

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
July 17, 2008

**SUBJECT:** Light Agriculture with Poultry Zoning Inventory and Assessment

**BACKGROUND:** On March 28, 2008, the Riverside County Board of Supervisors held a noticed public hearing for the applicant's appeal of the above-referenced cases. These Change of Zone and Conditional Use Permit applications were submitted by Jong's Riverside, LLC in response to a Code Enforcement violation due to an unpermitted 37,200 square foot barn being operated as a poultry manure management and fertilizer processing facility. On April 8, 2008 the Board of Supervisors upheld the Planning Commission's denial of the facility based upon the facility's inconsistency with the underlying General Plan Land Use Designation of Public Facilities (PF) (<0.60) and Zoning Classification of Light Agriculture – one acre minimum (A-1-1), the threat to the public's health, safety and welfare and the continuing nuisance upon the existing residential community of Victoria Grove located just northerly of the unpermitted facility.

The Board of Supervisors, in their upholding of the denial recommendation, directed Planning Department Staff to research the existing Poultry Ranch facilities located within the County of Riverside and recommend to the Board of Supervisors a variety of options to provide an orderly level of development review for the potential expansion of the existing Poultry Ranch facilities within the County of Riverside. This potential expansion of the County's development review authority is intended to prevent the unfettered expansion of Poultry Ranches within the Light Agriculture with Poultry (A-P) zone without the knowledge or oversight of Riverside County and provide an orderly review of Poultry Ranch expansion relative to the increased urbanization of Riverside County.

Damian Meins  
Assistant Planning Director

RG:ar

REVIEWED BY EXECUTIVE OFFICE

DATE *Gary Christma* 7/17/08  
Gary Christma  
Concurrence

Policy

Consent

Dep't Recomm.:  
Per Exec. Ofc.:

**RECOMMENDED MOTION:** The Riverside County Board of Supervisors directed staff to research the existing A-P zones and the remaining Poultry Ranch facilities and provide a variety of recommendations to institute an orderly level of development review for the potential expansion of these facilities. The following recommendations are intended to provide direction to the Riverside County Board of Supervisors with respect to the above-referenced issues:

1. Prepare and process a County initiated zone change to rezone six (6) vacant and one (1) non-agricultural uses currently zoned A-P parcels to Light Agricultural (A-1) and;
2. Prepare and process a County initiated zone change to rezone thirteen (13) operational, non-operational, and two (2) relocating Poultry Ranch facilities to Heavy Agricultural (A-2), which requires a Conditional Use Permit (CUP) for the expansion of any existing Poultry Ranch operation equal to or greater than 150 percent of the existing egg laying population, or;
3. Prepare and process a County initiated zone change to rezone thirteen (13) operational, non-operational, and two (2) relocating Poultry Ranch facilities to Heavy Agricultural (A-2), and simultaneously amend the text of the A-2 zone to provide an increased level of review upon facilities that provide future land use proposals to expand above and beyond their existing egg laying bird population as determined by the Department of Environmental Health – Vector Control Division. If the Board of Supervisors determines this option as most feasible the specific calculation of egg laying bird population relative to the level of review and scrutiny will be determined during this process.

**ISSUES OF RELEVANCE:**

According to the Riverside County Geographical Information System there exists sixty-three (63) parcels that are currently zoned Light Agricultural with Poultry (A-P).

Within these 63 parcels, the Planning Department identified 22 separate locations that are zoned A-P that encompass multiple parcels within one single location.

