

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



9426

FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 19, 2008

SUBJECT: CHANGE OF ZONE NO. 7584 / CONDITIONAL USE PERMIT NO. 3570 – CEQA EXEMPT – Applicant: Jong's Riverside, LLC – Engineer / Representative: Matthew Cotton, Integrated Waste Management Consultant and Vector Engineering, Inc - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Public Facilities (≤0.60 Floor Area Ratio) – Location: Northerly of Lake Mathews Drive, southerly of El Sobrante Road, easterly of La Sierra Avenue, and westerly of Mc Allister Street – 3.77 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - **REQUEST:** The Change of Zone proposes to amend the text of Ordinance No. 348, Article XIII, Section 13.1, or more specifically the Light Agriculture (A-1) zoning classification to allow for the processing of poultry waste products, the packaging of poultry waste products and the marketing of poultry waste products produced on the property provided a Conditional Use Permit (CUP) is approved by the Riverside County Planning Commission subject to Section 18.28. The Conditional Use Permit is a proposal to legalize an existing, non-permitted, poultry waste management and distribution facility that currently operates within 37,200 square foot unpermitted structure.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on February 6, 2008.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 2/19/08
Tina Grande
Departmental Conference

Dept Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: First

Agenda Number:

1.13 a+b

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7584 / CONDITIONAL USE PERMIT NO. 3570

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BIFURCATED CHANGE OF ZONE NO. 7584 AND CONDITIONAL USE PERMIT NO. 3570;
and,

DENIED CHANGE OF ZONE NO. 7584, base upon the oral testimony presented during the public hearing on February 6, 2008 and based upon the findings for denial which are incorporated herein; and,

DENIED CONDITIONAL USE PERMIT NO. 3570, based upon the oral testimony presented during the public hearing on February 6, 2008 and based upon the findings for denial which are incorporated herein.