

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

615B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 9, 2008

SUBJECT: CHANGE OF ZONE NO. 7687 – Applicant: County of Riverside – Engineer / Representative: County of Riverside – First, Second, Third and Fifth Supervisorial District – Light Agriculture with Poultry (A-P) Area – Lakeview/Nuevo, Riverside Extended Mountain and Jurupa Area Plans: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) Medium Density Residential (CD:MDR) (2-5 Dwelling units Per Acre) and Agriculture: (AG) Agriculture (10 Acre Minimum)– Location: Located within the Winchester, Jurupa, Anza, Nuevo and Cahuilla Areas – 145.14 Gross Acres - Zoning: Light Agriculture with Poultry (A-P) - **REQUEST:** The Change of Zone is a proposal to change the existing Light Agriculture with Poultry (A-P) zoning classification to One Family Dwellings (R-1) for APN; 310-230-011, 012, & 026, to change the existing Light Agriculture with Poultry (A-P) zoning classification to Light Agriculture (10 Acre Minimum) (A-1-10) for APN's 575-120-010 and 572-310-001, and to change the existing Light Agriculture with Poultry (A-P) zoning classification to Manufacturing Service Commercial (MS-C) for APN 162-220-016.

RECOMMENDED MOTION:

TENTATIVE APPROVAL of Change of Zone No. 7687, in accordance with Exhibit No. 3 and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE

12/11/08

Tina Grande
Departmental Conference

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First,
Second, Third &
Fifth

Agenda Number:

16.2

Agenda Item No.: 5.7

Area Plan: Lakeview/Nuevo, Riverside Extended Mountainous (REMAP), and Jurupa Area Plans

Zoning: Light Agriculture with Poultry (A-P)

Supervisory District: First, Second, Third, and Fifth Supervisorial

Project Planner: Adam B. Rush

Planning Commission: December 3, 2008

Change of Zone No. 7687

E.A. Number: 42076

Applicant: County of Riverside

Engineer/Rep.: County of Riverside

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT ADDENDUM**

The following changes and/or modifications were made at the December 3, 2008 Planning Commission Public Hearing:

1. Pursuant to written and oral testimony from the property owners' representative for APN: 162-220-016, Mr. Douglas Shackleton, the following property, APN: 162-220-014, is now included within Change of Zone No. 7687 and is reflected on Exhibit 3D as changing from Controlled Development – 5 acre minimum – (W-2-5) to Manufacturing Service Commercial (MS-C).
2. Pursuant to written and oral testimony from the property owner, Mr. William Cramer, Jr. for APN: 575-120-010, staff's recommendation has been modified from a proposal of Light Agriculture – 10 acre minimum – (A-1-10) to Heavy Agriculture – 10 acre minimum – (A-2-10).
3. Pursuant to a correction from Planning Department Staff, the following APN: 310-230-012 will be included within Change of Zone No. 7687 and is reflected on Exhibit 3B as changing from Light Agriculture with Poultry (A-P) to One Family Dwellings (R-1).

In addition, the following recommendation is being provided;

RECOMMENDATIONS:

TENTATIVE APPROVAL of Change of Zone No. 7687 to change Site One from Light Agriculture with Poultry (A-P) to One Family Dwellings (R-1) in accordance with Exhibit # 3B (APN's 310-230-011 & 012). Change Site Two from Light Agriculture with Poultry (A-P) – 5 acre minimum to Light Agriculture – 10 acre minimum (A-1-10) in accordance with Exhibit #3C (APN 575-120-010). Change Site Three from Light Agriculture with Poultry (A-P) to Manufacturing Service Commercial (MS-C) in accordance with Exhibit #3D (APN 162-220-016 & 014). Change Site Four from Light Agriculture with Poultry – 2.5 acre minimum (A-P-2.5) to Heavy Agriculture – 10 acre minimum – (A-2-10) (APN: 575-120-010).

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Date Prepared: 11/17/2008 Date Revised: 12/08/2008

Agenda Item No.: 5.7
Area Plan: Lakeview/Nuevo, Riverside Extended Mountainous (REMAP), and Jurupa Area Plans
Zoning: Light Agriculture with Poultry (A-P)
Supervisory District: First, Second, Third, and Fifth Supervisorial
Project Planner: Adam B. Rush
Planning Commission: December 3, 2008

Change of Zone No. 7687
E.A. Number: 42076
Applicant: County of Riverside
Engineer/Rep.: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 07687 is a proposal to change the existing Light Agriculture with Poultry (A-P) zoning classification to One Family Dwellings (R-1) for APN 310-230-011, 012, & 026, to change the existing Light Agriculture with Poultry (A-P) zoning classification to Light Agriculture – 10 acre minimum - (A-1-10) for APN's 575-120-010 and 572-310-001, and to change the existing Light Agriculture with Poultry (A-P) zoning classification to Manufacturing Service Commercial (MS-C) for APN 162-220-016.

BACKGROUND:

On March 28, 2008, the Riverside County Board of Supervisors held a noticed public hearing for the applicant's appeal of the Conditional Use Permit No. 3570 and Change of Zone No. 7584, more commonly known as the "Jong's Chicken Ranch". 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.

SUMMARY OF FINDINGS:

- 1. Existing General Plan Land Use: Community Development: Light Industrial (0.25 to 0.60 Floor Area Ratio-FAR), Medium Density Residential (2-5 d.u.'s/ac), and Agriculture: Agriculture (10 acre minimum)

- 3. Existing Zoning: Light Agriculture with Poultry (A-P)

- 5. Existing Land Use: Vacant Land/Outside Storage (APN 162-220-016)

ABR 11/10

- | | |
|----------------------------|-----------------------------------------|
| 7. Project Data: | Total Acreage: 145.14 |
| 7. Environmental Concerns: | Nothing Further Required per CEQA 15162 |

RECOMMENDATIONS:

TENTATIVE APPROVAL of Change of Zone No. 7687, in accordance with Exhibit No. 3 and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed Change of Zone is in conformance with the Community Development: Light Industrial (0.25 to 0.60 Floor Area Ratio-FAR), Medium Density Residential (2-5 d.u.'s/ac), and Agriculture: Agriculture (10 acre minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed Change of Zone is consistent with the underlying General Plan Land Use Designations as referenced above and the zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (0.25 to 0.60 Floor Area Ratio-FAR), Medium Density Residential (2-5 d.u.'s/ac), and Agriculture: Agriculture (10 acre minimum) on the Lakeview/Nuevo, Riverside Extended Mountainous (REMAP), and Jurupa Area Plans Area Plan.
2. The proposed Change of Zone is consistent with the Community Development: Light Industrial (0.25 to 0.60 Floor Area Ratio-FAR), Medium Density Residential (2-5 d.u.'s/ac), and Agriculture: Agriculture (10 acre minimum) land use designations.
3. The zoning for the subject sites are Light Agriculture with Poultry (A-P).
4. The proposed Change of Zone, from Light Agriculture with Poultry to the following; One Family Dwellings (R-1) for APN 310-230-011, 012, & 026, Light Agriculture – 10 acre minimum - (A-1-10) for APN's 575-120-010 and 572-310-001, and to Manufacturing Service Commercial (MS-C) for APN 162-220-016 zones; is consistent with the development standards set forth in the

5. The subject properties are currently void of any poultry ranch operations.
6. The subject properties (461-030-008, 575-120-010, 572-310-001 & 162-220-016) are not located within a Criteria Area of the Multi-Species Habitat Conservation Plan and therefore will not preclude the reserve design of the plan. The properties identified as: 310-230-011, 012, & 026 are located within a Criteria Cell Unit (Cell Number 2867); however, the proposed Change of Zone does not propose any development and/or any alteration to existing land forms and therefore will not preclude the reserve design of the Multi-Species Habitat Conservation Plan.
7. The County of Riverside adopted its General Plan and Certified an Environmental Impact Report (EIR) on October 7, 2003. As a result of the subsequent changes in land use, the underlying zoning classifications of the subject sites became conflicted with the 2003 General Plan. Therefore, the Change of Zone is required per the implementation of the Riverside County General Plan and it has been determined that no substantial impacts have been raised pursuant to this application. In accordance with CEQA Guidelines 15162, the proposed project would not have a significant effect on the environment and nothing further is required because all the potentially significant effects have been adequately analyzed in the General Plan EIR pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.]

It has been determined that:

- (1) No substantial changes are proposed in the project which will require major revisions of the Riverside County General Plan EIR.
- (2) No substantial changes have occurred with respect to the circumstances under which the project will require major revisions to the Riverside County General Plan EIR.
- (3) No new information that has the potential to reasonably impact the previous EIR has become known to the Lead Agency.

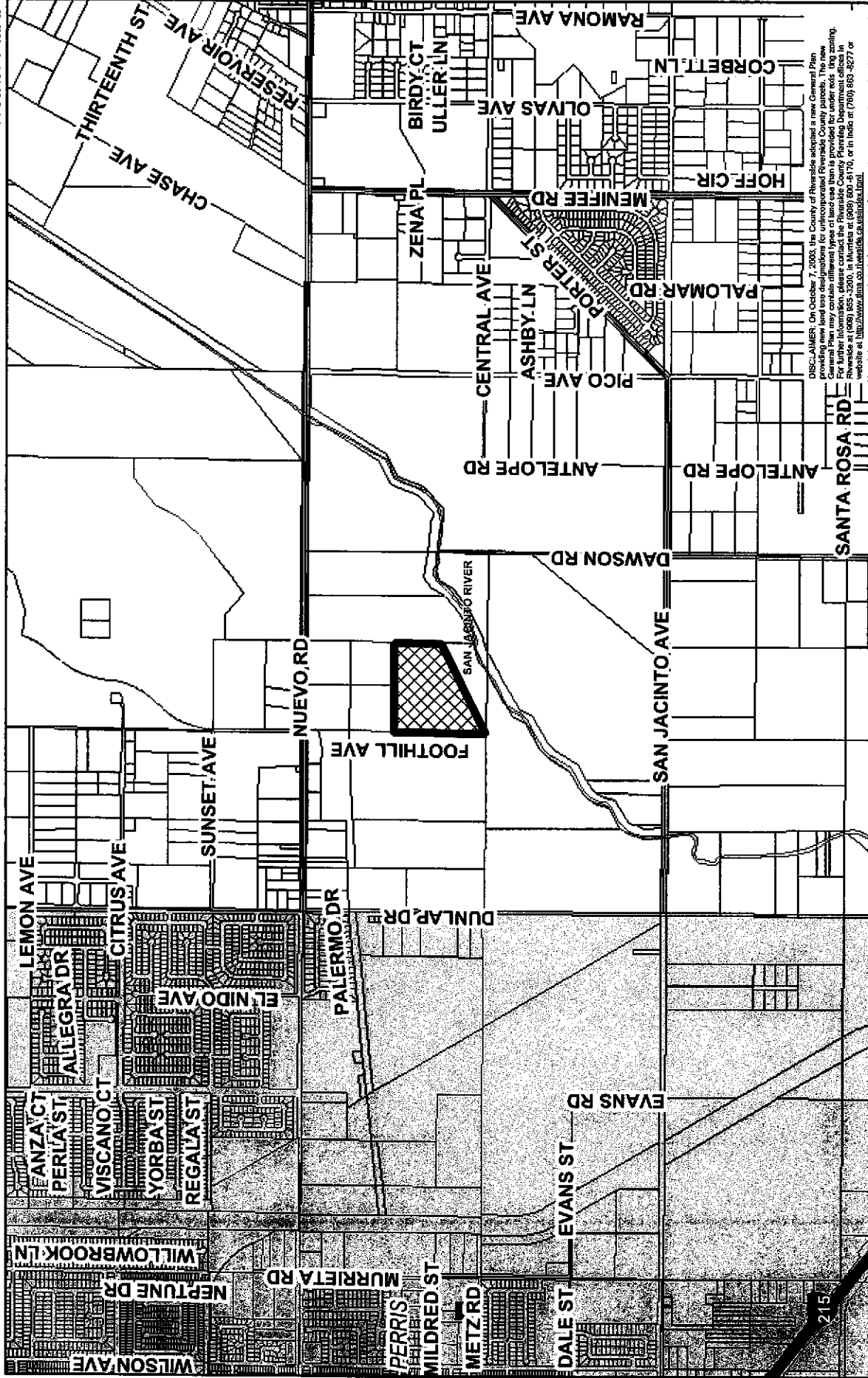
INFORMATIONAL ITEMS:

1. As of this writing, one (1) letter, from Mr. Douglas Shackleton has been received. This letter is dated September 17, 2008 and is reference to APN: 162-220-016 which is proposed to change to MS-C Zoning.
2. The project site is not located within:
 - a. A city of sphere of influence.
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is locate within:
 - a. The boundaries of the– Community Development: Light Industrial (0.25 to 0.60 Floor Area Ratio-FAR), Medium Density Residential (2-5 d.u.'s/ac), and Agriculture: Agriculture (10 acre minimum).
 - b. The Jurupa Area Recreation and Parks District and Valley Wide Parks and Recreation District
4. The subject site is currently designated as Assessor's Parcel 461-030-008, 310-230-011, 012, & 026, 575-120-010, 572-310-001, 162-220-016.

CZ07687-B
VICINITY MAP

Planner: Adam Rush
Date: 12/03/08
VICINITY MAP

Supervisor Ashley
District 5
Date Drawn: 11/19/08



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 940-4170, or in Indio at (760) 963-8271 or Riverside at (951) 955-3200. If you have any questions, please contact the Planning Department at (951) 955-3200.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Blk. Pg. 310-23
Thomas
Bros. Pg. 808 D1

Area: Nuevo
Township/Range: T4SR3W
Section: 27

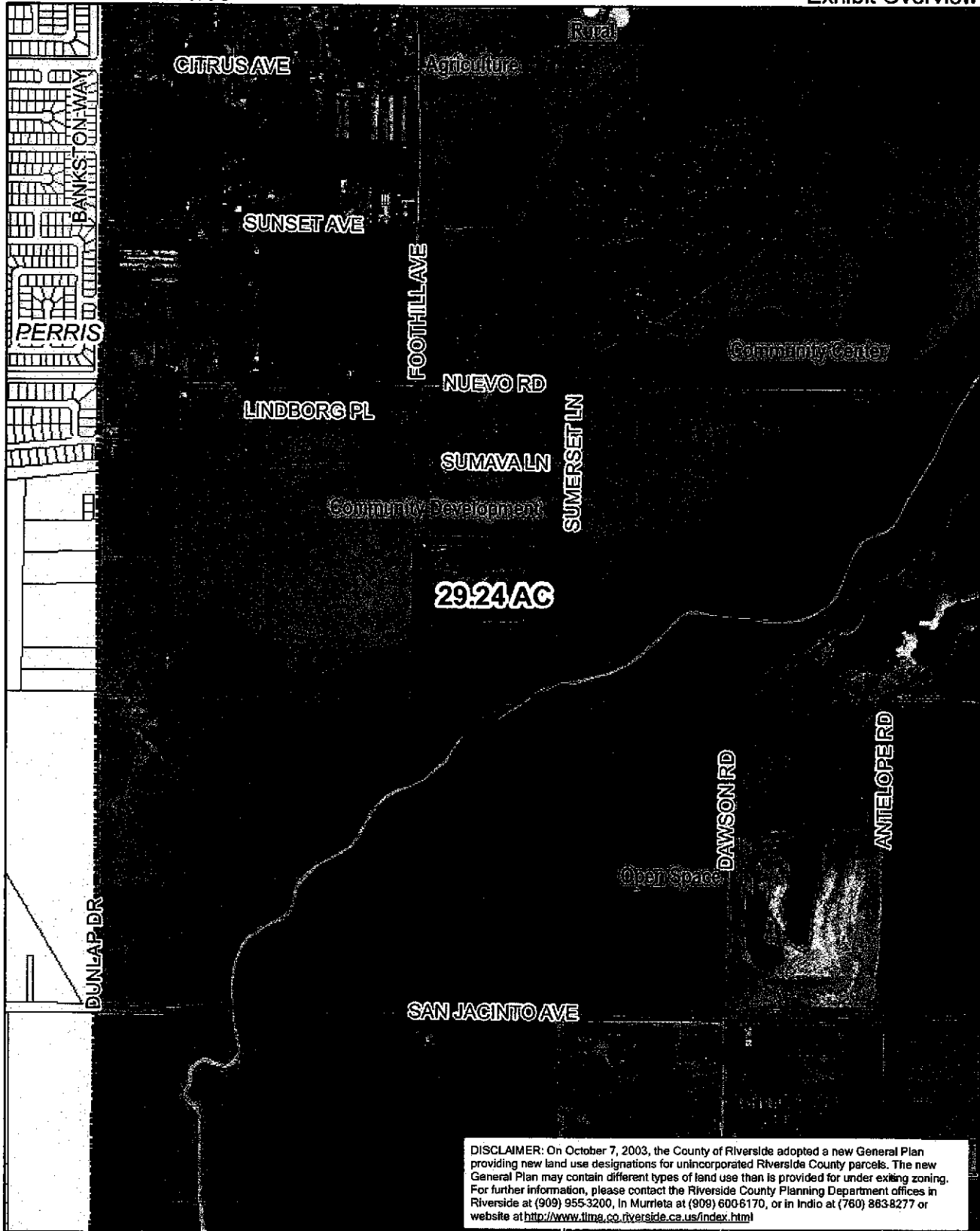


Supervisor: Ashley
District 5
Date Drawn: 11/19/08

CZ07687-B

Planner: Adam Rush
Date: 12/03/08
Exhibit Overview

DEVELOPMENT OPPORTUNITY



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo
Township/Range: T4SR3W
Section: 27