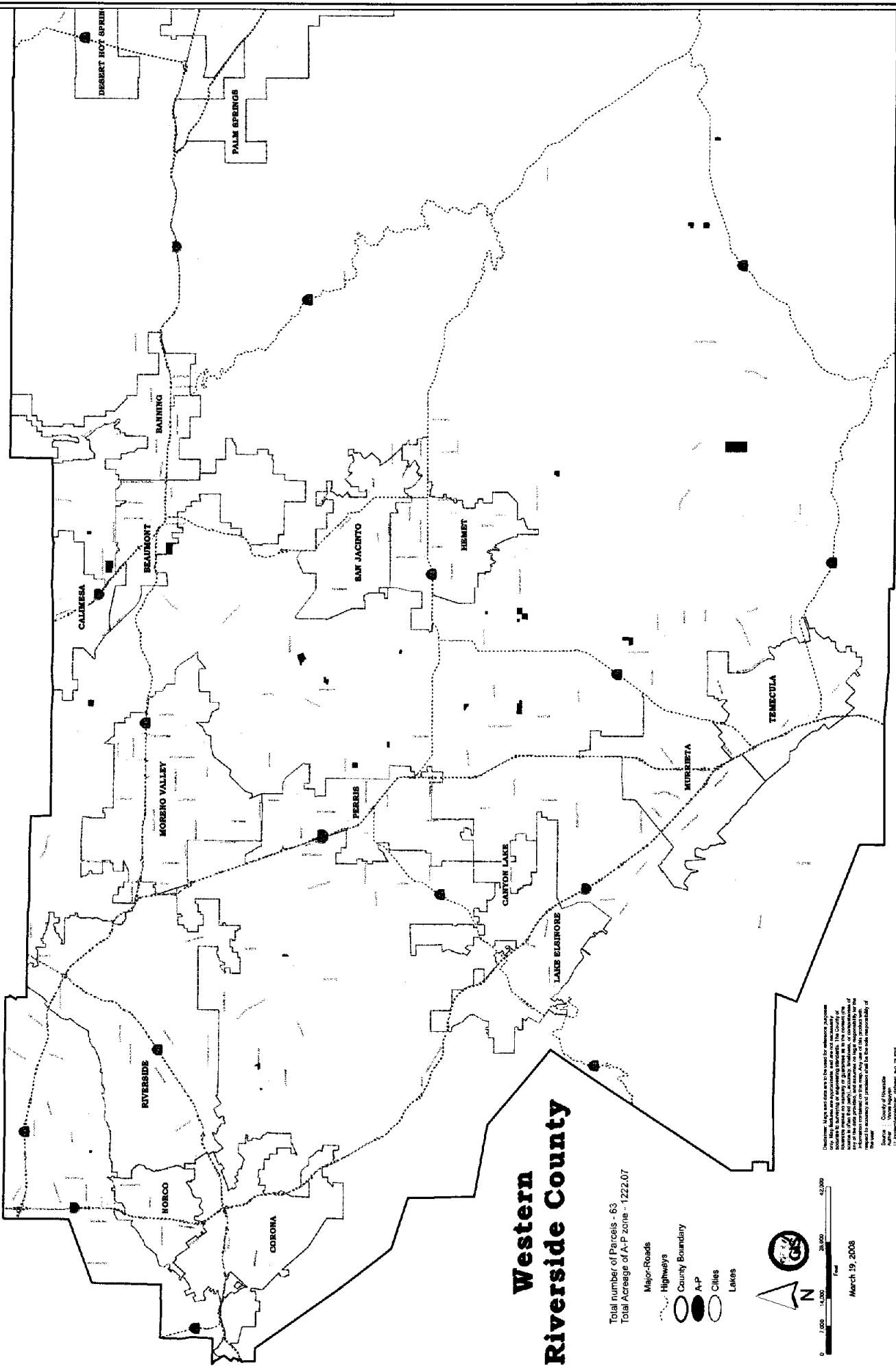
Among the 22 sites currently zoned A-P, there are 13 Poultry Ranches that are currently in operation.

There are currently six (6) locations zoned A-P that are vacant and/or contain ancillary structures that do not pertain to the production of eggs or contain egg-laying hens of any kind.

