, 4' high and 6' in length. Each of the habitat/pen fence doors are 5' wide in order to safely and easily roll the transport units in as needed.

The habitat and holden pens are individual sections, within one large overall fenced area. There are multiple areas or sections, with another one coming, within this one large fenced space. Each section is securely divided from the other areas. This is comprised of three (3) larger habitats and two (2) pens, with a third pen being added soon. This overall space is designed so that each of the mobile transport units containing a tiger can be rolled into an empty habitat/pen space. Only after all doors are secured, is the tiger released into said space. The animal can then be transitioned into another space, allowing the safe removal of the mobile transport unit from a once again empty space. This assures zero opportunity for an animal to ever escape.

All transitioning of animals from one section to another, always occurs by way of internal gates, there are no external transfers of animals ever, this further assures 100% safe operation and zero chance of an animal escaping under any circumstances whatsoever.

Each of the mobile transport unit's doors are secured with two (2) sets of steel chains and two (2) padlocks at the departure point and only unlocked and unfastened once within a secure habitat/pen.

We comply and exceed all U.S.D.A. and California Fish and Wildlife Agency standards for containment and safety.

Federally and State Compliant Exhibition Facilities and Practices

The public are never allowed to come into contact with any of our animals ever. Zero. None of the time, period!

California Fish and Wildlife Agency construction standards have been followed and, in many instances, exceeded, during the contraction of our exhibiting spaces and pens.

All enclosures are constructed in accordance with U.S.D.A. and California Fish and Wildlife Agency standards as follows:

- 12' tall 9-gauge steel chain link walls
- 3' kick at 45-degree angle at top, 9-gauge steel chain link
- 2 3/8" or greater, schedule 40 steel posts vertically every 10'
- 1 5/8" or greater horizontal schedule 40 steel posts, welded every 4' horizontally
- Bottom horizontal rail must meet the ground surface
- metal straps every 18"
- Steel ties every 12"
- All hardware facing outward
- All gates open inward
- Waist high safety fence (ours is 52" high) in all viewing areas that is set out 48" from the habitat wall to ensure that no one can every touch or reach the habitat wall.

All gates are secured with two (2) sets of chains and two (2) padlocks.

Motion detector activated lights are installed all around secure zone areas.

Warning/Restricted Zone signs of restricted area are also posted.

Facilities are designed to be 100% safe, ensuring that no public gets in and that no animals get out.

When exhibiting the tigers, we have our expert tiger behaviorist in with the animals. There is a second tiger behaviorist outside of the enclosure acting as safety monitor.

Although the facilities and safe transport practices are designed to be 100% safe at all times and completely fail proof. As with all major zoos, we keep firearms on hand in the event of natural disaster or tragedy in which an animal would be loose and of danger to the public and would need to be euthanized. In our 30 years of experience exhibiting, we have a 100% perfect safety record and 100% perfect record of animal care and have never experienced a situation which requires such a drastic response.

Additionally, our primary California Fish and Wildlife Warden resides about a 10-minute drive from the property. He and other members of this agency are available to respond 24/7 in case of emergency or disaster.

Each year we file an emergency response plan with U.S.D.A. for each of our properties and locations. This manual helps to guide our operational practices in advance to address any type of emergency which could possibly occur.

Safely Managing and Controlling Guests

We have staff both in the habitat with the animals and also in the public viewing area to ensure good behavior of all guests.

The wildlife conservation exhibitions are limited to 100 guests or under. Upon arrival guests check in at the main building/visitor center. The entire group is contained there until the time of the presentation. Later they are walked down as one group to the habitat viewing area, chaperoned by our staff. Once everyone is seated, the exhibition begins. Guests can remain at their table or walk up to the public safety fence line of the viewing area. The exhibition lasts about 1.5 hours. At the conclusion of the exhibition the animals are evacuated from the viewing habitat and kept in their private pens, which are out of view of the public. At the same time the public is walked out of the viewing area in the opposite direction of the habitat. The public is then returned to the main building/visitor center, which they leave our property from.

Anytime that animals are onsite we have around the clock 24/7 armed security to ensure the safety of the animals and the public.

