

**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

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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.