There are two existing facilities are under the operation of the McAnally Egg Corporation and currently propose to consolidate and relocate these two poultry facilities to a separate location. This relocation proposal is being processed under Conditional Use Permit (CUP) 3512 and will, if approved, consolidate a Poultry Ranch

facility located in the community of Menifee at the southeast corner of Briggs and Newport and a Poultry Ranch facility located within the community of Lakeview, south of Ramona Expressway.

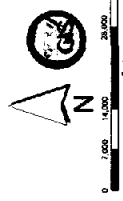
With the inclusion of the sites zoned A-P that are currently vacant, under plans to relocate, or operating a non-agricultural land use there remains 13 Poultry Ranch facilities that are in operation within the County of Riverside. These locations are within the First, Third and Fifth Supervisorial Districts and are identified in Attachment A.



# Western Riverside County

Total number of Parcels - 63  
 Total Acreage of A-P Zone - 1222.07

- Major-Roads
- Highways
- County Boundary
- A-P
- Cities
- Lakes



March 19, 2008

This map was prepared for the County of Riverside and is not intended to be used for any other purpose. The County of Riverside is not responsible for any errors or omissions in this map. The County of Riverside is not responsible for any damages or liabilities arising from the use of this map. The County of Riverside is not responsible for any claims or lawsuits arising from the use of this map. The County of Riverside is not responsible for any claims or lawsuits arising from the use of this map.

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

610



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 31, 2008

**SUBJECT:** APPEAL BY THE APPLICANT OF THE BOARD OF SUPERVISORS RECEIVE AND FILE ACTION OF THE PLANNING COMMISSION DECISION TO DENY 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:**

The Planning Department recommends:

**DENIAL CHANGE OF ZONE NO. 7584**, base upon the oral testimony presented during the public hearings on February 6th and March 28th, 2008, and based upon the findings for denial which are attached hereto and incorporated herein; and,

Ron Goldman  
Planning Director

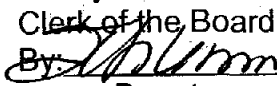
RG:cv

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is denied as recommended based on the findings; and,

IT WAS FURTHER ORDERED that Planning staff and other related departments are directed to meet and come back within a four month period with recommendation on a proposal to condition any new proposals for existing poultry operations for on-site composting in the A-P zone, with proper protections in urban development residential areas to fully abate or fully screen and reduce odors.

Ayes: Buster, Tavaglione, Stone, and Wilson  
Nays: None  
Absent: None  
Abstain: Ashley  
Date: April 8, 2008  
xc: Planning, COB

Nancy Romero  
Clerk of the Board  
By:   
Deputy

**Prev. Agn. Ref. 15.8 (3/25/08) | District: First | Agenda Number:**

DATE 4/3/08  
Tina Grande  
Departmental Concurrence

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

The Honorable Board of Supervisors

RE: APPEAL BY THE APPLICANT OF THE BOARD OF SUPERVISORS RECEIVE AND FILE ACTION OF THE PLANNING COMMISSION DECISION TO DENY CHANGE OF ZONE NO. 7584 / CONDITIONAL USE PERMIT NO. 3570

March 31, 2008

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**DENIAL CONDITIONAL USE PERMIT NO. 3570**, based upon the oral testimony presented during the public hearings on February 6<sup>th</sup> and March 25<sup>th</sup>, 2008, and based upon the findings for denial which are attached hereto and incorporated herein.

**BACKGROUND:**

Change of Zone No. 7584 and Conditional Use Permit No. 3570 ("project") were heard by the Planning Commission on February 6, 2008. The Planning Commission tentatively denied the project and referred the matter to staff for the preparation of findings. On February 20, 2008, the Planning Commission adopted the findings and recommended denial of the project to the Board of Supervisors. The project appeared on the Administrative Action Agenda of the Board of Supervisors on February 26, 2008. The applicant filed an appeal on March 7, 2008, challenging the denial of the project. The appeal for the project was heard by the Board of Supervisors on March 25, 2008. The Board of Supervisors tentatively denied the project and referred the matter to staff for the preparation of findings, which are attached hereto and incorporated herein.