Applicant

9 minutes

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: ROBERT CURTIS

Address: 31220 SAGE ROAD

City: HEMET Zip: 92543

Phone #: (562) 253-9903 21.1

Date: 06/13/23 Agenda # 22045

PLEASE STATE YOUR POSITION BELOW:

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

X Support _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: ROGER MEYER

Address: 2973 VISTA WAY

City: HEMET Zip: 92544

Phone #: 951 294 8094

Date: 6/13 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

X Support _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: ROBERT CURTIS

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Samantha Potter

Address: 31220 Sage Rd

City: HEMET Zip: 92543

Phone #: 714 501 7344

Date: 6/13/23 Agenda # 21.1 22045

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: Rob Curtis

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: MIKE LEER

Address: 40455 VISTA ROAD

City: HEAGT Zip: 92544

Phone #: 858 952 4924 21.1

Date: 13 JUN 2023 Agenda # DIAMOND VALLEY LODGE

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

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Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Friday, June 9, 2023 5:46 PM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 9, 2023

First Name

Reene

Last Name

Tom

Phone

619-535-7697

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Support

Comments

I'm so glad to hear the amazing Tiger Lodge is back up and roaring in our community! So many people have been delighted to be guests, including myself, and it's beautiful to see how well taken care of and happy the Tigers are! We don't have to travel to see these beautiful creatures and hemet/ Sage finally has something we can be proud of as a community. Also excited to learn that they will be using their non profit to spread the word on Tiger conservation and the cruel world of poaching in the wild! Many of my friends with children cannot wait to take them to this hidden Gem in our county and look forward to them getting active in the community with Tiger Education!

6/13/23 21.1

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Friday, June 9, 2023 5:38 PM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 9, 2023

First Name
Carolann

Last Name
Johnson

Address (Street, City and Zip)
102 Acacia Glen Dr Riverside CA. 92506

Phone
+19515730368

Email
canj22@duck.com

Agenda Date
06/13/2023

Agenda Item # or Public Comment
22045

State your position below
Oppose

Comments
Close this torturous venue!

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Monday, June 12, 2023 4:16 AM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 12, 2023

First Name

claudia

Last Name

byran

Address (Street, City and Zip)

8524 Rose Eden Dr, ,

Phone

7752030611

Email

omkali@icloud.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Oppose

Comments

I respectfully request that u deny Diamond Lodge in its exploitation of tigers at their facility. Teaching children to disrespect the lives of animals by squirting milk at them and demeaning them is not what we want our children to learn. We want them to honor the natural world and the creatures with which we share this planet. Truthfully, any business that would come up with this idea should not be allowed to have these animals at all. What else are they doing with them? What kind of care are they giving them?

Please investigate Diamond Lodge. Deny the permits unless they can prove they care for these animals and provide wholesome teaching opportunities.

Thank you--Claudia Byran

From: Aquia Mail <acquia-mail@rivco.org>

Sent: Sunday, June 11, 2023 4:43 PM

To: COB <COB@RIVCO.ORG>

Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 11, 2023

First Name

Jensen

Last Name

Fiskin

Phone

9493752170

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

Comments

Diamond Valley Lodge has violated county rules for years, so simply letting it request changes after the fact is unfair and sends a dangerous message to other businesses in the county. Not to mention, tigers deserve better than to be treated as sideshow attractions or targets of squirt gun-like sprays of goat's milk. Treating big cats like public spectacles is not conservation and does not encourage the public to see them as respectable individuals.

Residents of Riverside County should not have to bear the embarrassment of being linked to disgraceful players from the now illegal big-cat cub-petting industry.

Diamond Valley Lodge features various ways to attract customers without forcing tigers to endure disrespectful public displays. There's no responsible justification for it to include degrading tiger exhibits alongside a golf course and an events venue. It's a stain on our community, and I implore the board to oppose its proposal.

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Sunday, June 11, 2023 4:16 PM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 11, 2023

First Name

Michelle

Last Name

Palladine

Phone

7603187019

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Oppose

Comments

Diamond Valley Lodge has been out of compliance with county rules for years, so simply letting it request changes after the fact sends the wrong message to the numerous other businesses in the county that have followed county guidelines.