Assessors
Bk. Pg. 310-23
Thomas
Bros. Pg. 808 D1

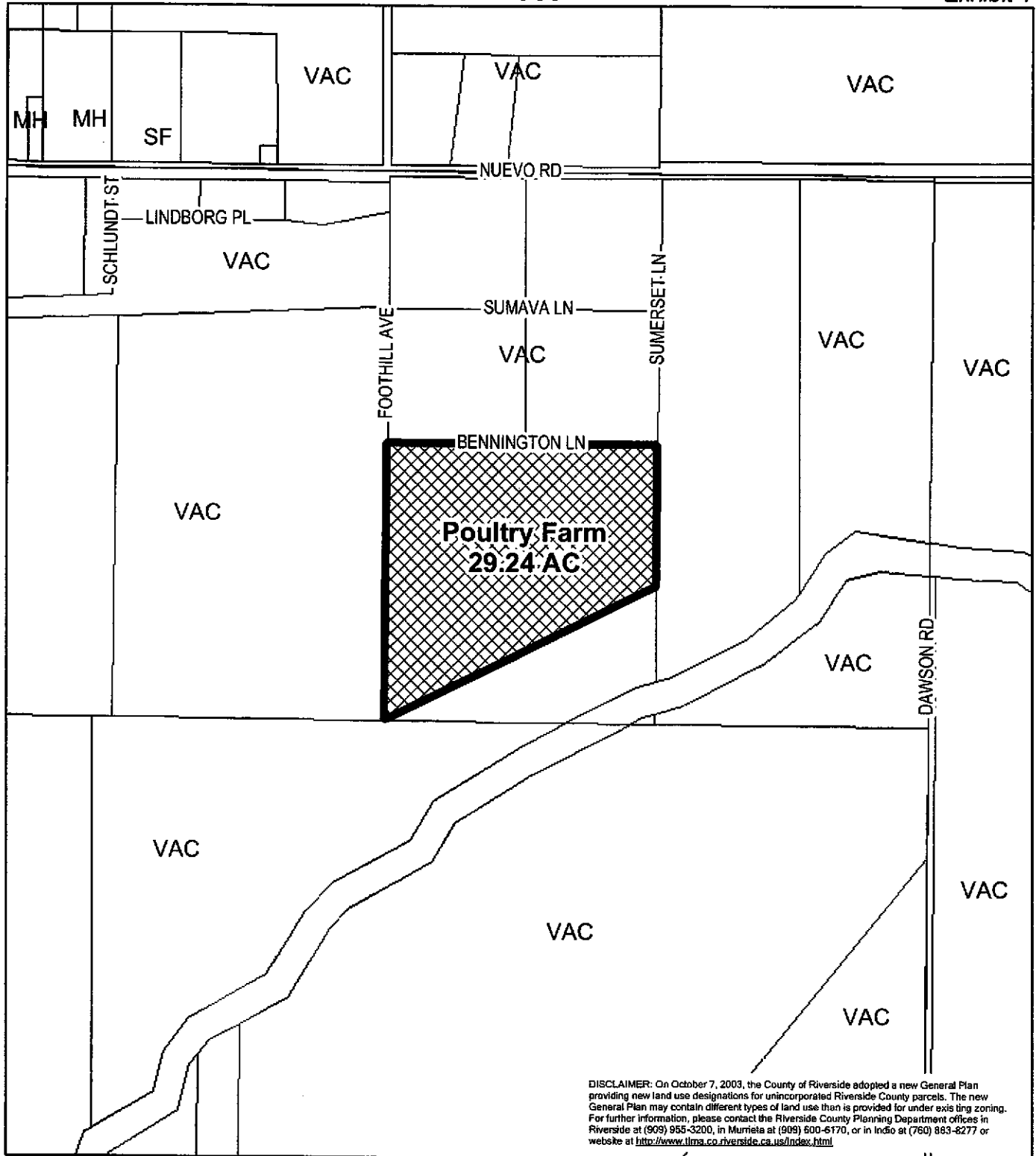
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Supervisor: Ashley
District 5
Date Drawn: 11/19/08

CZO7687-B

Planner: Adam Rush
Date: 12/03/08
Exhibit 1

Land Use



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo
Township/Range: T4SR3W
Section: 27



Assessors
Bk. Pg. 310-23
Thomas
Bros. Pg. 808 D1

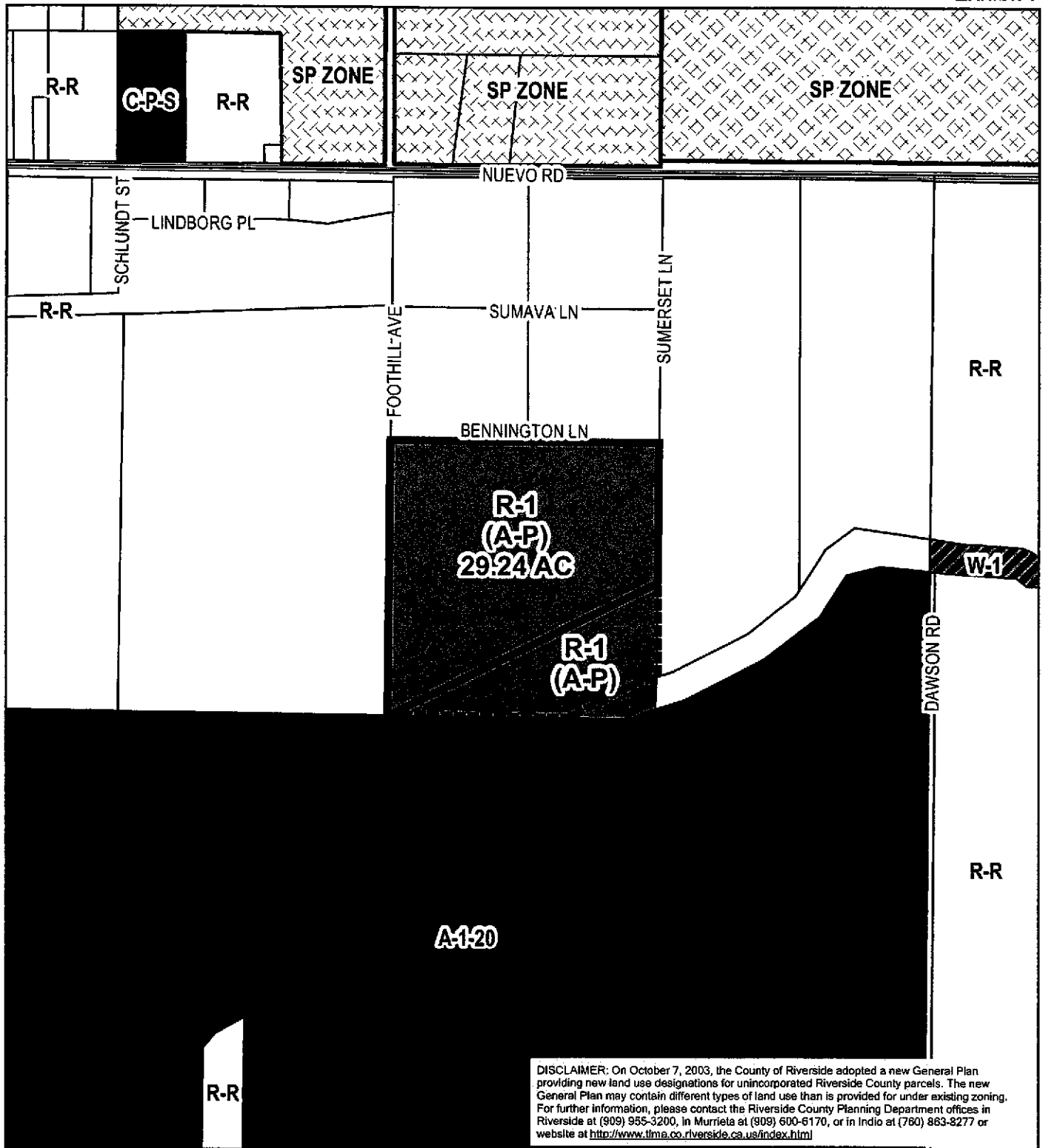


Supervisor: Ashley
District 5
Date Drawn: 11/19/08

CZ07687-B

RECOMMENDED ZONING

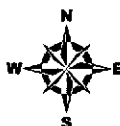
Planner: Adam Rush
Date: 12/03/08
Exhibit 7



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo
Township/Range: T4SR3W
Section: 27



Assessors
Bk. Pg. 310-23
Thomas
Bros. Pg. 808 D1

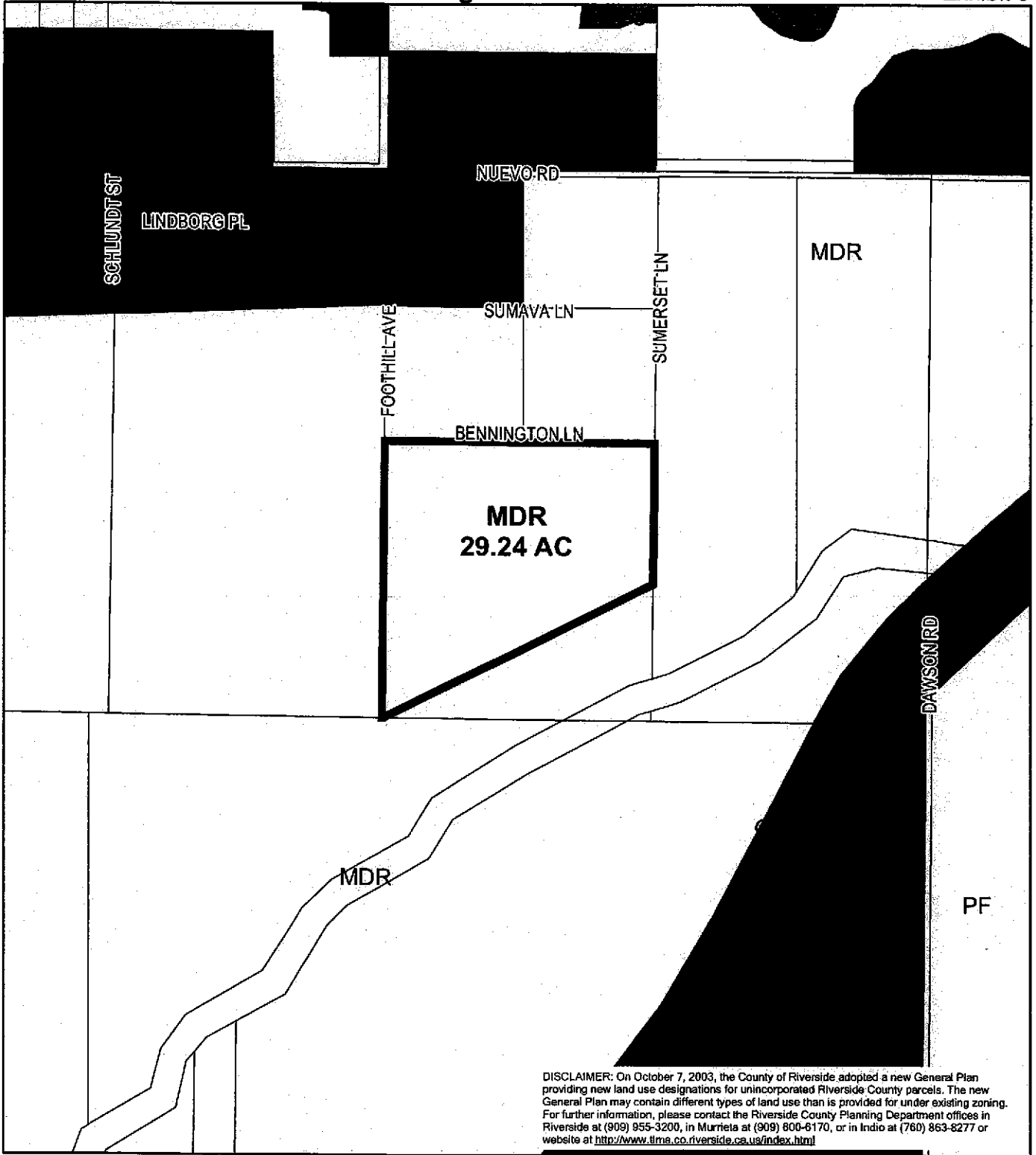
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Supervisor: Ashley
District 5
Date Drawn: 11/19/08

CZ07687-B

Existing General Plan

Planner: Adam Rush
Date: 12/03/08
Exhibit 5



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo
Township/Range: T4SR3W
Section: 27



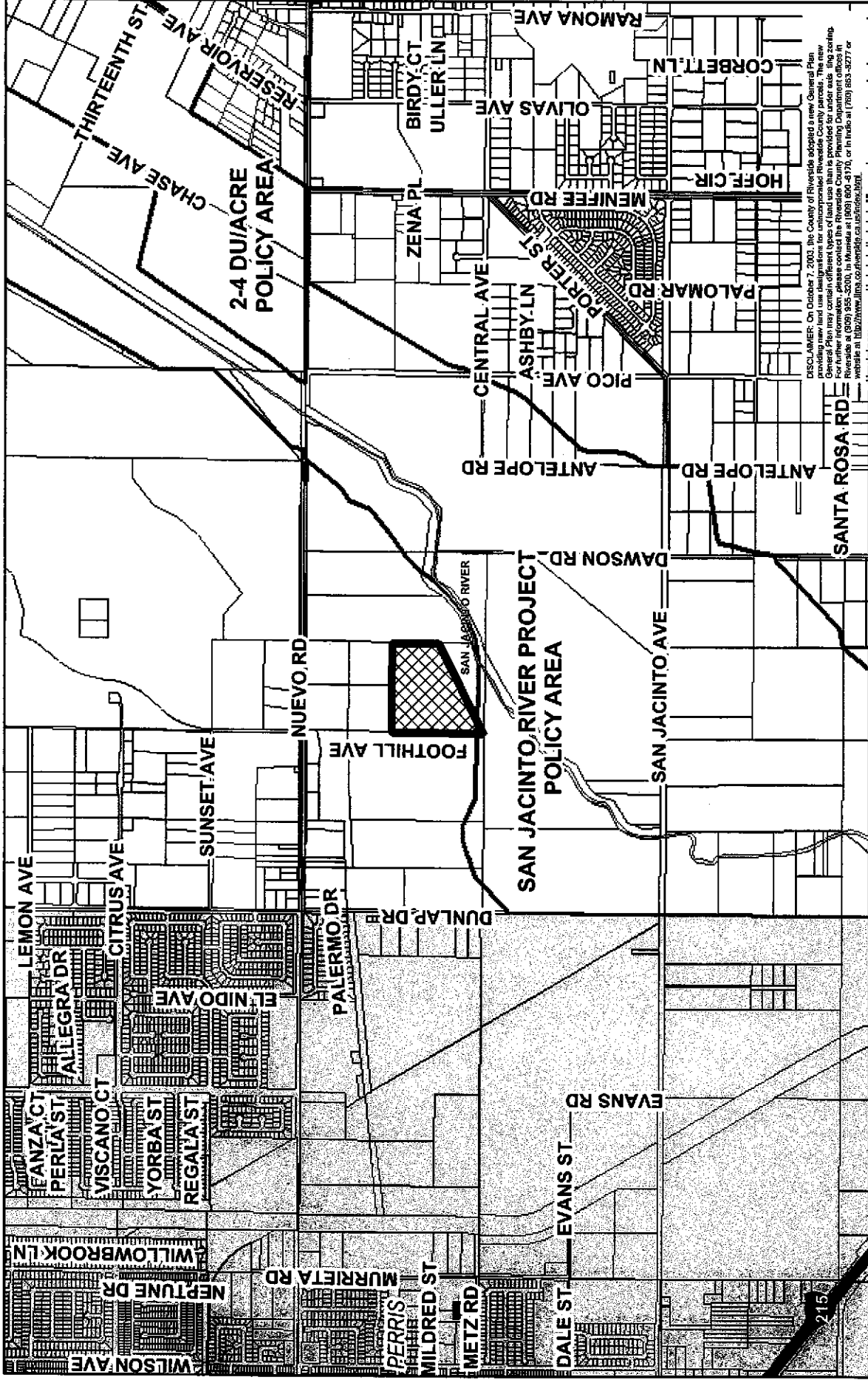
Assessors
Bk. Pg. 310-23
Thomas
Bros. Pg. 808 D1



Supervisor Ashley
 District 5
 Date Drawn: 11/19/08

CZ07687-B
POLICY AREAS

Planner: Adam Rush
 Date: 12/03/08
 Exhibit 8

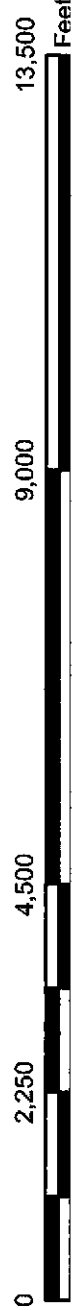


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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo
 Township/Range: T4SR3W
 Section: 27

Assessors
 Bk. Pg. 310-23
 Thomas
 Bros. Pg. 808 D1

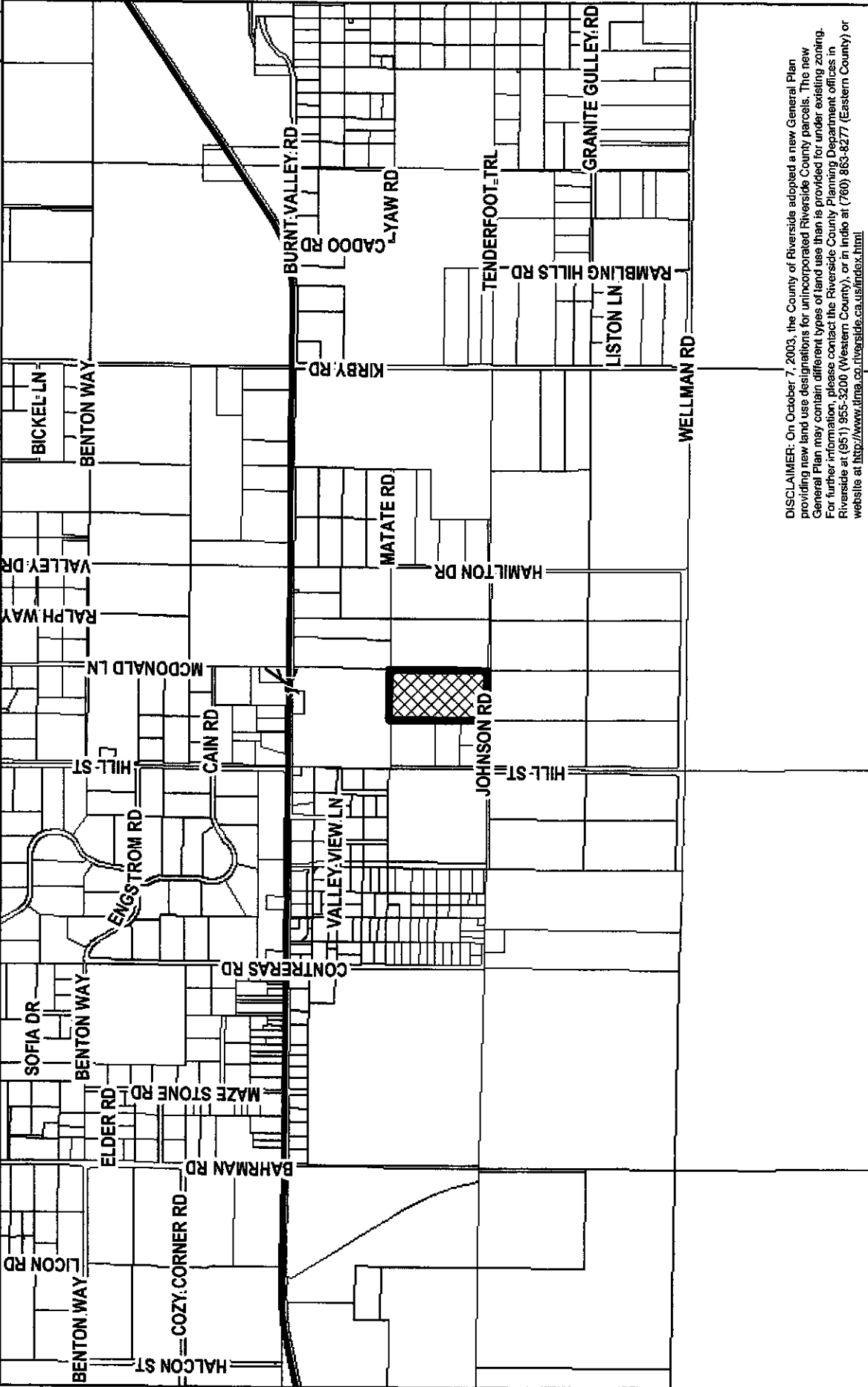


Supervisor Stone
District 3

Date Drawn: 11/21/08

CZ07687-C VICINITY MAP

Planner: Adam Rush
Date: 12/3/08
Vicinity Map



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 575-12
Thomas 904
Bros. Pg. 934 A5

Area: Anza
Township/Range: T7SR3E
Section : 22

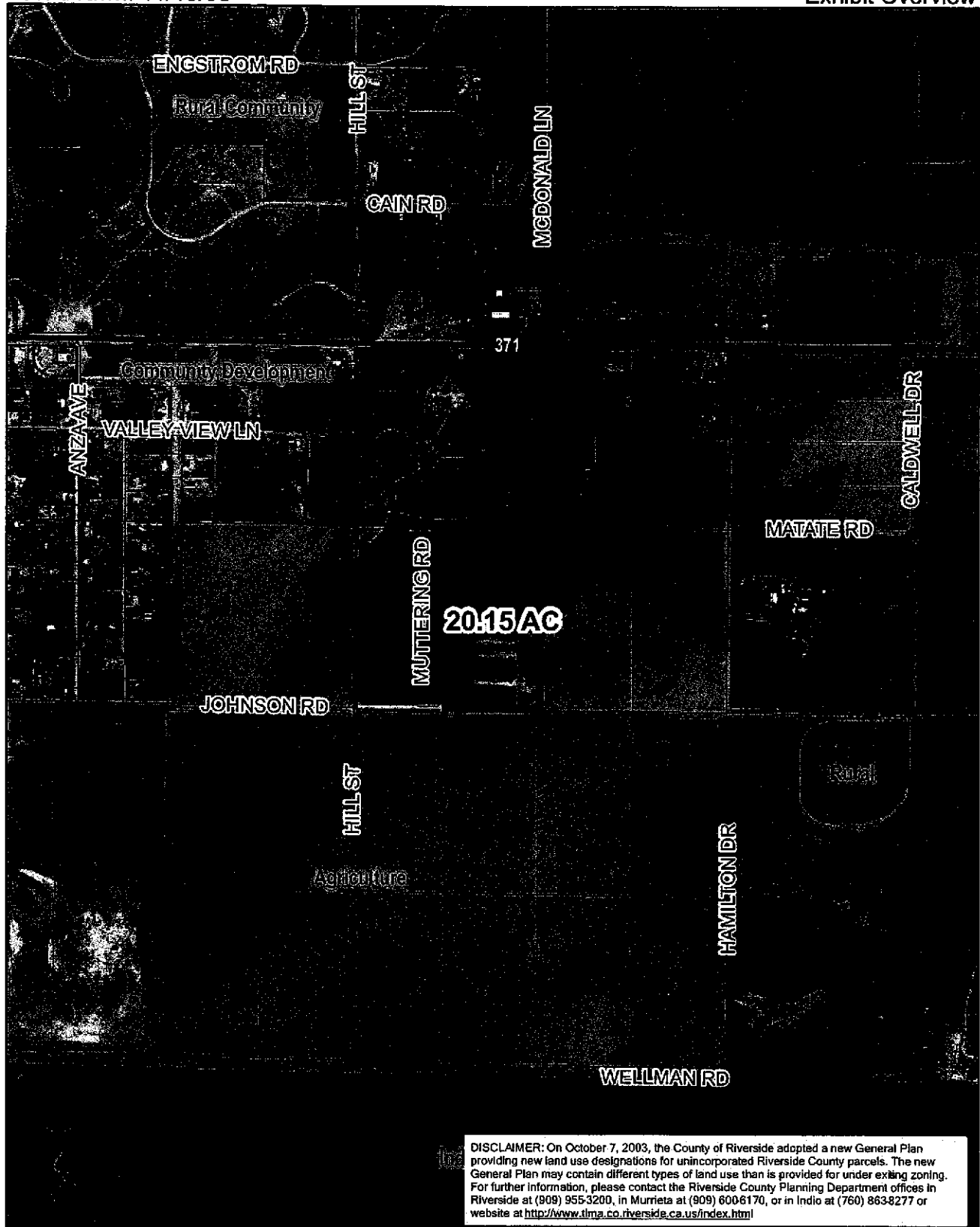


Supervisor: Stone
District 3
Date Drawn: 11/19/08

CZ07687-C

Planner: Adam Rush
Date: 12/03/08
Exhibit Overview

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Anza
Township/Range: T7SR3E
Section: 22



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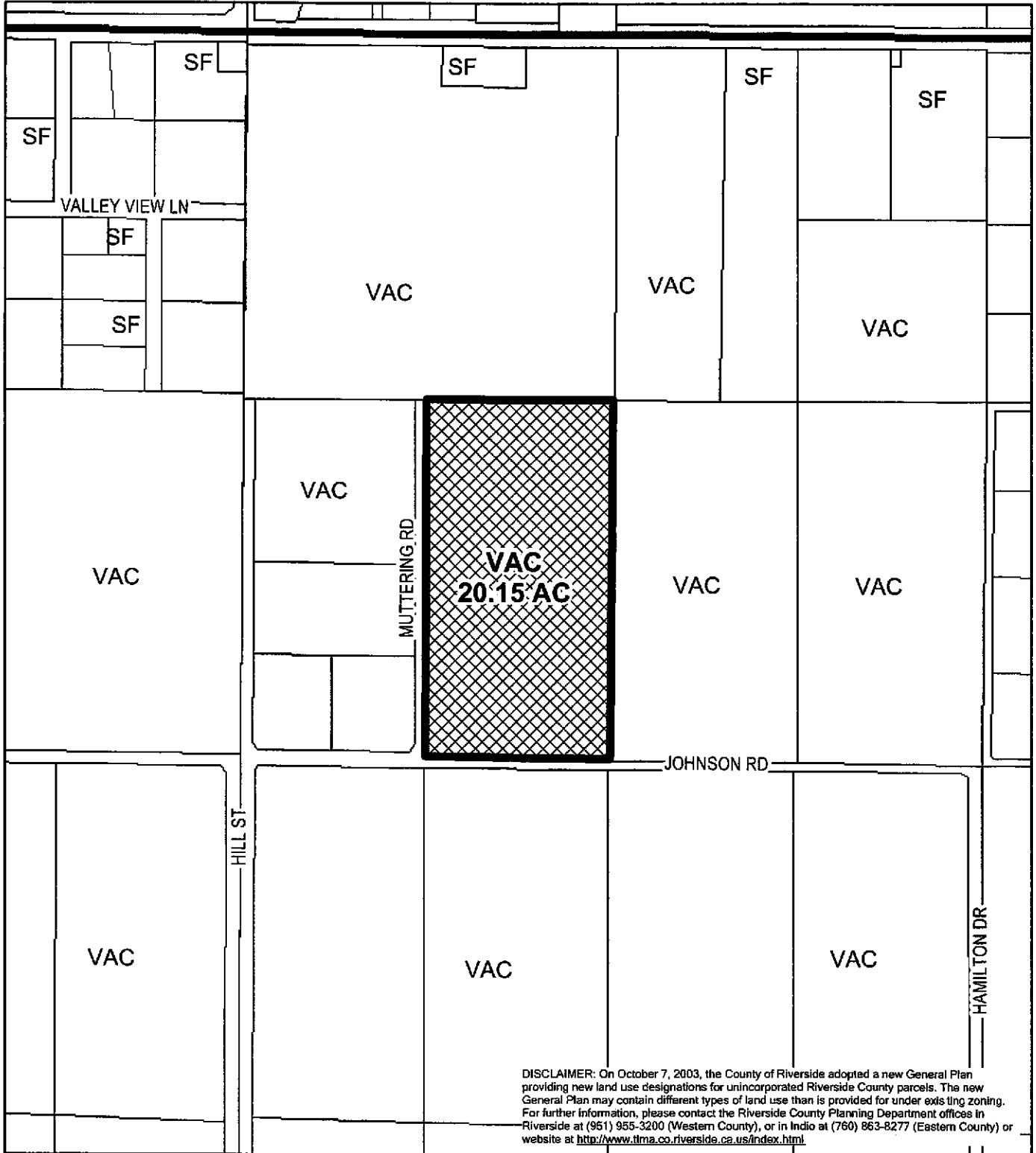
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Bk. Pg. 575-12
Thomas 904
Bros. Pg. 935 A5

Supervisor Stone
District 3
Date Drawn: 11/21/08

CZ07687-C

Land Use

Planner: Adam Rush
Date: 12/3/08
Exhibit 1

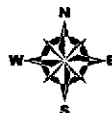


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RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 575-12
Thomas 904
Bros. Pg. 935 A5

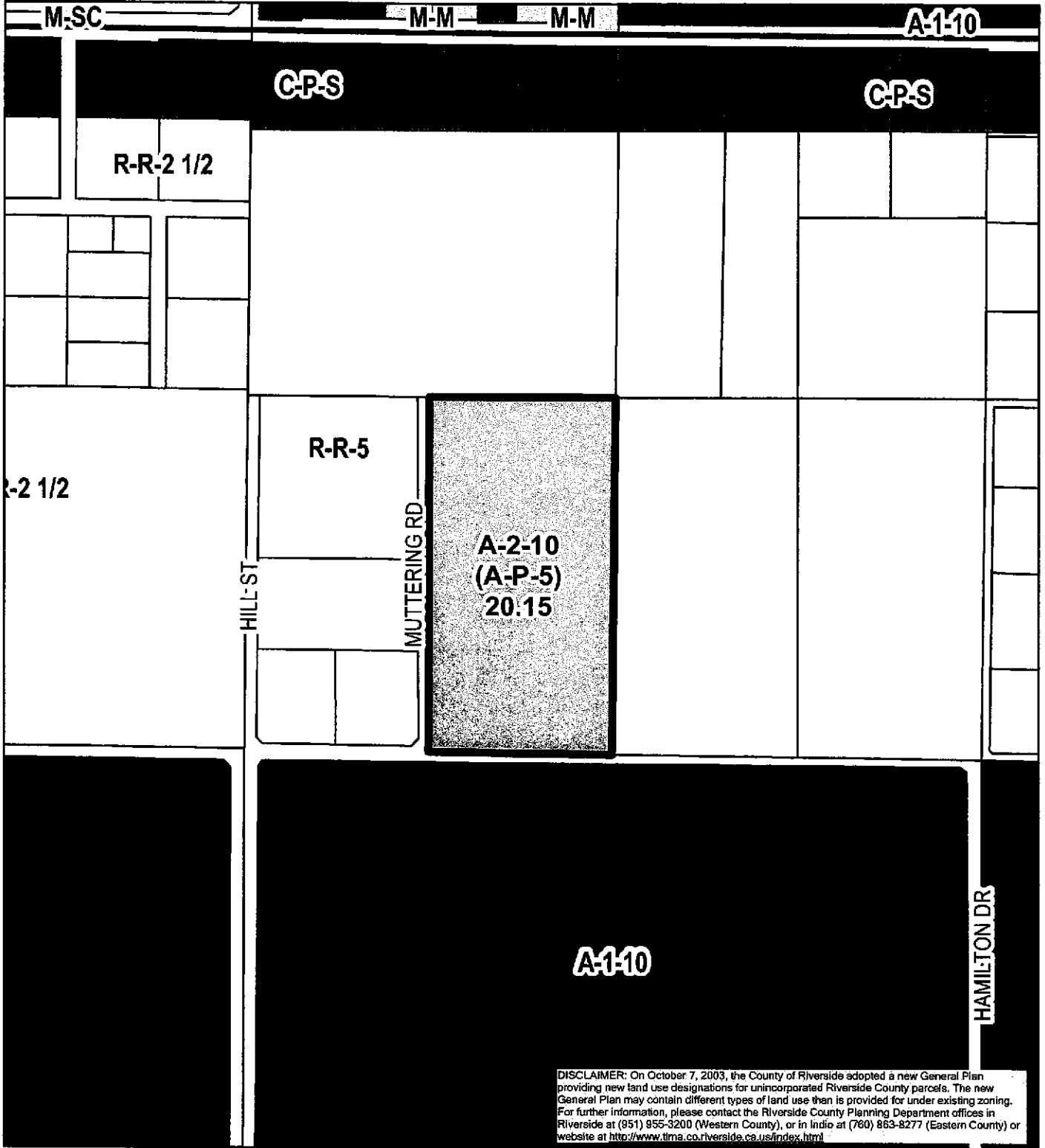
Area: Anza
Township/Range: T7SR3E
Section: 22



Supervisor Stone
District: 3
Date Drawn: 11/21/08

CZ07687-C
RECOMMENDED ZONING

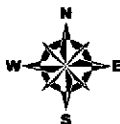
Planner: Adam Rush
Date: 12/3/08
Exhibit 7



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Anza
Township/Range: T7SR3E
Section : 22



Assessors
Bk. Pg. 575-12
Thomas 904
Bros. Pg. 934 A5
2,790

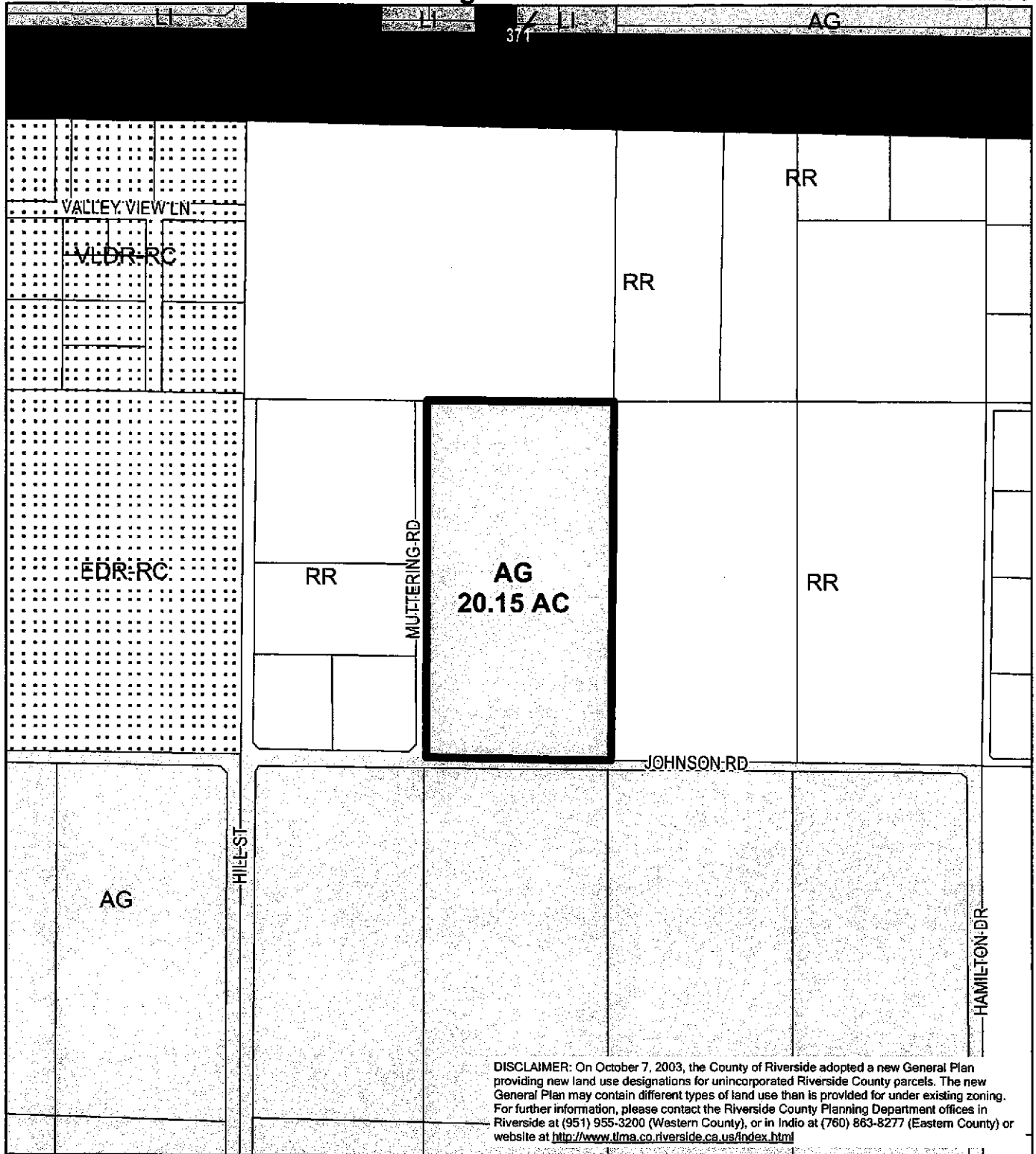


Supervisor Stone
District: 3
Date Drawn: 11/21/08

CZ07687-C

Existing General Plan

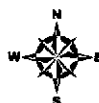
Planner: Adam Rush
Date: 12/3/08
Exhibit 5



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Anza
Township/Range: T7SR3E
Section : 22



Assessors
Bk.Pg. 575-12
Thomas 904
Bros. Pg. 934 A5

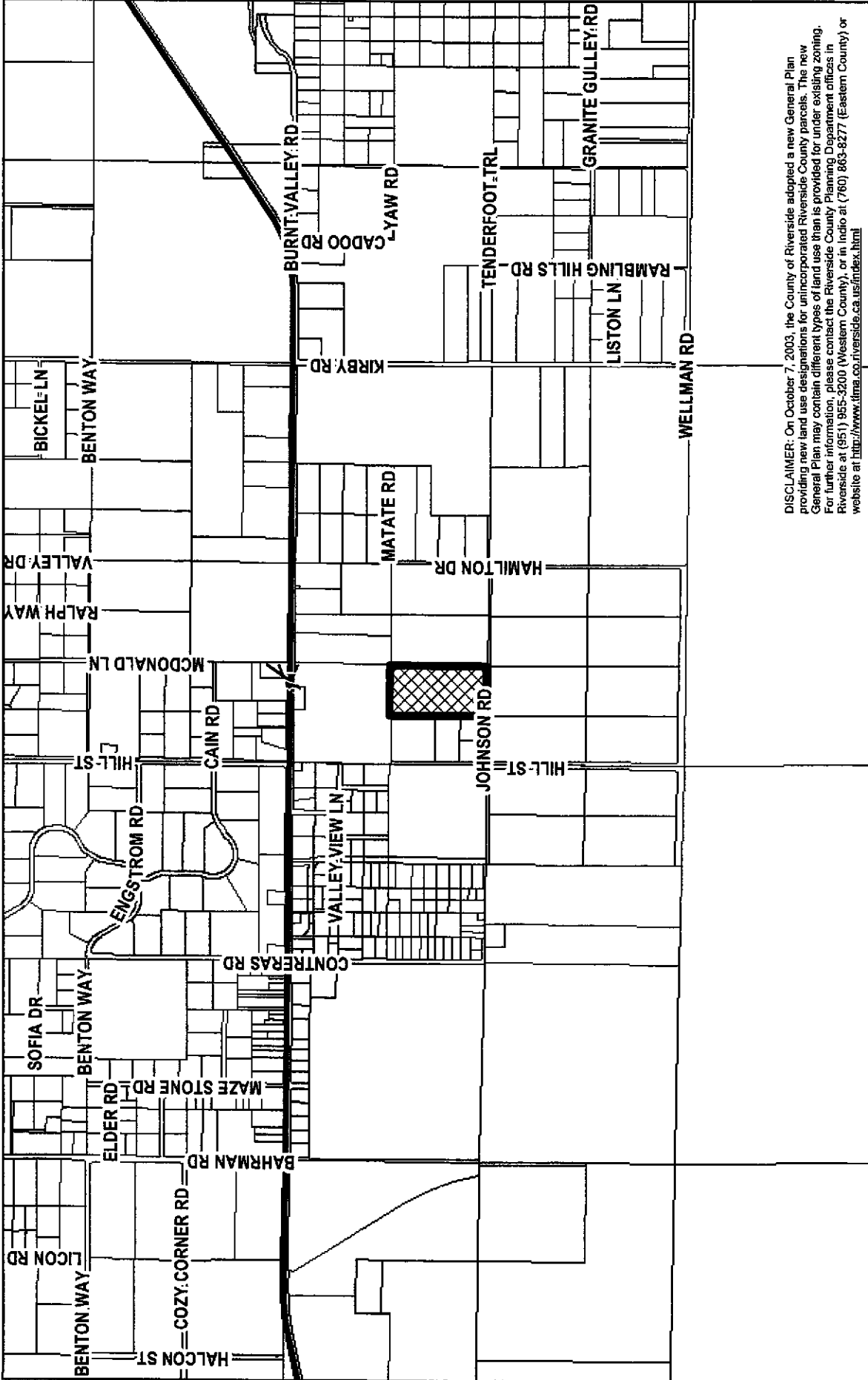


Supervisor Stone
District 3

Date Drawn: 11/21/08

CZ07687-C POLICY AREAS

Planner: Adam Rush
Date: 12/3/08
Exhibit 8



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Area: Anza
Township/Range: T7SR3E
Section : 22

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 575-12
Thomas 904
Bros. Pg. 934 A5



Supervisor Tavaglione
District 2

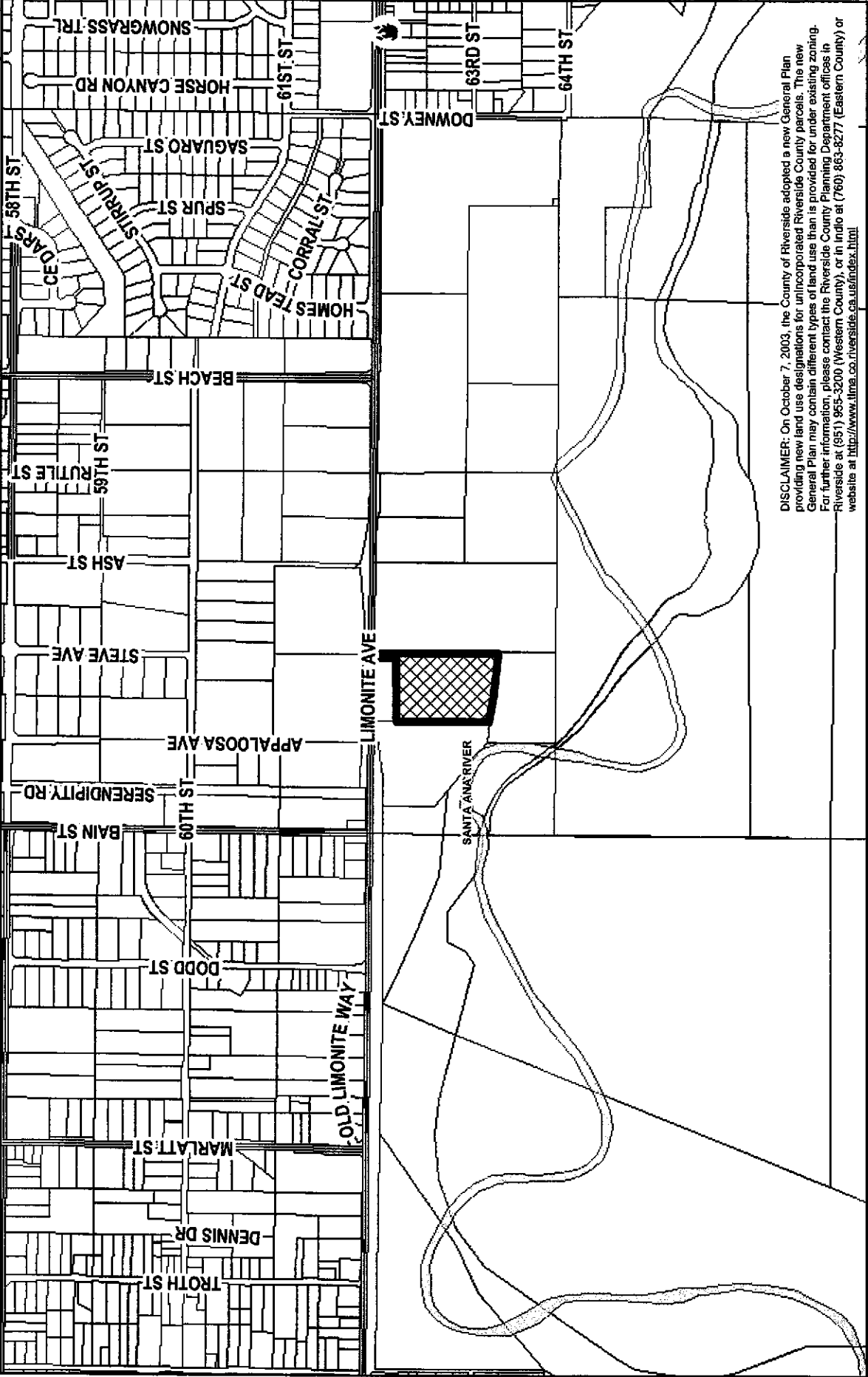
Date Drawn: 11/21/08

CZ07687D

VICINITY MAP

Planner: Adam Rush
Date: 12/3/08

Vicinity Map



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District: Pedley
Township/Range: T2SR6W
Section : 27

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Blk. Pg. 162-22
Thomas
Bros. Pg. 684 B5

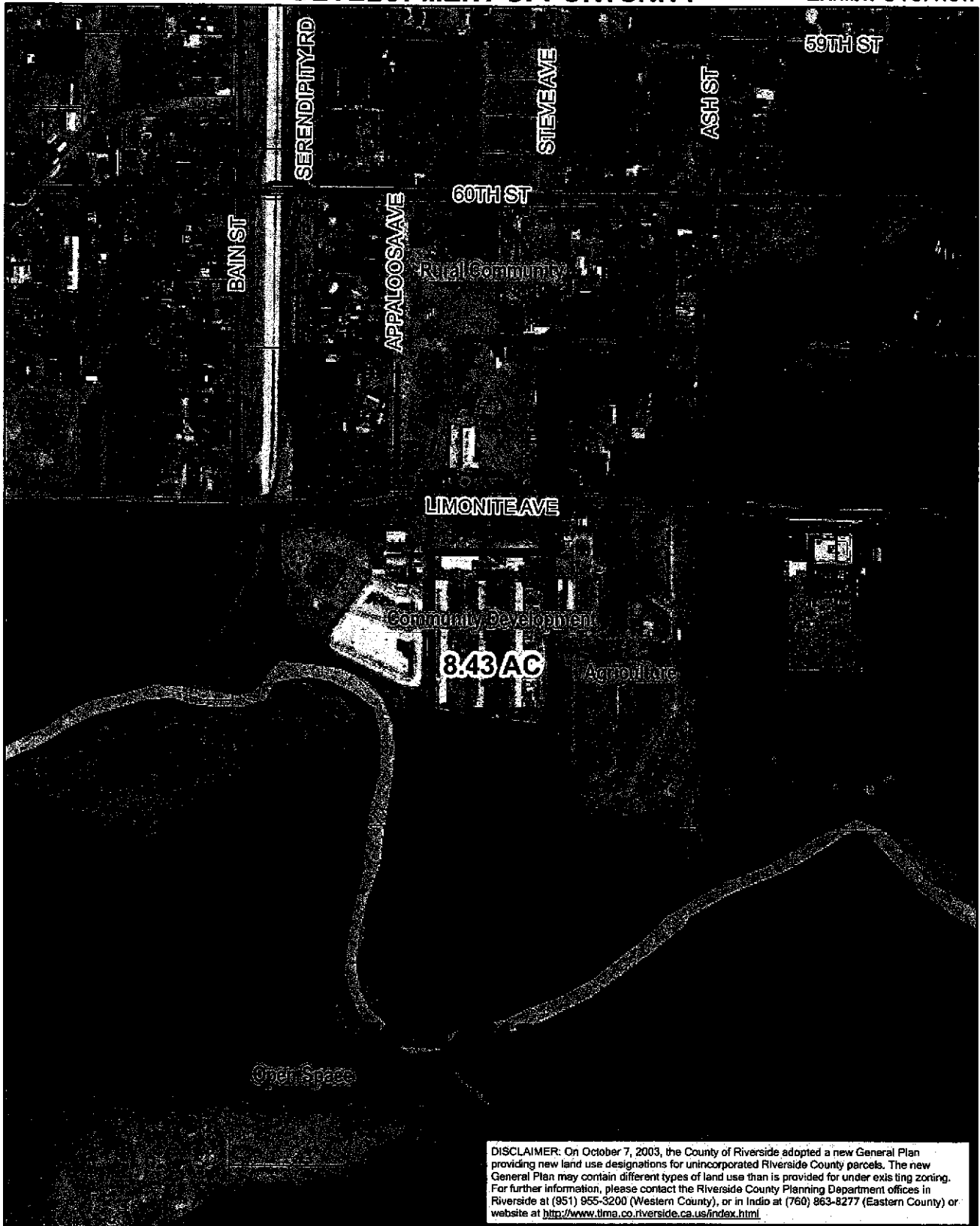


Supervisor: Tavaglione
District 2
Date Drawn: 11/21/08

CZ07687-D

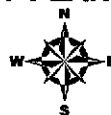
Planner: Adam Rush
Date: 12/3/08
Exhibit Overview

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
Township/Range: T2SR6W
Section: 27

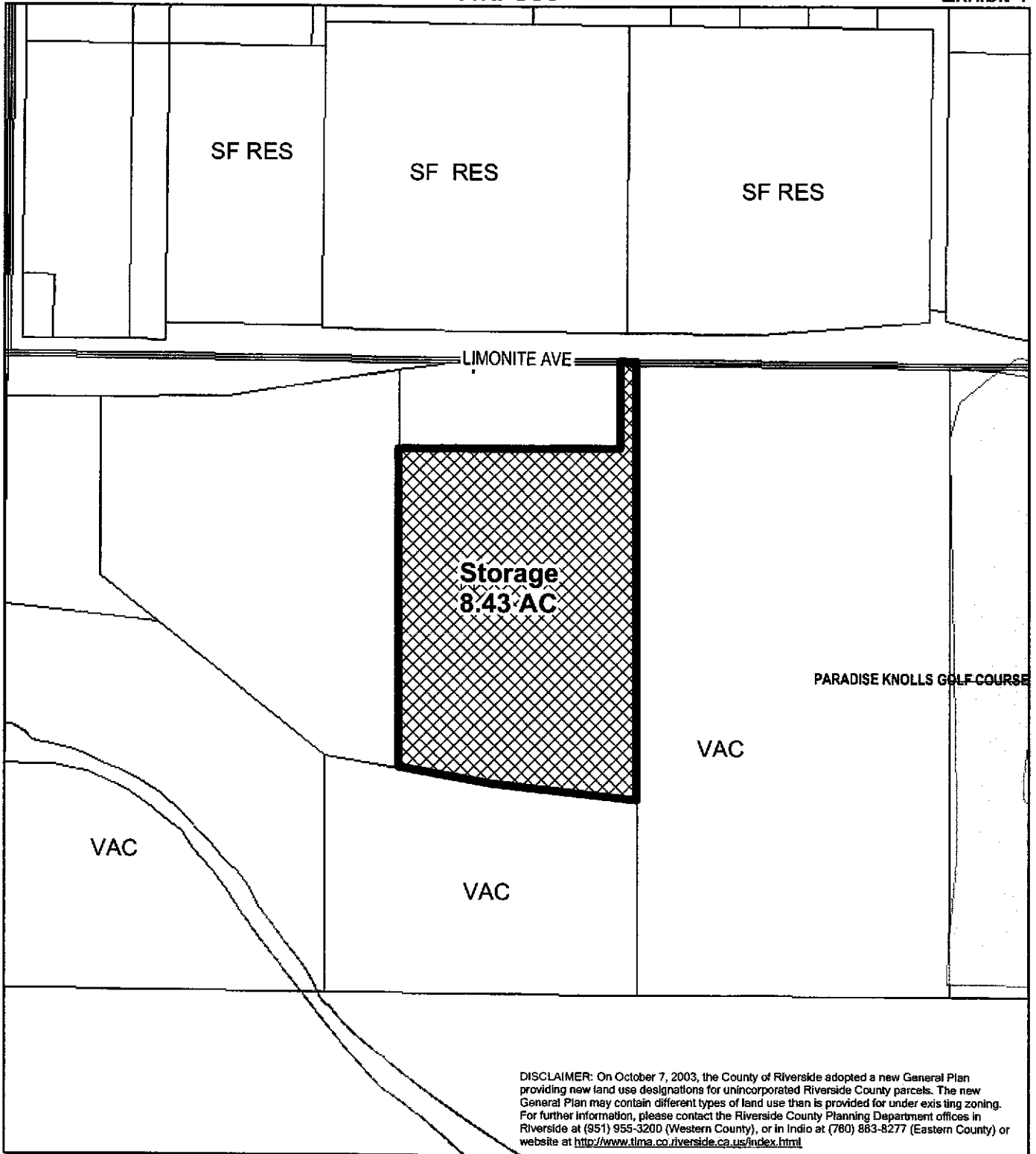


Assessors
Bk. Pg. 162-22
Thomas
Bros. Pg. 684 B5
2,700

Supervisor Tavaglione
District 2
Date Drawn: 11/21/08

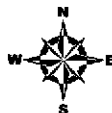
CZ07687-D Land Use

Planner: Adam Rush
Date: 12/3/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
Township/Range: T2SR6W
Section: 27



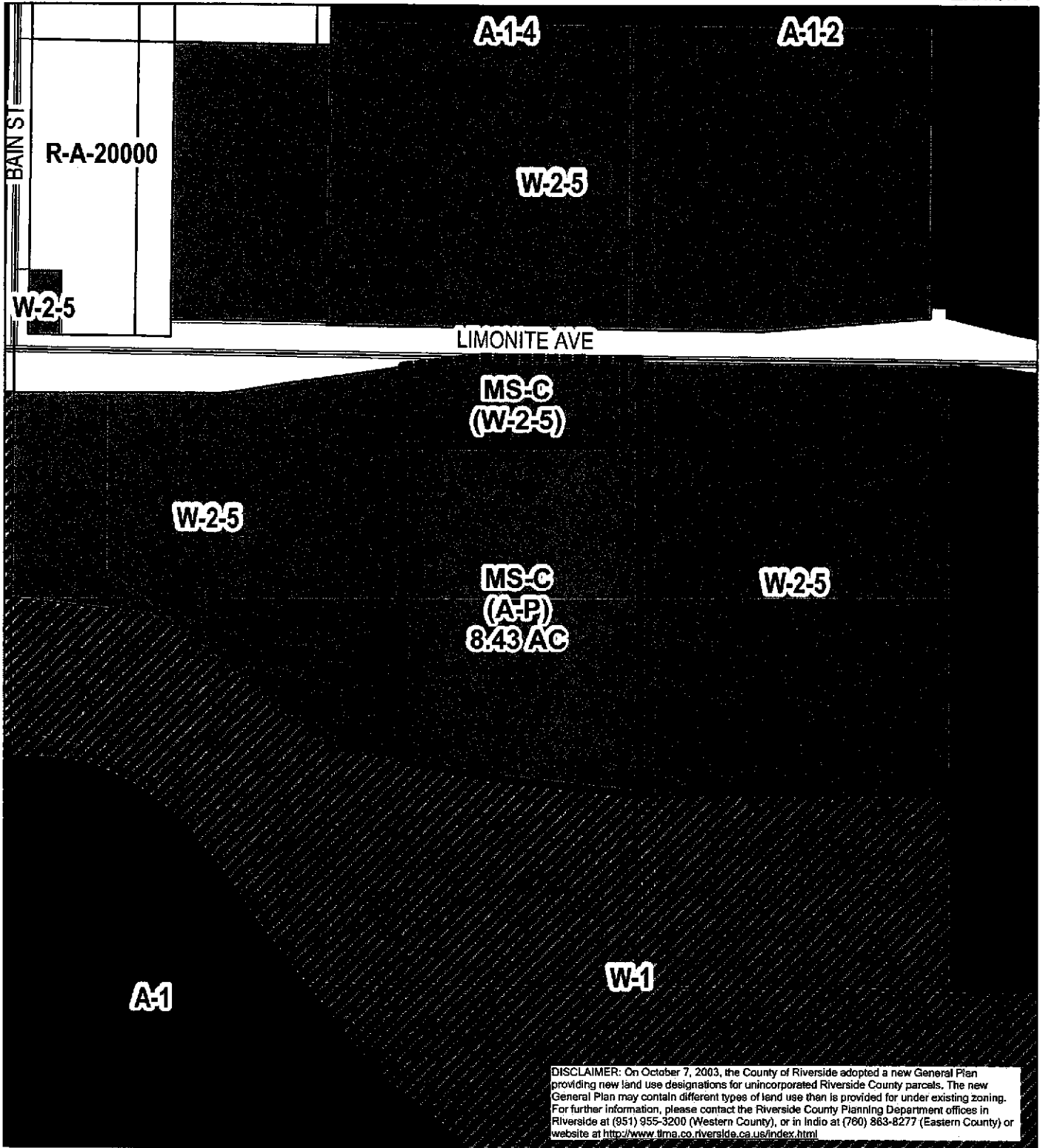
Assessors
Bk. Pg. 162-22
Thomas
Bros. Pg. 684 B5



Supervisor Tavaglione
District 2
Date Drawn: 11/21/08

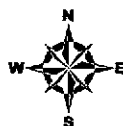
CZ07687-D
RECOMMENDED ZONING

Planner: Adam Rush
Date: 12/3/08
Exhibit 7



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
Township/Range: T2SR6W
Section : 27



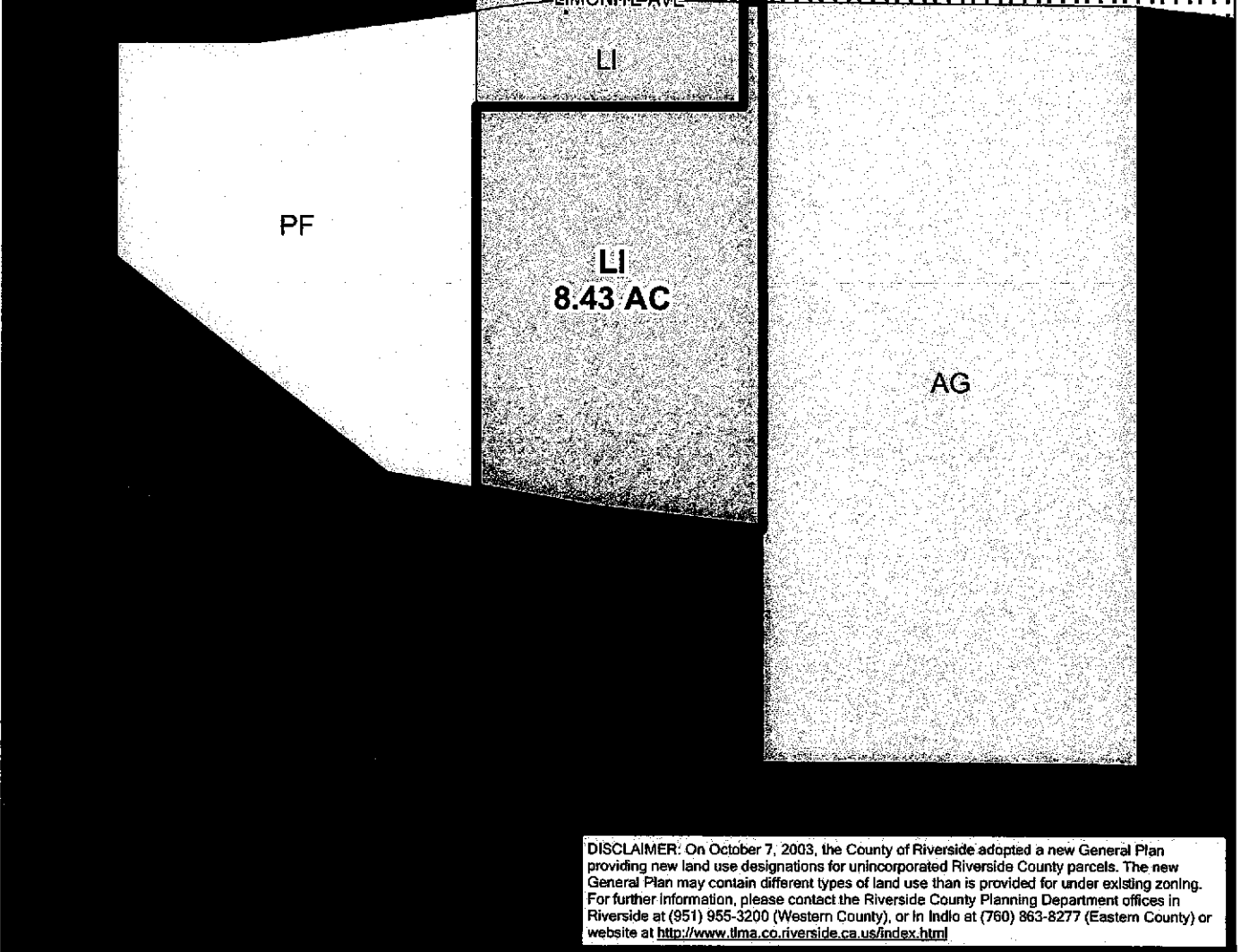
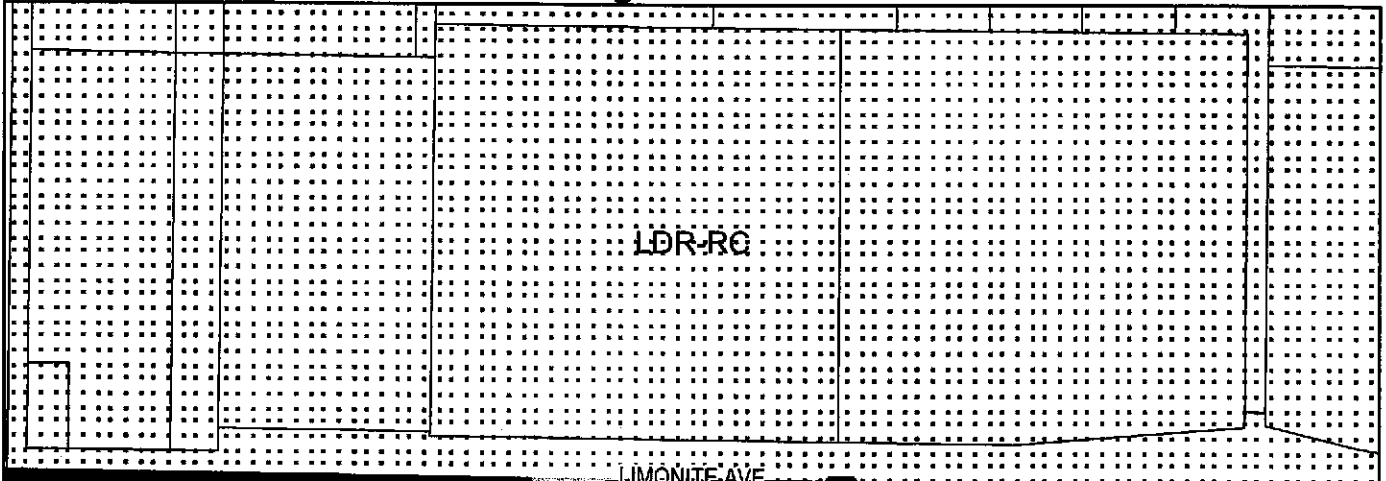
Assessors
Bk. Pg. 162-22
Thomas
Bros. Pg. 684 B5



Supervisor Tavaglione
District 2
Date Drawn: 11/21/08

CZ07687-D
Existing General Plan

Planner: Adam Rush
Date: 12/3/08
Exhibit 5



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.itma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
Township/Range: T2SR6W
Section : 27



Assessors
Bk.Pg. 162-22
Thomas
Bros. Pg. 684 B5



Supervisor Tavaglione
District 2

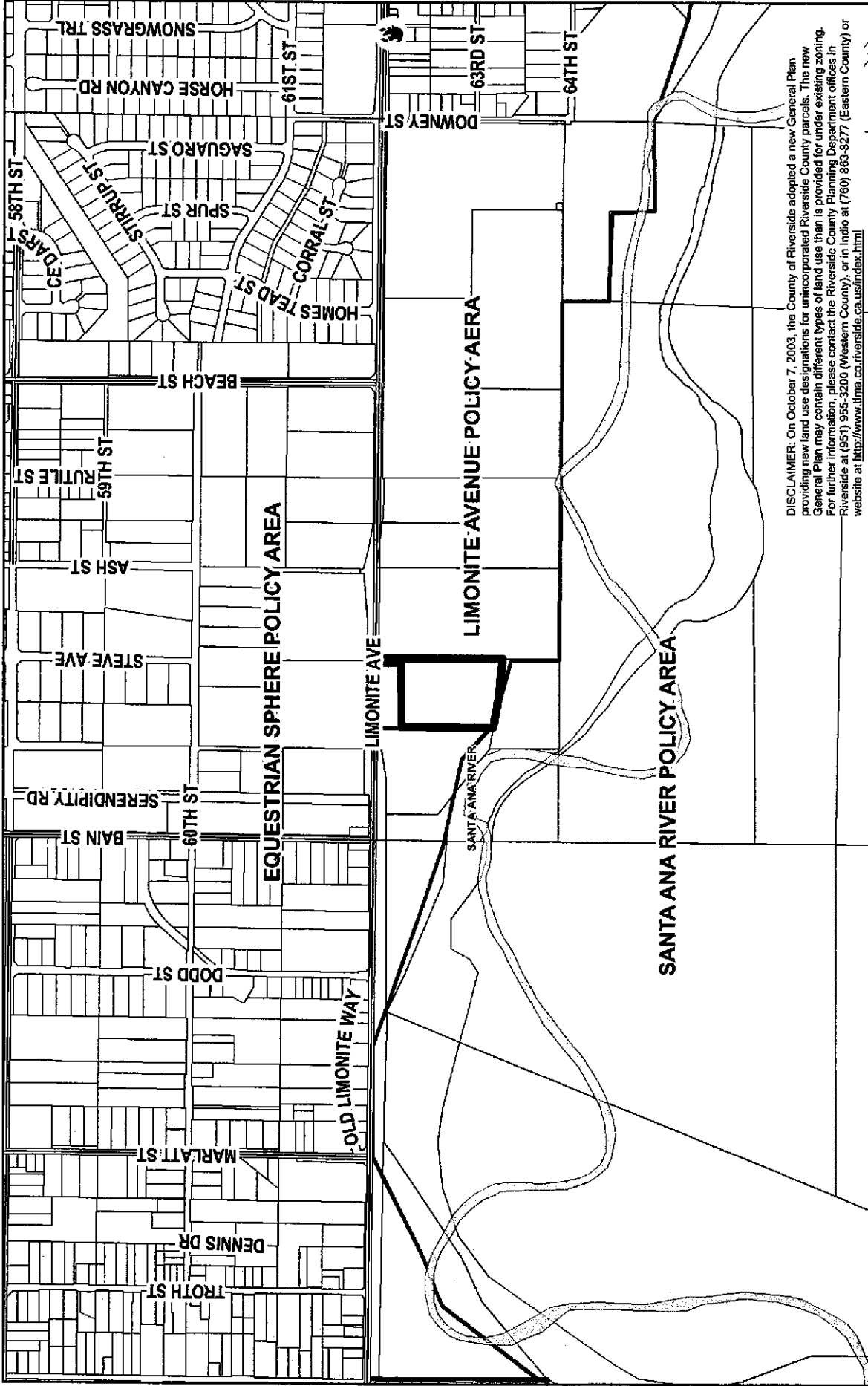
Date Drawn: 11/21/08

CZ07687D

POLICY AREAS

Planner: Adam Rush
Date: 12/3/08

Exhibit 8



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lfma.co.riverside.ca.us/index.html>

District: Pedley
Township/Range: T2SR6W
Section : 27

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 162-22
Thomas
Bros. Pg. 684 B5



Supervisor: Stone
District 3
Date Drawn: 11/21/08

CZ07687-E

Planner: Adam Rush
Date: 12/3/08
Exhibit Overview

DEVELOPMENT OPPORTUNITY



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 572-31
Thomas 904
Bros. Pg. 934 B4
3,900

Area: Cahuilla
Township/Range: T7SR2E
Section: 13



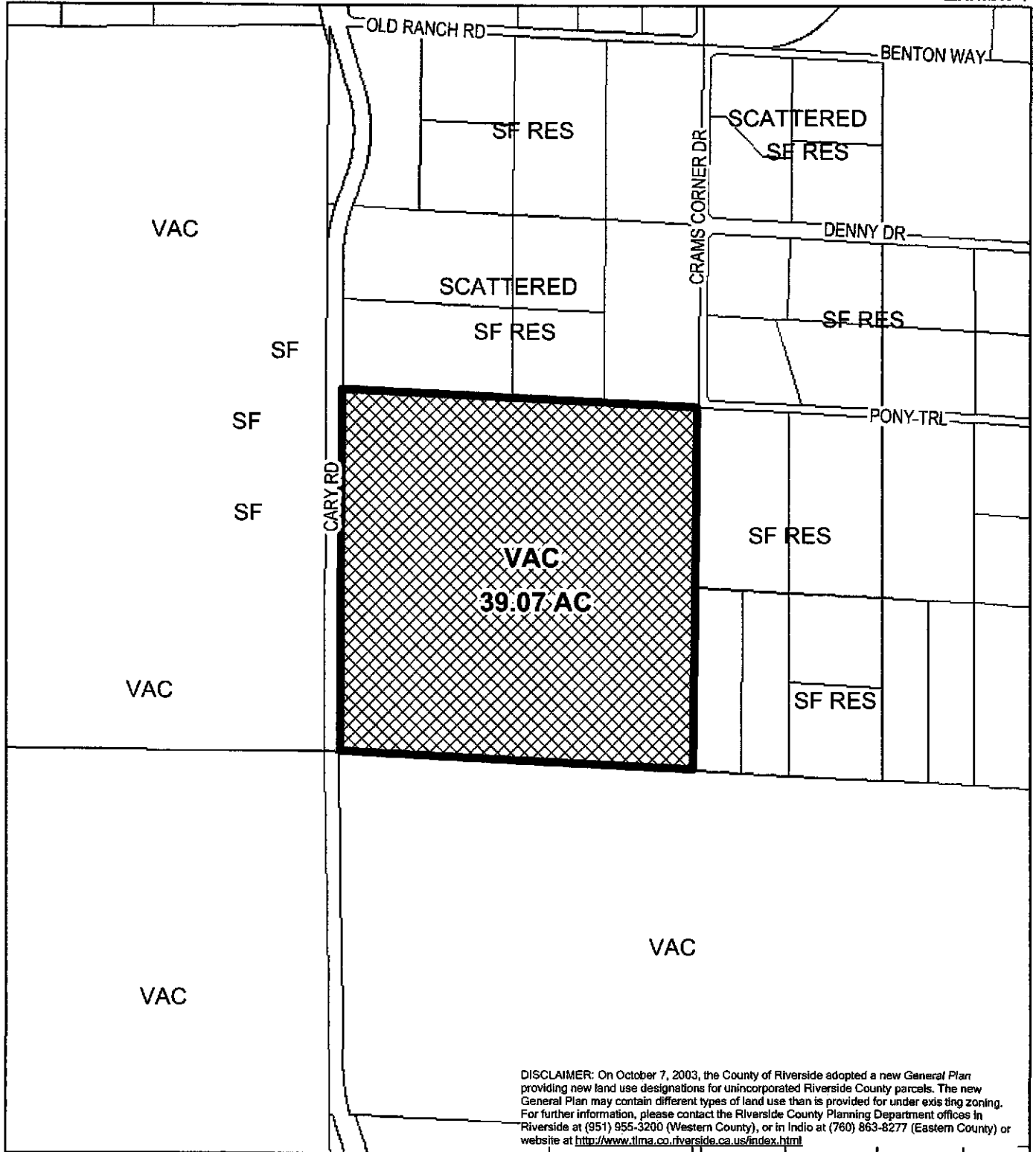
0 650 1,300 2,600

Supervisor Stone
District 3
Date Drawn: 11/21/08

CZ07687-E

Land Use

Planner: Adam Rush
Date: 12/3/08
Exhibit 1



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Cahuilla
Township/Range: T7SR2E
Section: 13



Assessors
Bk. Pg. 572-31
Thomas 904
Bros. Pg. 934 B4

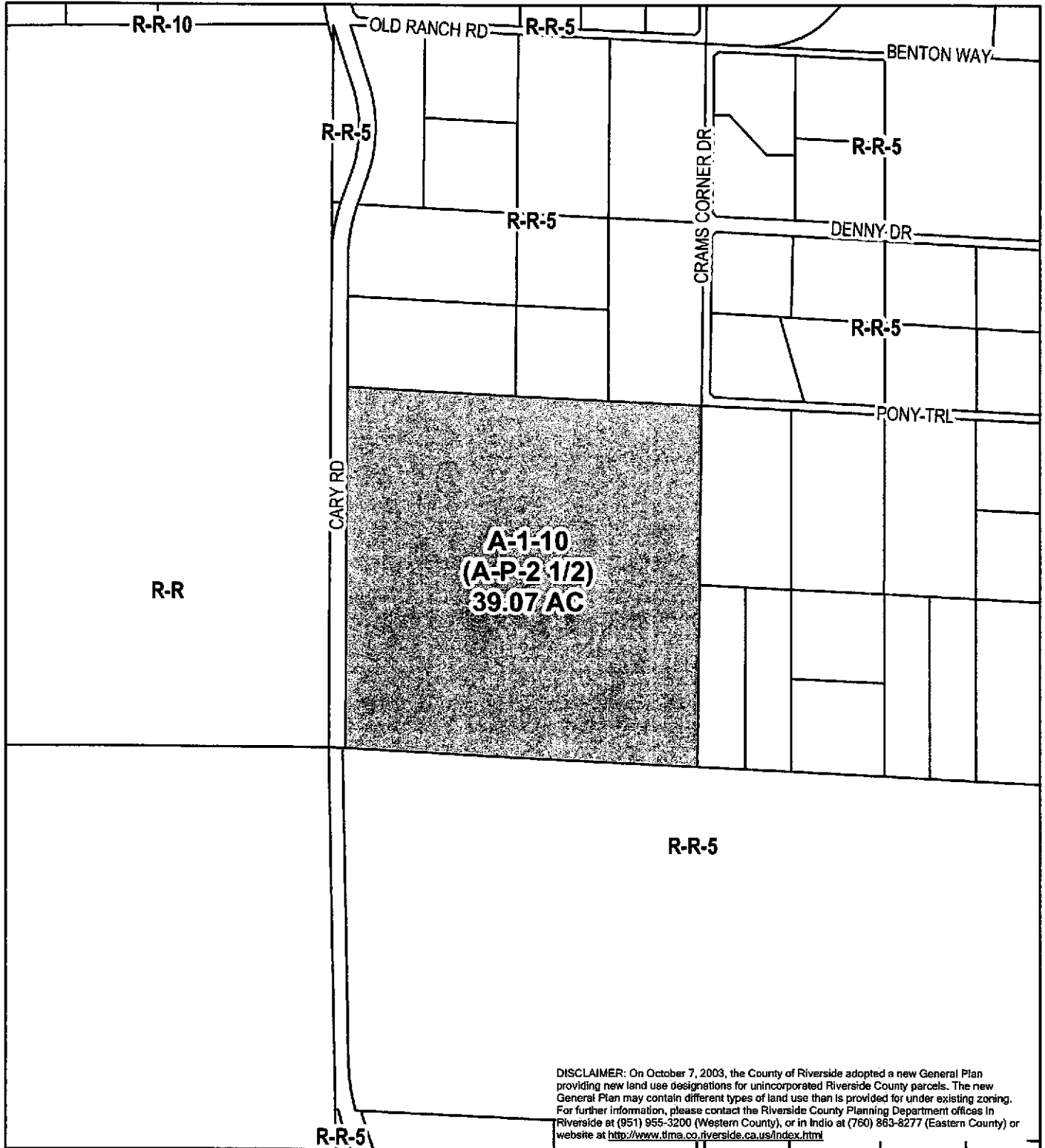


Supervisor Stone
District 3
Date Drawn: 11/21/08

CZ07687-E

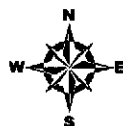
PROPOSED ZONING

Planner: Adam Rush
Date: 12/3/08
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Cahuilla
Township/Range: T7SR2E
Section : 13



Assessors
Bk. Pg. 572-31
Thomas 904
Bros. Pg. 934 B4

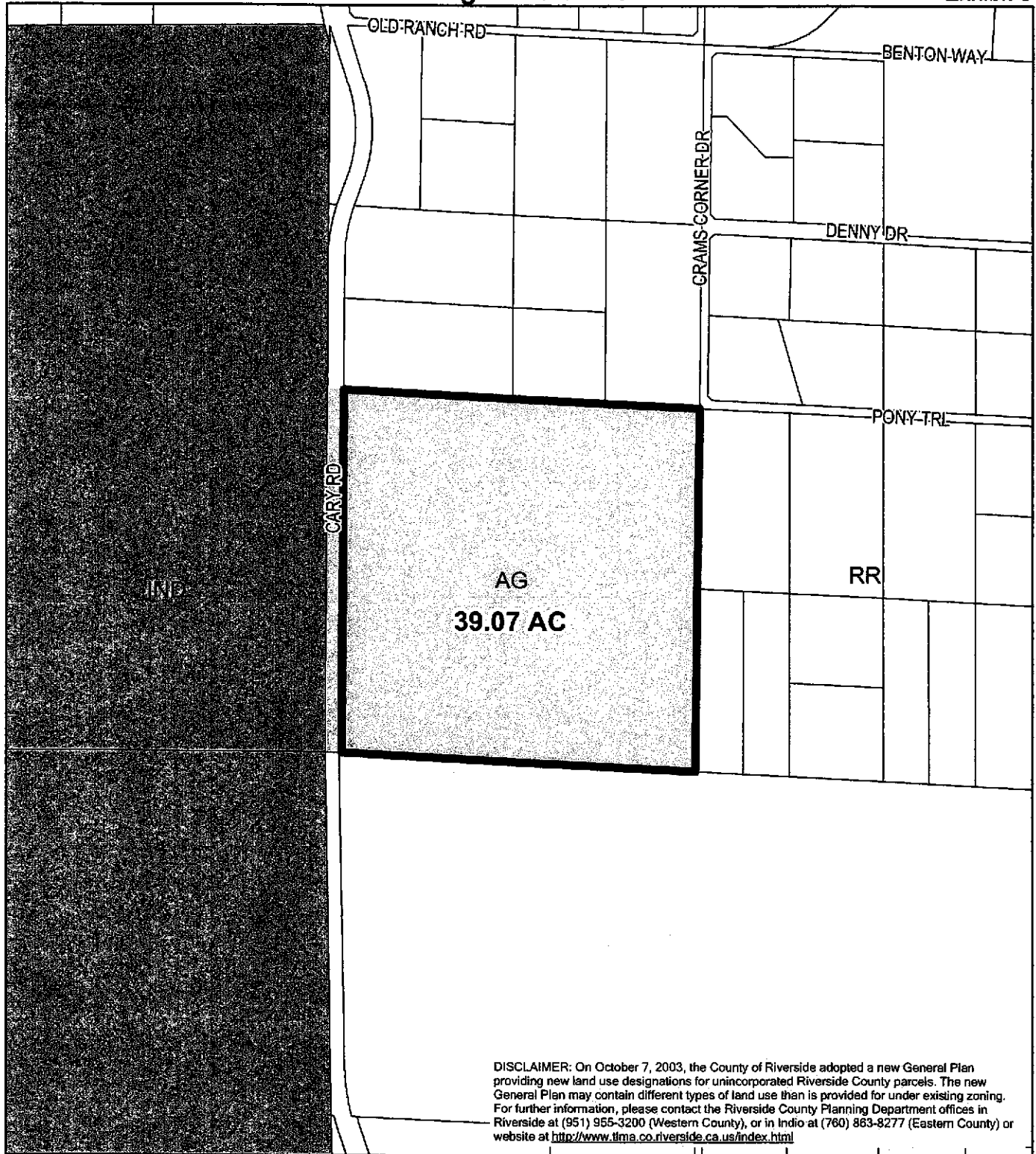


Supervisor Stone
District 3
Date Drawn: 11/21/08

CZ07687-E

Existing General Plan

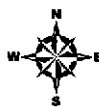
Planner: Adam Rush
Date: 12/3/08
Exhibit 5



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Cahuilla
Township/Range: T7SR2E
Section : 13



Assessors
Bk.Pg. 572-31
Thomas 904
Bros. Pg. 934 B4

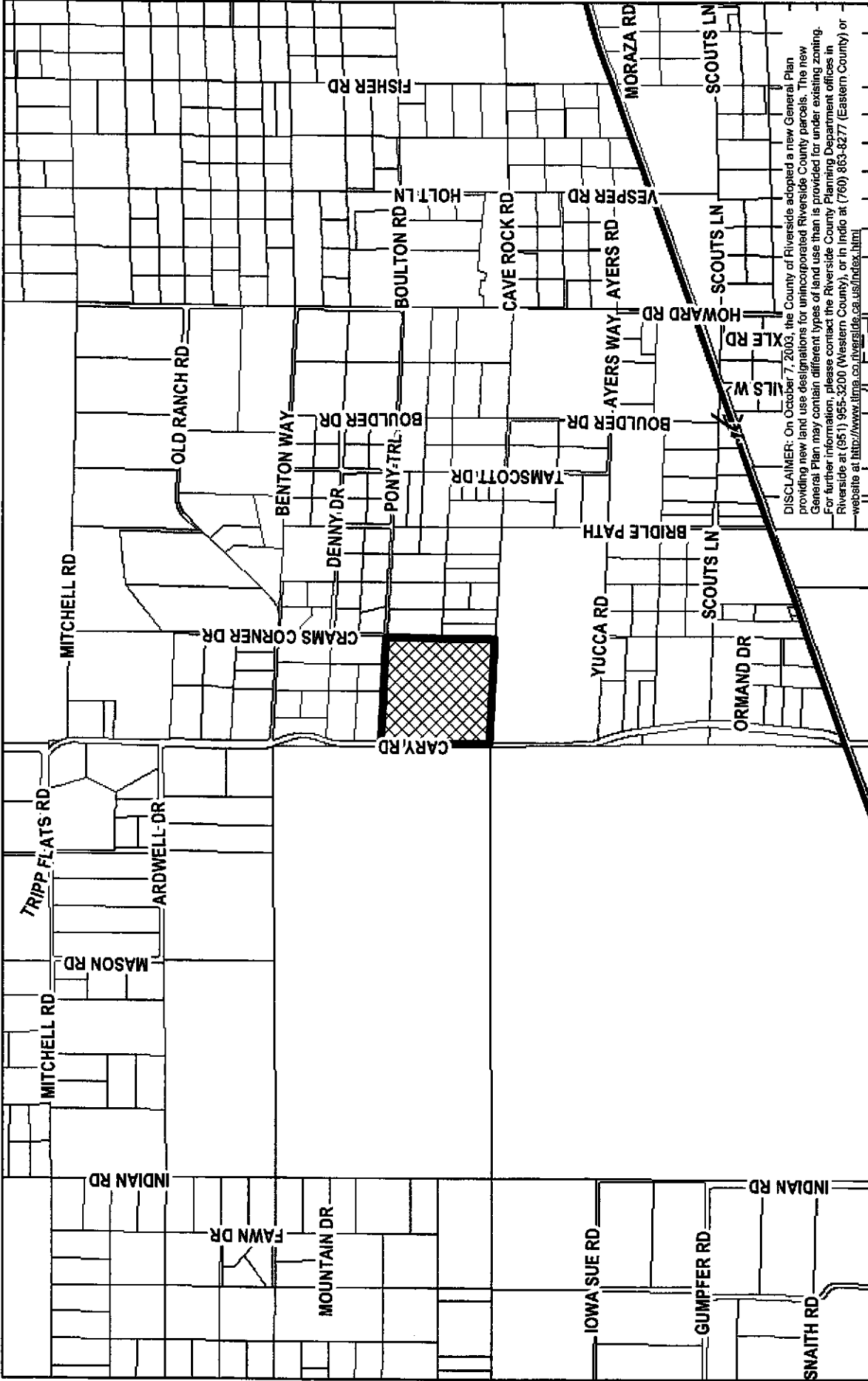


Supervisor Stone
District 3

Date Drawn: 11/21/08

CZ07687-E POLICY AREAS

Planner: Adam Rush
Date: 12/3/08
Exhibit 8



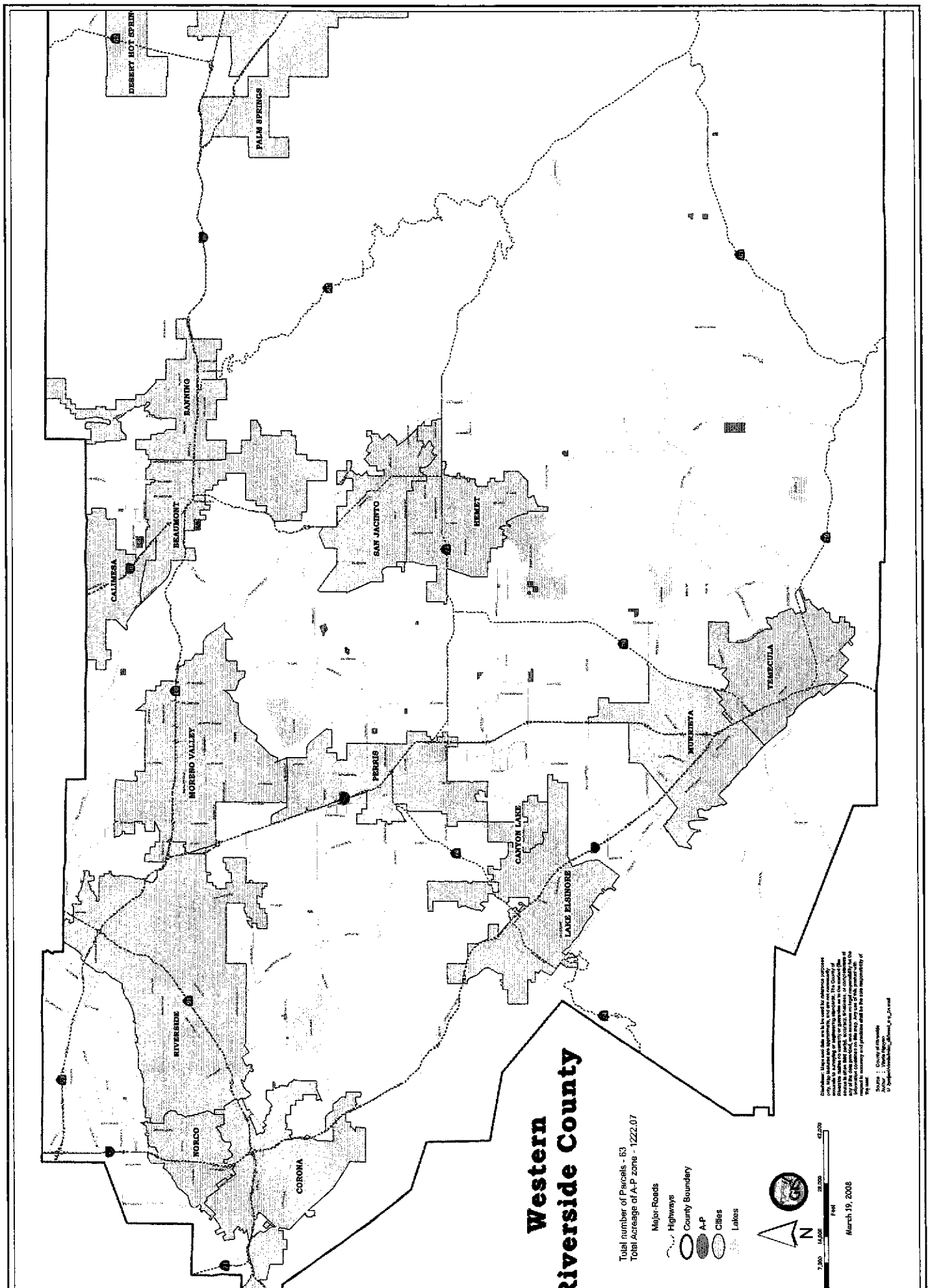
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.itrpa.ca.riverside.ca.us/index.html>

Area: Cahuilla
Township/Range: T7SR2E
Section : 13

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 572-31
Thomas 904
Bros. Pg. 934 B4

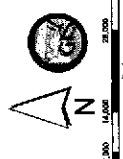




Western Riverside County

Total number of Parcels - 53
 Total Acreage of A-P zone - 1222.07

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



March 19, 2008

Disclaimer: This map and data are for informational purposes only and should not be used for any legal or financial decisions. The County is not responsible for any errors or omissions on this map. The County is not liable for any damages, including consequential damages, arising from the use of this map. The County is not responsible for any changes in the data or the map after the date of publication. The County is not responsible for any changes in the data or the map after the date of publication. The County is not responsible for any changes in the data or the map after the date of publication.

**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:
Denitr

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

DATE 4/2/08
Tina Grande
Departmental Concurrence

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

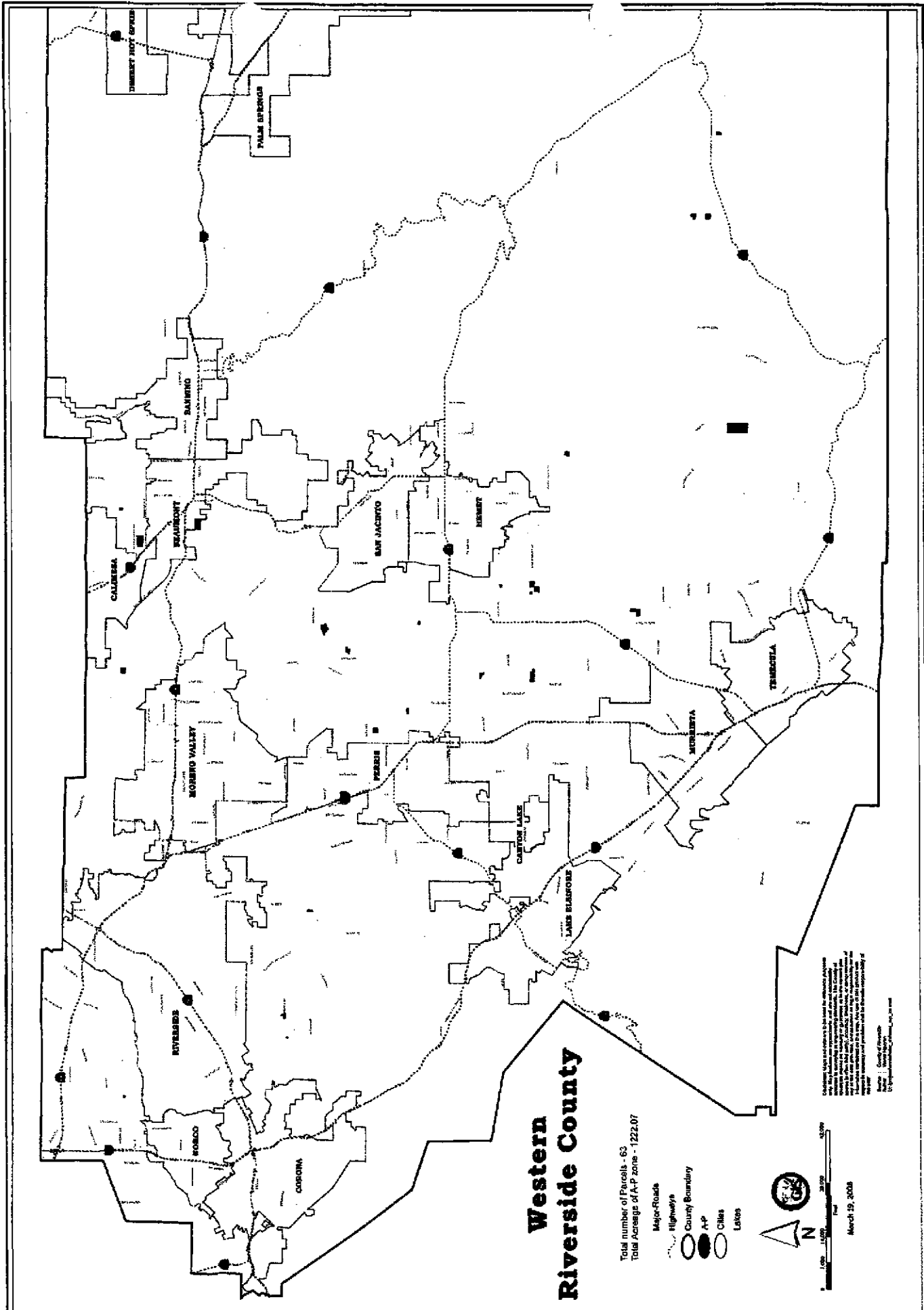
March 31, 2008

Page 2 of 2

DENIAL CONDITIONAL USE PERMIT NO. 3570, based upon the oral testimony presented during the public hearings on February 6th and March 25th, 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.



Western Riverside County

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

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



March 19, 2008

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**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 Christensen
7/24/08
Gary Christensen, TLMA, Concurrence

Dep't Recomm.:	<input type="checkbox"/>	Consent	<input type="checkbox"/>	Policy	<input type="checkbox"/>
Per Exec. Ofc.:	<input type="checkbox"/>	Consent	<input type="checkbox"/>	Policy	<input type="checkbox"/>

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

The Honorable Board of Supervisors
RE: Light Agriculture Poultry Zoning Inventory Assessment
Page 3 of 3

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.

CERTIFIED MAIL™



7007 0220 0000 8101 0022

APN: 575-120-010
William R. Cramer
Janet R. Cramer
57150 Johnson Road
Anza, CA 92539

57

all
alter
able

UNITED STATES POSTAGE
02 1A \$ 05.49⁰⁰
0004632930 SEP 09 2008
MAILED FROM ZIP CODE 92504

NOT DELIVERABLE
RETURN TO SENDER
UNABLE TO FORWARD

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SEP 9 2008
ADMINISTRATIVE CENTER
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: September 8, 2008

APN: 575-120-010
William R. Cramer
Janet R. Cramer
57150 Johnson Road
Anza, CA 92539

Dear Mr. & Mrs. Cramer:

This letter is to inform you that on July 29, 2008, the Riverside County Board of Supervisors authorized the Planning Department to initiate a change in zoning classification to properties that are currently zone Light Agriculture with Poultry (A-P). These properties include areas within the County that allow egg production and egg laying facilities, as well as, other associated facilities.

On March 28, 2008, the Board of Supervisors 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 provide an orderly review of Poultry Ranch expansion relative to the increased urbanization of Western Riverside County.

As a result of this analysis, the Planning Department has identified several properties that will be included in a County Initiated Zone Change from Light Agriculture with Poultry (A-P) to Light Agriculture (A-1).

You are receiving this letter because our records indicate that this process may affect your property. If you have any questions please do not hesitate to contact the Riverside County Planning Department and the Project Planner, Adam B. Rush by phone at (951) 955-6646 or by email at arush@rctlma.org.

Thank you for your time. Please see the attachment.

Kind Regards,



Adam B. Rush
Principal Planner

F:\A-P Zoning Project\Draft Letter to Property Owners_08.26.08.doc

**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: *[Signature]* 7/17/08
Gary Christina@Concurrence

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

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.

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

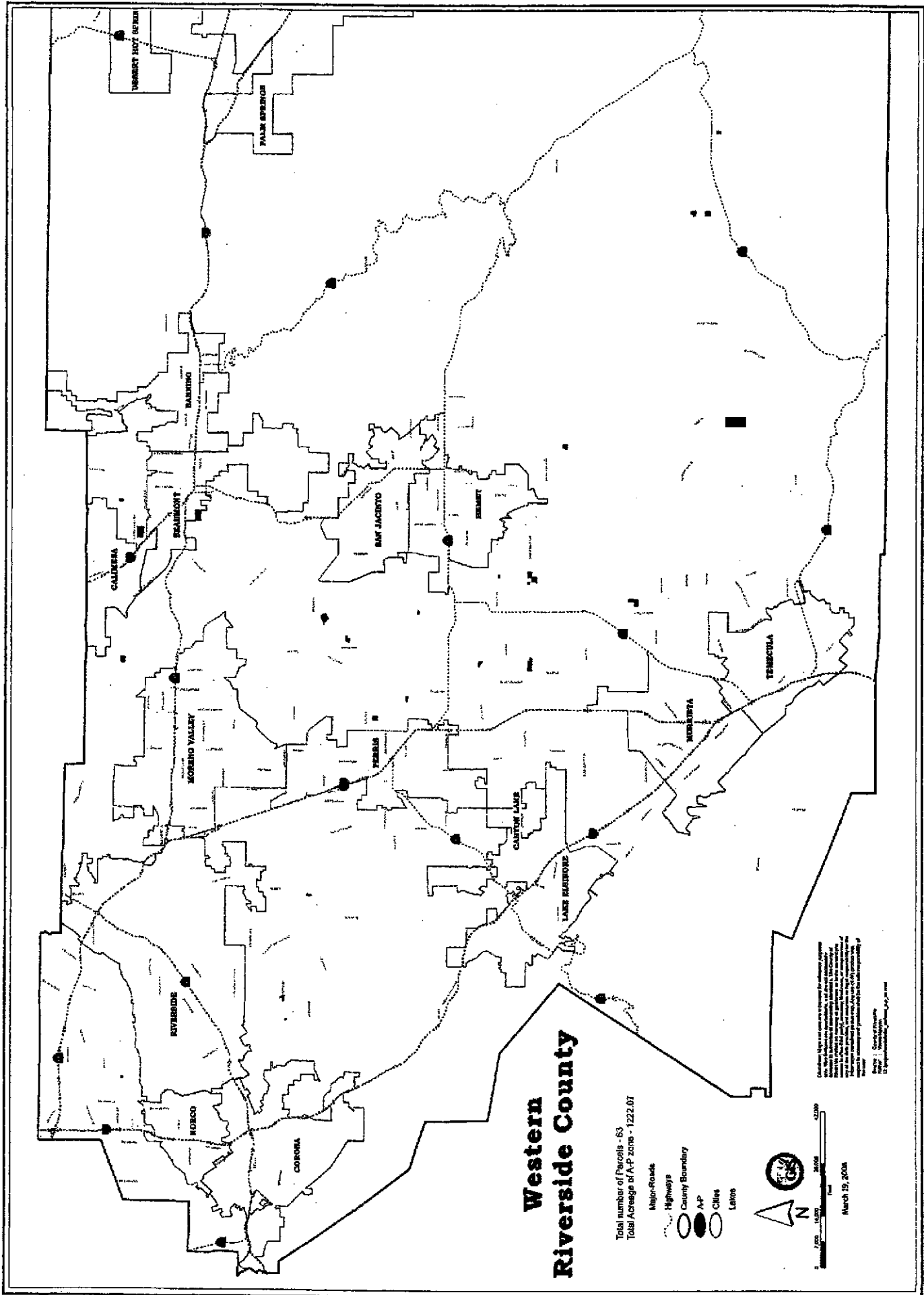
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There are currently six (6) locations zoned A-P that are vacant and/or contain ancillary structures that do not pertain to the production of eggs or contain egg-laying hens of any kind.

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 - 83
 Total Acreage of AP Zones - 1222.07

- Major Roads
- Highways
- County Boundary
- APN
- Cities
- Lakes



March 19, 2004

California Map Information System (CALMIS) is a public information system that provides information on the location and status of parcels in California. The information is derived from the Assessor's Parcel Map (APM) and is subject to change. The information is provided for informational purposes only and should not be used for legal or financial purposes. For more information, please contact the Assessor's Office at (951) 261-3000.

**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.

DATE 4/2/08
Tina Grande
Departmental Concurrence

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
Clark of the Board
By:
Deputy

Policy Policy
Consent Consent
Dept's 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

Page 2 of 2

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

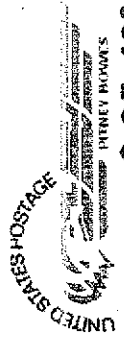
BACKGROUND:

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.

CERTIFIED MAIL™



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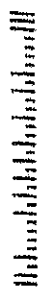
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RECEIVED
NO. 615 ON
SEP 17 2008
COUNTY ADMINISTRATIVE CENTER
RIVERSIDE COUNTY PLANNING DEPARTMENT
APN: 461-030-0089
Matthews Ranch
30180 Matthews Road
Riponland, CA 92585

NSN
D4M
Rush



RIVERSIDE COUNTY PLANNING DEPARTMENT
COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1409 • 4080 LEMON STREET • NINTH FLOOR
RIVERSIDE, CALIFORNIA 92502-1409

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: September 8, 2008

APN: 461-030-0089
Matthews Ranch
30180 Matthews Road
Romoland, CA 92585

Dear Matthews Ranch:

This letter is to inform you that on July 29, 2008, the Riverside County Board of Supervisors authorized the Planning Department to initiate a change in zoning classification to properties that are currently zone Light Agriculture with Poultry (A-P). These properties include areas within the County that allow egg production and egg laying facilities, as well as, other associated facilities.

On March 28, 2008, the Board of Supervisors 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 provide an orderly review of Poultry Ranch expansion relative to the increased urbanization of Western Riverside County.

As a result of this analysis, the Planning Department has identified several properties that will be included in a County Initiated Zone Change from Light Agriculture with Poultry (A-P) to Light Agriculture (A-1).

You are receiving this letter because our records indicate that this process may affect your property. If you have any questions please do not hesitate to contact the Riverside County Planning Department and the Project Planner, Adam B. Rush by phone at (951) 955-6646 or by email at arush@rctlma.org.

Thank you for your time. Please see the attachment.

Kind Regards,



Adam B. Rush
Principal Planner

F:\A-P Zoning Project\Draft Letter to Property Owners_08.26.08.doc

**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 Christensen* 7/24/08
Gary Christensen, TLMA/Scourance

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

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.

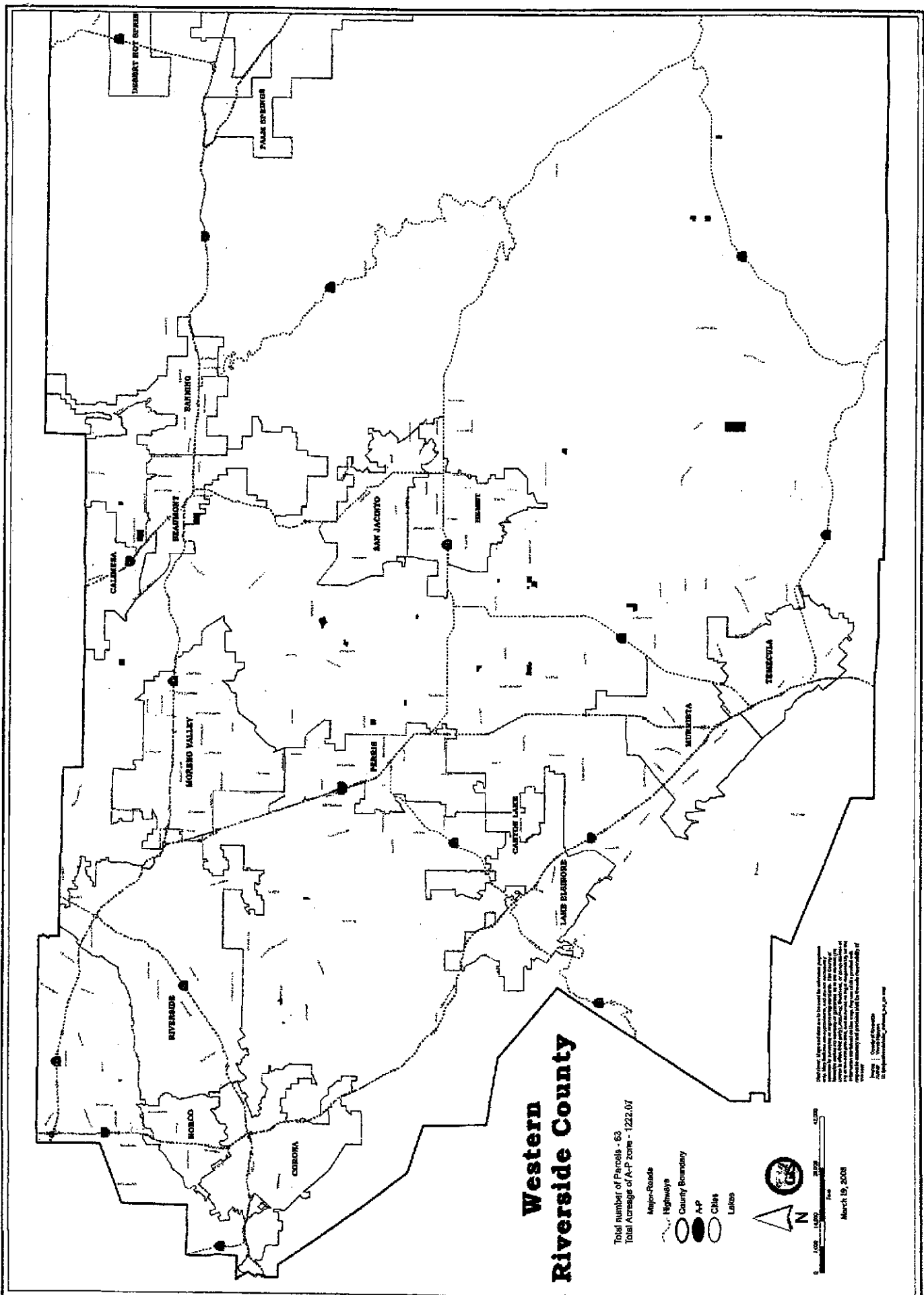
There are currently six (6) locations zoned A-P that are vacant and/or contain ancillary structures that do not pertain to the production of eggs or contain egg-laying hens of any kind.

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

The Honorable Board of Supervisors
RE: Light Agriculture Poultry Zoning Inventory Assessment
Page 3 of 3

facility located in the community of Meniffee 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 is a representation of the information provided to the County by the various agencies and individuals who provided the data. The County is not responsible for the accuracy or completeness of the information provided. The County is not responsible for the accuracy or completeness of the information provided. The County is not responsible for the accuracy or completeness of the information provided.

**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.

DATE 4/3/08
Tina Grande
Departmental Concurrence

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

Secretary

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

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

3.132

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

Page 2 of 2

DENIAL CONDITIONAL USE PERMIT NO. 3570, based upon the oral testimony presented during the public hearings on February 6th and March 25th, 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.

RIVERSIDE COUNTY PLANNING DEPARTMENT

COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1409 • 4080 LEMON STREET • NINTH FLOOR
RIVERSIDE, CALIFORNIA 92502-1409

RECEIVED
SEP 15 2008

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Tom

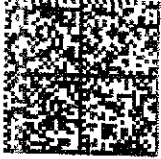
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PERRIS, CA 92571

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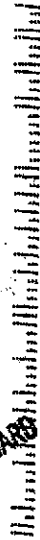


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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: September 8, 2008

APN: 310-230-011
William R. Cramer
27513 Nuevo Road
Perris, CA

Dear Mr. Cramer:

This letter is to inform you that on July 29, 2008, the Riverside County Board of Supervisors authorized the Planning Department to initiate a change in zoning classification to properties that are currently zone Light Agriculture with Poultry (A-P). These properties include areas within the County that allow egg production and egg laying facilities, as well as, other associated facilities.

On March 28, 2008, the Board of Supervisors 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 provide an orderly review of Poultry Ranch expansion relative to the increased urbanization of Western Riverside County.

As a result of this analysis, the Planning Department has identified several properties that will be included in a County Initiated Zone Change from Light Agriculture with Poultry (A-P) to Light Agriculture (A-1).

You are receiving this letter because our records indicate that this process may affect your property. If you have any questions please do not hesitate to contact the Riverside County Planning Department and the Project Planner, Adam B. Rush by phone at (951) 955-6646 or by email at arush@rctlma.org.

Thank you for your time. Please see the attachment.

Kind Regards,



Adam B. Rush
Principal Planner

F:\A-P Zoning Project\Draft Letter to Property Owners_08.26.08.doc

**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.

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Damian Meins
Assistant Planning Director

RG:ar

REVIEWED BY EXECUTIVE OFFICE

DATE *7/24/08*
Gary Christman
Gary Christman@concurance

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

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:

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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:

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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.

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The Honorable Board of Supervisors
RE: Light Agriculture Poultry Zoning Inventory Assessment
Page 3 of 3

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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.

**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:
Denitr

Prev. Agn. Ref. 15.8 (3/25/08)

District: First

Agenda Number:

3.132

DATE 4/2/08
Tina Grande
Departmental Concurrence

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

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

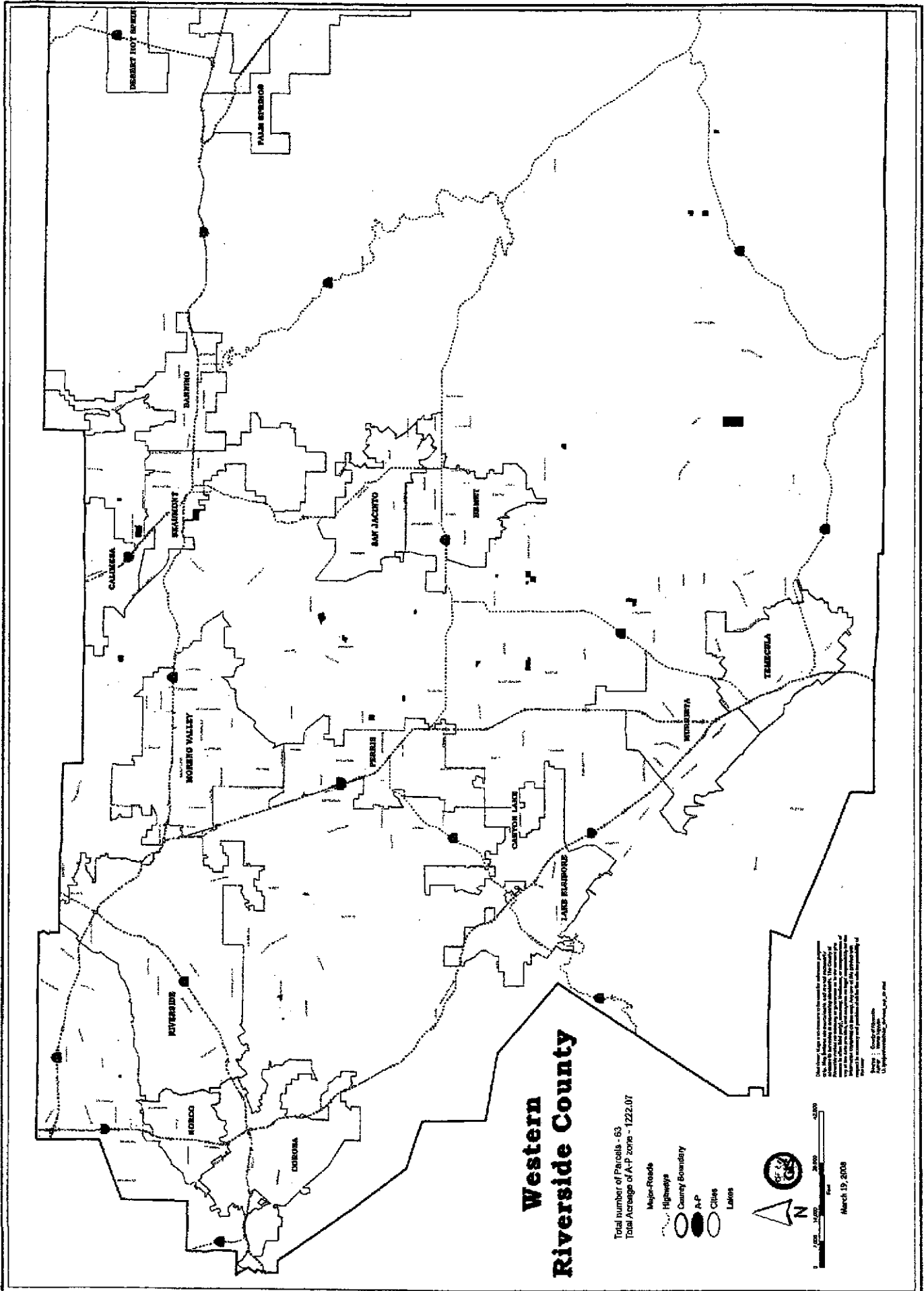
March 31, 2008

Page 2 of 2

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

BACKGROUND:

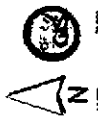
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Western Riverside County

Total Number of Parcels - 63
 Total Acreage of A-P zones - 1222.07

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



This map is a representation of the information provided by the County of Riverside and is not intended to be used for any purpose other than that for which it was prepared. The County of Riverside is not responsible for any errors or omissions on this map. The County of Riverside is not responsible for any damages, including consequential damages, arising from the use of this map. The County of Riverside is not responsible for any claims, including consequential claims, arising from the use of this map. The County of Riverside is not responsible for any claims, including consequential claims, arising from the use of this map.

March 19, 2008

SHACKELTON CONSULTING



PLANNING
ENTITLEMENTS
REDEVELOPMENT
LAND DEVELOPMENT SERVICES

9-17-08

Call # 951-369-3152

ADAM RUSA

PLANNING DEPT

County of RIVERSIDE

RE: SCHOONER PROPERTIES 162-220-014 & 016

Customs

At our request, in 2003, these properties were put
in the "best land use" designation of the General Plan.

See attached Oct 21, 2003 letter confirming this

Please remind me in letter making that your Sept 8, 2008
letter does not apply to these 2 properties and that it
is still the intent to put the properties into a
compatible zone as the County brings zoning into compliance
with their G.P. designations. Thanks
Darcy