Tigers deserve better than to be treated as sideshow attractions or targets of squirt gun-like sprays of goat's milk. Treating big cats like public spectacles is not conservation and does not encourage the public to see them as complex individuals.

Residents of Riverside County should not have to bear the embarrassment of being linked in any way to Tiger King's Antle or any other disgraceful players from the now illegal big-cat cub-petting industry.

June 11, 2023

Board of Supervisors
Riverside County, California

Via online submission and email: cob@rivco.org

**Re: Opposition to Agenda Item 22045: Diamond Valley Lodge's
Application to Possess and Exhibit Four Tigers at a Golf Course
(PPT220049; CZ2100122)**

Dear Supervisors:

I am writing on behalf of PETA and its more than 39,000 members and supporters in Riverside County to request that the Board of Supervisors deny Diamond Valley Lodge's application for Plot Plan No. 220049 and Change of Zone No. 2100122 to permit the keeping and exhibition of tigers at a golf course.

Diamond Valley Lodge's tiger exhibit has a history of failing to comply with county and state laws designed to ensure animal welfare and public safety. On May 24, 2022, Riverside County Code Enforcement ("Code Enforcement") issued Diamond Valley Lodge a notice of violation for keeping tigers on its property in violation of the county's zoning ordinances. Despite the notice of violation, Code Enforcement officers observed tigers on the property more than a month later, ultimately forcing the county to resort to litigation. On December 23, 2022, the Riverside County Superior Court issued a temporary restraining order against Diamond Valley Lodge ordering it to cease and desist from operating its unpermitted tiger exhibit. To approve Diamond Valley Lodge's application now would send the message that the county does not take apparently willful violations of its laws seriously.

Last year, Jungle Tech Group—Rob Curtis' business, which operates the tiger exhibit at Diamond Valley Lodge—failed a California Department of Fish and Wildlife renewal inspection for not having enough emergency transport carriers and den structures for the four tigers kept on the property. Despite eventually passing the inspection, which requires only that certain minimum standards be met, this raises serious questions about its ability to properly care for these animals.

Indeed, it is unclear whether Diamond Valley Lodge is adequately prepared to care for the tigers it confines during wildfires and other emergencies. Last year during the Fairview Fire—which at one point covered more than 28,000 acres, including in Hemet—Diamond Valley Lodge was apparently unable or unwilling to evacuate the tigers as the fire headed toward its facility. According to a [local news report](#), "Diamond Valley Lodge . . . says they are unable to evacuate the four tigers . . . because they are too spooked to transport." Instead, Diamond Valley Lodge [took to Facebook](#) to ask members of the public for "manpower to help rake and make barriers."

PEOPLE FOR
THE ETHICAL
TREATMENT
OF ANIMALS
FOUNDATION

Washington
1536 16th St. N.W.
Washington, DC 20036
202-483-PETA

Los Angeles
2154 W. Sunset Blvd.
Los Angeles, CA 90026
323-644-PETA

Norfolk
501 Front St.
Norfolk, VA 23510
757-622-PETA

PETA FOUNDATION IS AN OPERATING
NAME OF THE FOUNDATION TO
SUPPORT ANIMAL PROTECTION.

ENTITIES:

- PETA U.S.
- PETA Asia
- PETA India
- PETA France
- PETA Australia
- PETA Germany
- PETA Switzerland
- PETA Netherlands
- PETA Foundation (U.K.)

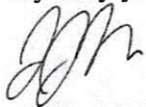
Rob Curtis—who owns and exhibits the tigers confined at Diamond Valley Lodge—obtained all four tigers from *Tiger King* villain Bhagavan “Doc” Antle, who was recently indicted on 10 federal criminal charges for allegedly engaging in money laundering and trafficking wildlife including big cats. The big-cat breeding industry churns out baby tigers, tears them away from their mothers, relegates them to cages, and forces them to engage in unnatural behaviors for “entertainment.” Wild animals aren’t willing participants in displays like those at Diamond Valley Lodge, and approving its application would perpetuate this cruel industry.

Big cat exhibits also present a serious threat to public safety and present dangerous challenges to first responders. Since 1990 alone, U.S. incidents involving big cats have resulted in the deaths of over 130 big cats and 25 humans as well as the injury of more than 290 humans. In 2021, a leopard attacked a worker at a roadside zoo in Oroville, California, leaving her hospitalized with puncture wounds to her neck. The leopard escaped an enclosure while members of the public were present, causing the California Department of Forestry and Fire (CalFire) to identify the situation as “a threat to the community.” It is for these and other reasons that the Riverside County Code of Ordinances requires “the overall development of the land . . . be designed for the protection of the public health, safety and general welfare . . .” Riverside County Code of Ordinances § 17.216.040 (setting forth the requirements for approving plot plans). To allow Diamond Valley Lodge’s plans to proceed would render this requirement meaningless and set a dangerous precedent for future applicants.

In nature, tigers roam vast habitats, quietly stalk prey, and swim in remote forest streams. But Diamond Valley Lodge treats them like props, putting them on display for hours at a time while customers eat brunch, squirt milk at them through a chain link cage, and feed them pieces of raw chicken using sticks. The Netflix series *Tiger King* exposed the cruelty that captive tigers endure when they’re used as props and should make any jurisdiction think twice before permitting the operation of an exploitative roadside zoo. Allowing this tiger exhibit in Riverside County would be a step in the wrong direction.

For these reasons, PETA opposes Diamond Valley Lodge’s application for a Plot Plan and Change of Zone to permit the keeping and exhibition of tigers at a golf course and urges the Board of Supervisors to deny it.

Very truly yours,



Jonathan Morris

Senior Counsel and Manager of Legislative Affairs, Captive Animal Law Enforcement
360-994-0336 | JonathanM@petaf.org

cc: Supervisor Kevin Jeffries, First District (district1@rivco.org)
Supervisor Karen Spiegel, Second District (district2@rivco.org)
Supervisor Chuck Washington, Third District (district3@rivco.org)
Supervisor V. Manuel Perez, Fourth District (district4@rivco.org)
Supervisor Yxstian Gutierrez, Fifth District (district5@rivco.org)

From: Jonathan Morris <jonathanm@petaf.org>

Sent: Sunday, June 11, 2023 11:16 AM

To: COB <COB@RIVCO.ORG>

Cc: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>

Subject: PETA's Comment Opposing Agenda Item 22045: Diamond Valley Lodge's Tiger Exhibit (PPT220049; CZ2100122)

Dear Supervisors:

Please find attached PETA's comment opposing Agenda Item 22045: Diamond Valley Lodge's Application to Possess and Exhibit Four Tigers at a Golf Course (PPT220049; CZ2100122).

Thank you in advance for your time and attention to this important matter.

Very truly yours,

Jonathan Morris

Senior Counsel and Manager of Legislative Affairs, Captive Animal Law Enforcement

PETA Foundation

1536 16th St. NW

Washington, DC 20036

(360) 994-0336

From: Aquia Mail <acquia-mail@rivco.org>

Sent: Friday, June 9, 2023 5:38 PM

To: COB <COB@RIVCO.ORG>

Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 9, 2023

First Name

Carolann

Last Name

Johnson

Address (Street, City and Zip)

102 Acacia Glen Dr Riverside CA. 92506

Phone

+19515730368

Email

canj22@duck.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Oppose

Comments

Close this torturous venue!

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Monday, June 12, 2023 8:43 AM
To: kcaaproducer@gmail.com
Cc: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 2023061213**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 12, 2023

First Name

ken

Last Name

powell

Address (Street, City and Zip)

24600 mountain space 135

Phone

9513505826

Email

kcaaproducer@gmail.com

Agenda Date

06/12/2023

Agenda Item # or Public Comment

22045

State your position below

Support

Comments

value of wildlife education for youth

disappearing species/endangered species we need educate our youth to prserve

From: Aquia Mail <acquia-mail@rivco.org>

Sent: Saturday, June 10, 2023 11:59 AM

To: COB <COB@RIVCO.ORG>

Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 10, 2023

First Name

ROBERT

Last Name

RADABAUGH

Address (Street, City and Zip)

886 Annandale Road

Phone

19517697774

Email

bob.radabaugh@verizon.net

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Oppose

Comments

Diamond Valley Lodge has been out of compliance with county rules for years, so simply letting it request changes after the fact sends the wrong message to the numerous other businesses in the county that have followed county guidelines.

Tigers deserve better than to be treated as sideshow attractions or targets of squirt gun-like sprays of goat's milk. Treating big cats like public spectacles is not conservation and does not encourage the public to see them as complex individuals.

Residents of Riverside County should not have to bear the embarrassment of being linked in any way to Tiger King's Antle or any other disgraceful players from the now illegal big-cat cub-petting industry.

Diamond Valley Lodge features various ways to attract customers without forcing tigers to endure disrespectful public displays. There's no responsible justification for it to include degrading tiger exhibits alongside a golf course and an events venue. It's a stain on our community, and we urge the board to oppose its proposal.

Thank you for your compassion.

Robert Raabaugh

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Friday, June 9, 2023 11:37 PM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 9, 2023

First Name

Kathleen

Last Name

Scanlan

Address (Street, City and Zip)

10528 Arapahoe Cir, Cherry Valley, 92223

Phone

9512671620

Email

richkatpear@aol.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

Diamond Valley Lodge's proposed change of zoning and plot plan #22045

State your position below

Oppose

Comments

It is not right to try and change the rules to get away WITH BREAKING the law or present rules. treat all living creatures with respect.

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Friday, June 9, 2023 9:36 PM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 9, 2023

First Name

Brian

Last Name

Osterhout

Address (Street, City and Zip)

40272 Bellevue Drive

Phone

17602127496

Email

brianosterhout111@gmail.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Oppose

Comments

I sincerely oppose this! They are violators who now ask for special accommodation. To do what? To abuse and humiliate a beautiful and proud wild animal for its suffering and their monetization. No.

RE:Diamond Valley Lodge has been out of compliance with county rules for years, so simply letting it request changes after the fact sends the wrong message to the numerous other businesses in the county that have followed county guidelines.

Tigers deserve better than to be treated as sideshow attractions or targets of squirt gun-like sprays of goat's milk. Treating big cats like public spectacles is not conservation and does not encourage the public to see them as complex individuals.

Residents of Riverside County should not have to bear the embarrassment of being linked in any way to Tiger King's Antle or any other disgraceful players from the now illegal big-cat cub-petting industry.

Diamond Valley Lodge features various ways to attract customers without forcing tigers to endure disrespectful public displays. There's no responsible justification for it to include degrading tiger exhibits alongside a golf course and an events venue. It's a stain on our community, and we urge the board to oppose its proposal.

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Friday, June 9, 2023 7:58 PM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 9, 2023

First Name

Tami

Last Name

Long

Address (Street, City and Zip)

655 e main st so 12

Phone

9513185891

Email

spder413@aol.com

Agenda Date

06/09/2023

Agenda Item # or Public Comment

Tigers

State your position below

Oppose

Comments

Those tigers shouldn't be treated to unfair do something shut them d down n the public too

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Friday, June 9, 2023 6:55 PM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 9, 2023

First Name

Andrew

Last Name

Towne

Address (Street, City and Zip)

1050 E. Ramon Rd. # 101

Phone

16195172185

Email

zoltek@protonmail.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Oppose

Comments

Re agenda item 22045, I oppose Diamond Valley Lodge's proposal.

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Monday, June 12, 2023 8:43 AM
To: denhill@aol.com
Cc: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 2023061213**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 12, 2023

First Name

Dennis

Last Name

Lyle

Address (Street, City and Zip)

29070 Camino Alba, A

Phone

7143932406

Email

denhill@aol.com

Agenda Date

06/12/2023

Agenda Item # or Public Comment

21.1

State your position below

Support

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Monday, June 12, 2023 9:49 AM
To: skaroul@comcast.net
Cc: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 2023061213**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 12, 2023

First Name

Stephen

Last Name

Karoul

Address (Street, City and Zip)

35 Payer Lane, Mystic CT 06355

Phone

8607948888

Email

skaroul@comcast.net

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Support

Comments

I have known Rob Curtis from Diamond Valley Lodge and can attest to his professionalism and love of animals especially his tigers. His venues are always well maintained and his care of his tigers is at the very highest levels and standards.

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Monday, June 12, 2023 10:15 AM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 12, 2023

First Name

Janine

Last Name

McClure

Address (Street, City and Zip)

418 S Paseo Laredo

Phone

7609045993

Email

janine11@dc.rr.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Oppose

Comments

Tigers deserve better than to be treated as sideshow attractions or targets of squirt gun-like sprays of goat's milk. Treating big cats like public spectacles is not conservation and does not encourage the public to see them as complex individuals. Please don't do this to these beautiful animals.

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Monday, June 12, 2023 10:18 AM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 12, 2023

First Name

Abraham

Last Name

Martinez

Address (Street, City and Zip)

31224 sage Rd Hemet 92543

Phone

9514649299

Email

amorimaru97@outlook.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Support

Comments

This place is the BEST thing to happen in this County for a long time. I took my aunt here who's terminally ill. It was a bucket list item for her ever since she saw their van in Hemet. I didn't know what to expect but I can tell you this place is amazing from the time you walk in to the time you leave. The staff fantastic the food delicious and the tigers incredible!! The whole experience was beyond anything my aunt and I could have hoped for. We were recommended by a group we belong to for people who are terminally ill and boy are we glad we went. My aunt was in tears and had the best time she's had in a very long time. We support this place 1000% and I am spreading the word so others can enjoy it like we did.

Thank you for your time

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Monday, June 12, 2023 11:26 AM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 12, 2023

First Name

Jill

Last Name

Golden

Address (Street, City and Zip)

37880 Pratt Rd

Phone

9515519967

Email

jagoldenlaw@hotmail.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Oppose

Comments

Diamond Valley Lodge should NOT be granted zoning changes . The Lodge has failed inspections by Fish and Wildlife for failure to provide adequate shelter and care for animals. Animal exhibits like those in this wanna be Tiger King sideshow have no place in Riverside County. Please Do not allow continued animal abuse by Diamond Valley. Oppose the zoning changes.

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Monday, June 12, 2023 12:01 PM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 12, 2023

First Name

Manda

Last Name

Unser

Address (Street, City and Zip)

67781 Ocotillo Trail

Phone

4159994639

Email

missunser@gmail.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

Diamond Valley Lodge tigers

State your position below

Oppose

Comments

No wild animals should be forced to interact with hotel guests or any human for that matter.
This is embarrassing.

From: Aquia Mail <acquia-mail@rivco.org>

Sent: Monday, June 12, 2023 2:17 PM

To: COB <COB@RIVCO.ORG>

Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 12, 2023

First Name

Jeff

Last Name

Choate

Address (Street, City and Zip)

144 Cabernet

Phone

3143137212

Email

jch957@hotmail.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Oppose

Comments

Tigers deserve better than to be treated as sideshow attractions or targets of squirt gun-like sprays of goat's milk. Treating big cats like public spectacles is a disgrace for Riverside County. Diamond Valley has had violations in the past - don't reward them.

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Friday, June 9, 2023 11:37 PM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 9, 2023

First Name

Kathleen

Last Name

Scanlan

Address (Street, City and Zip)

10528 Arapahoe Cir, Cherry Valley, 92223

Phone

9512671620

Email

richkatpear@aol.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

Diamond Valley Lodge's proposed change of zoning and plot plan #22045

State your position below

Oppose

Comments

It is not right to try and change the rules to get away WITH BREAKING the law or present rules. treat all living creatures with respect.

From: Aquia Mail <acquia-mail@rivco.org>

Sent: Friday, June 9, 2023 2:15 PM

To: COB <COB@RIVCO.ORG>

Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Submitted on June 9, 2023

First Name

Melissa

Last Name

Williams

Address (Street, City and Zip)

45060 Debbie Dr

Phone

5025334293

Email

mewilliams1974@yahoo.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Oppose

Comments

Diamond Valley Lodge has been out of compliance with county rules for years, so simply letting it request changes after the fact sends the wrong message to the numerous other businesses in the county that have followed county guidelines.

Tigers deserve better than to be treated as sideshow attractions or targets of squirt gun-like sprays of goat's milk. Treating big cats like public spectacles is not conservation and does not encourage the public to see them as complex individuals.

Residents of Riverside County should not have to bear the embarrassment of being linked in any way to Tiger King's Antle or any other disgraceful players from the now illegal big-cat cub-petting industry.

Diamond Valley Lodge features various ways to attract customers without forcing tigers to endure disrespectful public displays. There's no responsible justification for it to include degrading tiger exhibits alongside a golf course and an events venue. It's a stain on our community, and we urge the board to oppose its proposal.

6/13/21 21.1

From: Aquia Mail <acqua-mail@rivco.org>
Sent: Friday, June 9, 2023 3:48 PM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 9, 2023

First Name

Arnold

Last Name

Cohen

Address (Street, City and Zip)

30134 Old Ct., Murrieta 92563

Phone

9519260633

Email

cohen27@verizon.net

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Oppose

Comments

Stop Diamond Valley Lodge's shameful exploitation of tigers. Tigers are living, thinking, feeling beings, not toys. The tigers should be moved to a sanctuary where they will be treated with kindness and respect.

Please do not approve Diamond Valley Lodge's request to change the rules: force them to obey the existing rules or be permanently shut down.

Arnold Cohen

18-year resident of Riverside County

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Monday, June 12, 2023 11:11 PM
To: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 12, 2023

First Name

Jessie

Last Name

Melendrez

Address (Street, City and Zip)

925 Corona Ave

Phone

19517073137

Email

jessieboy2feathers@hotmail.com

Agenda Date

06/13/2023

Agenda Item # or Public Comment

Tigers

State your position below

Oppose

Comments

Please see that these Tigers are put in a sanctuary that fits them, I don't think Riverside County is appropriate for any animals like them.

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Tuesday, June 13, 2023 9:13 AM
To: sabh1@sbcglobal.net
Cc: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 2023061213**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 13, 2023

First Name

Scott

Last Name

Weldy

Address (Street, City and Zip)

22377 El Toro Rd

Phone

9498559744

Email

sabh1@sbcglobal.net

Agenda Date

06/13/2023

Agenda Item # or Public Comment

22045

State your position below

Support

Comments

The training and conditioning of these tigers by the owners and staff is directed at positive reinforcement of desired behaviors . I can attest to the care and training of these cats by these people and the process of using milk as a reward when either suckled from a bottle or squirted in their mouth is a positive form of enrichment and reward/conditioning.



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIVED RIVERSIDE COUNTY
 CLERK/BOARD OF SUPERVISORS
 2023 JUL -7 AM 10:35

RECEIPT NUMBER: 23-145225
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 05/30/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300580	

PROJECT TITLE
CZ2100122, PPT220049

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST. FIRST FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,839.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,764.00 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,305.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$0.00
- Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
--	--

2023-7-156250, 21.1



Lead Agency: Clerk of the Board
ATTN: Cindy Fernandez
Address: 4080 Lemon Street 1st floor
Riverside, Ca. 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300580
05/30/2023 12:35 PM Fee: \$ 0.00
Page 1 of 2

Removed: 7/3/2023 By: J. Rodriguez Deputy



Project Title

Notice of Public Hearing CZ100122, PPT220049

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: Notice of Public Hearing

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND PLOT PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 13, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100122 and Plot Plan No. 220049**. Change of Zone No. 2100122 is a proposal to change the zoning classification on APNs 469-160-005, 469-160-029, 469-160-035, and 469-160-037 from Open Area Combining Zone-Residential Developments (R-5) to Natural Assets (N-A). Plot Plan No. 220049 is a proposal to permit an existing menagerie facility on the site that includes the keeping and exhibition of tigers. The site already accommodates a nine (9) hole golf course and clubhouse facility approved most recently through PP12891S01 – APNs: 469-160-005, 469-160-029, 469-160-035, 469-160-037. This proposed project is South of Cactus Valley Road, north east of Sage Road, west of Kel Star Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND that EXEMPT** from the California Environmental Quality Act (CEQA), **APPROVE CHANGE OF ZONE NO. 2100122 and APPROVE PLOT PLAN NO. 220049**.

On May 17, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951)955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 30, 2023

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant