

County of Placer
Planning Department

BOARD SUBMITTAL COVER SHEET

TO: Board of Supervisors
FROM: Michael J. Johnson, Planning Director  **DATE:** April 18, 2006
SUBJECT: Rezoning Request: Flower Farm (PR CAT20040723)

SUMMARY:

At its February 9, 2006 meeting, the Planning Commission recommended to the Board of Supervisors approval of a Rezone from the existing zoning of "RA-B-100 and RA-B-43" (Residential Agricultural District, minimum building site of 2.3 and 1 acre) to "F-B-100 and F-B-43" (Farm District, minimum building site of 2.3 and 1 acre). The Planning Commission also agreed with staff's recommendation and unanimously approved the Minor Use Permit for the "Flower Farm" project, to allow for the operation of a retail nursery, a six-bedroom guest ranch, and a community center for weddings, receptions, and celebrations, subject to the Board of Supervisors approval of a Rezoning application.

CEQA COMPLIANCE:

A Mitigated Negative Declaration has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant, negative impacts.

FISCAL IMPACT: None.

RECOMMENDATION:

Staff forwards the Planning Commission recommendation to approve the Rezoning request.

MEMORANDUM
County of Placer
Planning Department

TO: Honorable Board of Supervisors
FROM: Michael Johnson, Planning Director
DATE: April 18, 2006
SUBJECT: Rezoning Request: "Flower Farm" (PREAT20040723)

BACKGROUND:

During the summer of 2004, the applicant met with staff on several occasions to discuss proposals for developing the subject property. In November 2004, an Environmental Questionnaire was submitted, along with additional environmental studies which were reviewed by the ERC, including a noise analysis and arborist report. In addition, on November 15, 2005, the Horseshoe Bar MAC discussed the proposal at length. The MAC voted 7:0 to recommend approval of the project, including the rezone request.

At its February 9, 2006 meeting, the Planning Commission recommended to the Board of Supervisors approval of a Rezone from the existing zoning of "RA-B-100 and RA-B-43" (Residential Agricultural District, minimum building site of 2.3 and 1 acre) to "F-B-100 and F-B-43" (Farm District, minimum building site of 2.3 and 1 acre).

PROJECT DESCRIPTION:

The applicant is requesting approval of a Rezone from the existing zoning of "RA-B-100 and RA-B-43" (Residential Agricultural District, minimum building site of 2.3 and 1 acre) to "F-B-100 and F-B-43" (Farm District, minimum building site of 2.3 and 1 acre). The Rezone will allow for the development of a proposed retail nursery and a guest ranch with three detached cottages (in conjunction with the existing bed-and-breakfast use). The proposal does not need a Community Plan Amendment in order to be approved.

ANALYSIS:

As mentioned above, the proposed project includes a Rezone request to modify the existing zoning of "RA-B-100 and RA-B-43" (Residential Agricultural District, minimum building site of 2.3 and 1 acre) to "F-B-100 and F-B-43" (Farm District, minimum building site of 2.3 and 1 acre). The Planning Commission recommended the Rezone request for following reasons: 1. The proposed retail nursery and orchard project would enhance the existing proposed agricultural uses by allowing a retail nursery with 1,200 citrus trees and an extensive garden area. 2. The proposed project meets the goals and policies of the Horseshoe Bar / Penryn Community Plan, including goals and policies relating to compatibility with adjacent land uses, and conformance with the Community Design Element of the plan. 3. The Horseshoe Bar / Penryn Community

Plan indicates that the Rural Residential designation is "intended to provide for country living including hobby farms, animal husbandry, and other rural pursuits".

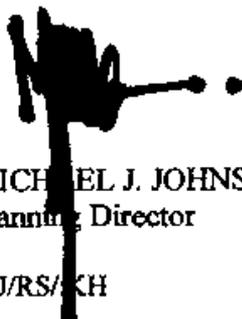
CEQA COMPLIANCE:

A Mitigated Negative Declaration has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, all identified impacts will be reduced to less than significant levels.

RECOMMENDATION:

Staff forwards the Planning Commission recommendation to approve the Rezone request. Findings for approval of the Rezone are located in Exhibit C.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Planning Director

MJ/RS/KH

EXHIBITS:

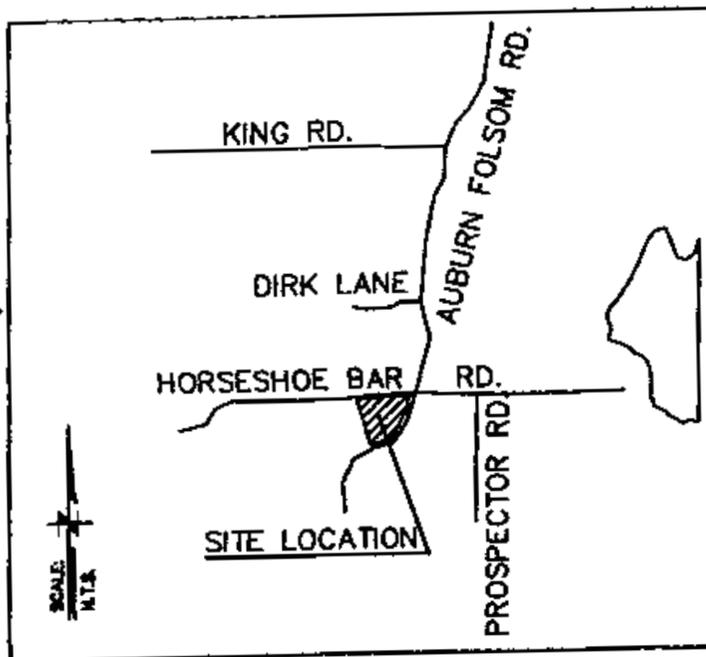
- Exhibit A - Vicinity / Location Map
- Exhibit B - Site Plan
- Exhibit C - Findings
- Exhibit D - Ordinance for Rezone
- Exhibit E - Rezone Exhibit

cc: John & Ann Bowler (owner)
Jack Remington (A.R. Associates)

REF: O:\PLUS\PLN\ROY\BOS\Flower Farm REA BOS
Memo.doc

COPIES SENT BY PLANNING:

- Wes Zicker - Planning & Engineering
- Mike Foster - Planning & Engineering
- Stephanie Holloway - Public Works
- Dana Wyzinger - Environmental Health Services
- Air Pollution Control District
- Vance Kimbrell - Parks Department
- Christa Darlington - County Counsel
- Allison Cartos - CEO's Office
- Michael Johnson - Planning Director
- Subject/chrono files
- John Marin - CDRA

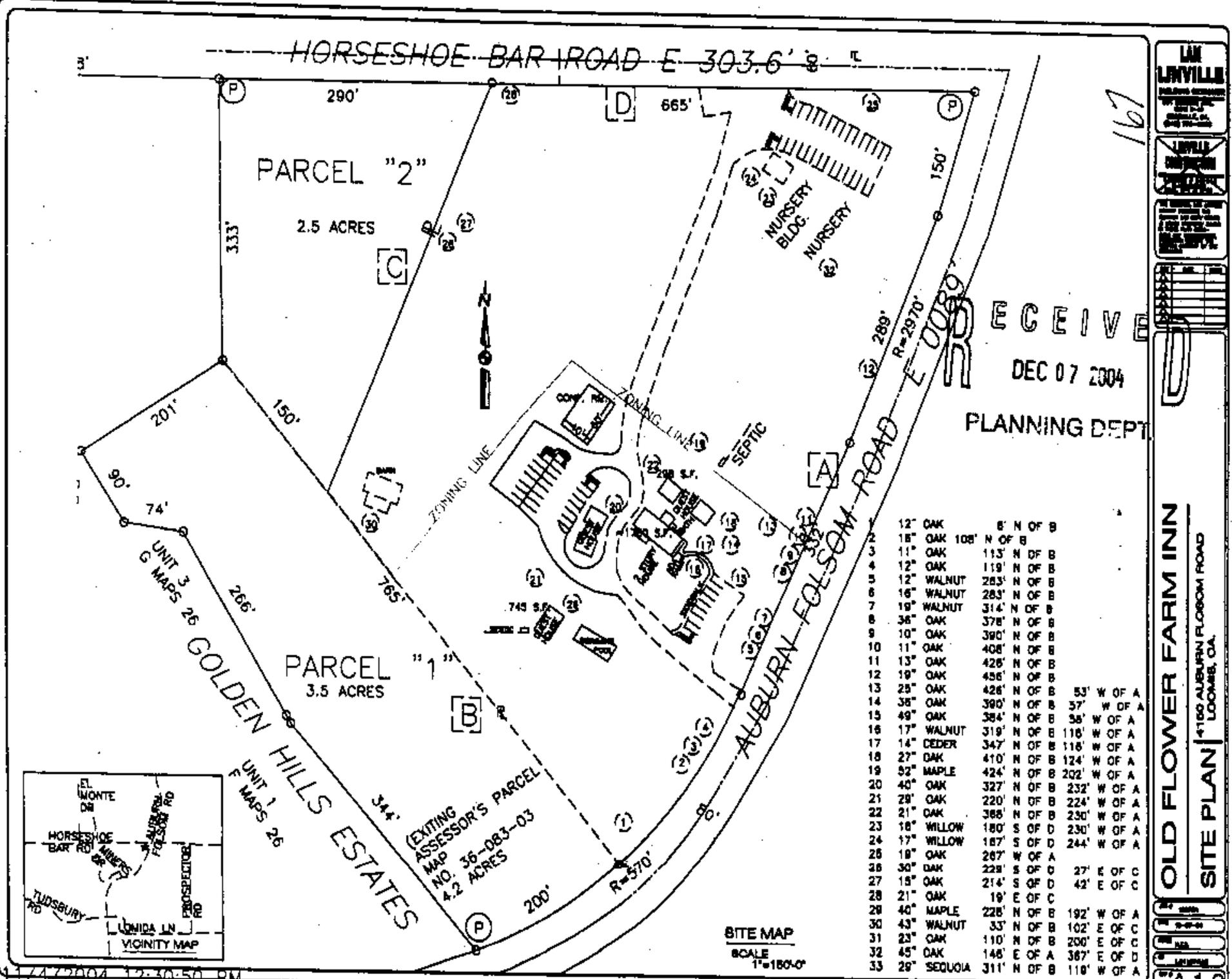


VICINITY MAP.
N.T.S.

FLOWER FARM

JOB: 04103
DECEMBER 2005

A.R. ASSOCIATES
275 NEVADA STREET AUBURN, CA 95603
ph: (530) 888-1288



1	12"	OAK							
2	18"	OAK	108'	N	O	F	B		
3	11"	OAK							
4	12"	OAK	113'	N	O	F	B		
5	12"	OAK	119'	N	O	F	B		
6	12"	WALNUT	283'	N	O	F	B		
7	16"	WALNUT	283'	N	O	F	B		
8	19"	WALNUT	314'	N	O	F	B		
9	36"	OAK	378'	N	O	F	B		
10	10"	OAK	390'	N	O	F	B		
11	11"	OAK	408'	N	O	F	B		
12	13"	OAK	428'	N	O	F	B		
13	19"	OAK	456'	N	O	F	B		
14	25"	OAK	426'	N	O	F	B	53'	W OF A
15	36"	OAK	390'	N	O	F	B	37'	W OF A
16	49"	OAK	384'	N	O	F	B	58'	W OF A
17	17"	WALNUT	319'	N	O	F	B	116'	W OF A
18	14"	CEDER	347'	N	O	F	B		
19	27"	OAK	410'	N	O	F	B	124'	W OF A
20	52"	MAPLE	424'	N	O	F	B	202'	W OF A
21	40"	OAK	327'	N	O	F	B		
22	28"	OAK	220'	N	O	F	B	224'	W OF A
23	21"	OAK	368'	N	O	F	B	230'	W OF A
24	18"	WILLOW	180'	S	O	F	D	230'	W OF A
25	17"	WILLOW	187'	S	O	F	D	244'	W OF A
26	19"	OAK	267'	W	O	F	A		
27	30"	OAK	228'	S	O	F	C	27'	E OF C
28	15"	OAK	214'	S	O	F	D	42'	E OF C
29	21"	OAK	19'	E	O	F	C		
30	40"	MAPLE	228'	N	O	F	B	192'	W OF A
31	43"	WALNUT	33'	N	O	F	B	102'	E OF C
32	23"	OAK	110'	N	O	F	B	200'	E OF C
33	45"	OAK	145'	E	O	F	A	367'	E OF D
34	29"	SEQUOIA	311'	N	O	F	B	118'	W OF A

SITE MAP
SCALE
1"=180'-0"

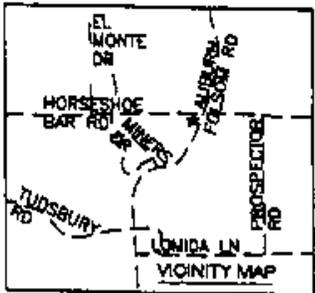


EXHIBIT B

A 1.0

Findings

"Flower Farm" (PREA-T2004 0723)

CEQA

1. The Mitigated Negative Declaration has been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures include, but are not limited to: the fencing of perimeter areas on site; placement of berms; mitigation monitoring requirements; use of Best Management Practices; and other mitigation measures as outlined in the conditions of approval.
2. There is no substantial evidence in the record as a whole that the Project as revised and mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the Project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The Mitigation Plan/Mitigation Monitoring program prepared for the Project is approved and adopted.
5. The custodian of records for the Project is the Placer County Planning Director, 11414 B Avenue, Auburn, CA 95603.

Rezoning

6. The proposed rezoning is compatible with the objectives, policies, and general land uses specified by the General Plan and Horseshoe Bar / Penryn Community Plan, adopted pursuant to the State Planning and Zoning law, and will best serve the public's welfare.
7. The proposed zoning is consistent with the intent and provisions of the Zoning Ordinance.

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

**AN ORDINANCE AMENDING THE PLACER COUNTY
CODE CHAPTER 17, MAP F2 RELATING TO REZONING
IN THE HORSESHOE BAR AREA -
"Flower Farm", APN# 036-083-011 (PREA 20040723)**

Ordinance No: _____

First Reading: _____

The following ORDINANCE was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

**Attest:
Clerk of said Board**

Ann Holman

The Board of Supervisors of the County of Placer, State of California, does hereby ordain as follows:

Placer County Code, Chapter 17, Map F2, relating to Rezoning in the Horseshoe Bar area, is amended from "RA-B-100 and RA-B-43" (Residential Agricultural District, minimum building site of 2.3 and 1 acre) to "F-B-100 and F-B-43" (Farm District, minimum building site of 2.3 and 1 acre), as shown on Exhibit E attached hereto and incorporated herein by reference.

The Board finds that the assignment of a new zone district is compatible with the objectives, policies, and general land uses specified by the Horseshoe Bar / Penryn Community Plan adopted pursuant to the State Planning and Zoning law, and will best serve the public's welfare.

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EXHIBIT D

Rezone Exhibit For APN - 036-083-011

Horseshoe Bar Rd

**Current Zoning: RA-B-100
Rezone: F-B-100**

6.73 acres

Auburn Folsom Rd

Zoning Boundary Line

**Current Zoning: RA-B-43
Rezone: F-B-43**

3.65 acres

February 17, 2006

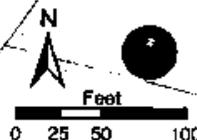
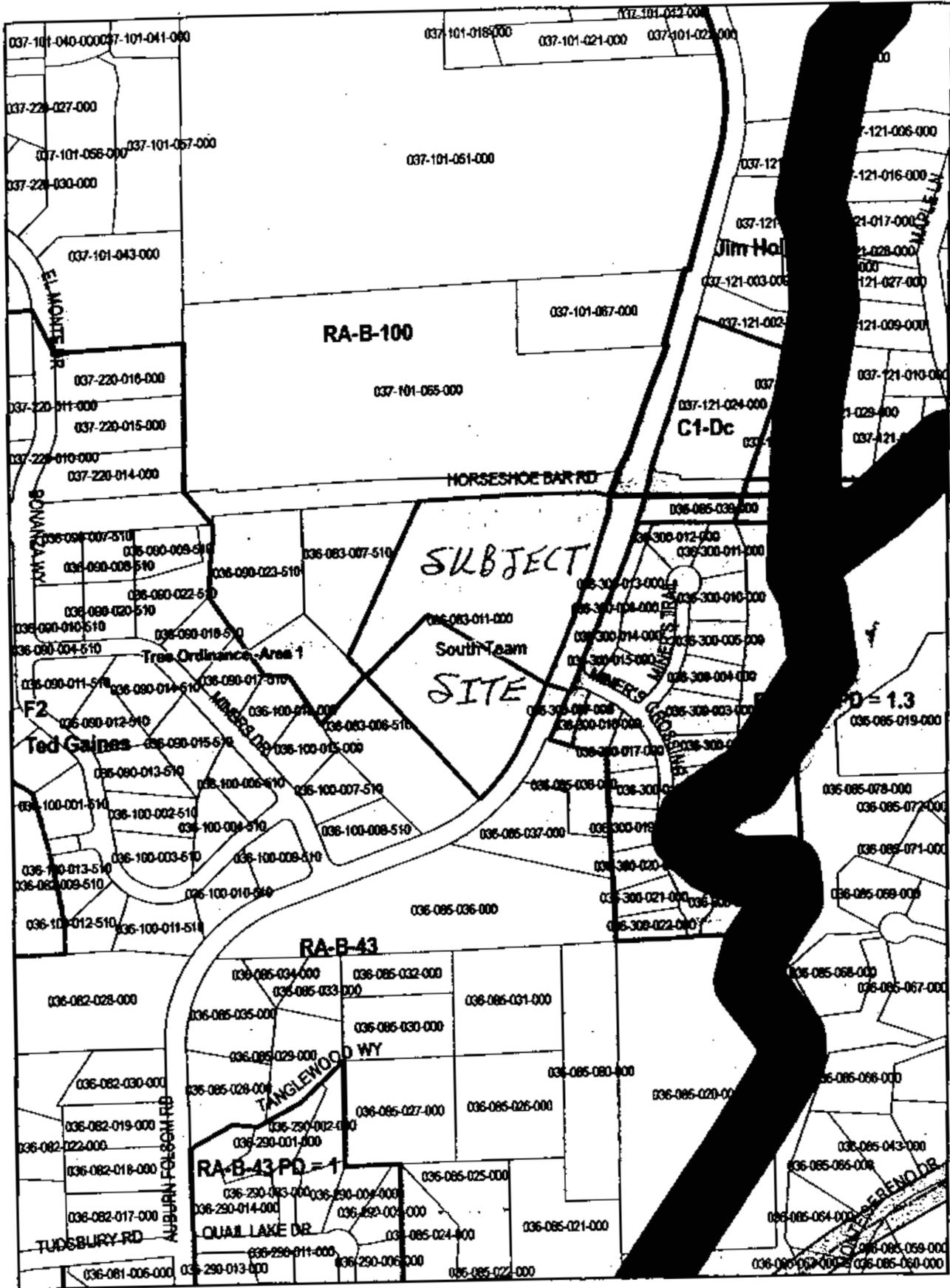


EXHIBIT E

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Sherie J. Feder
3881 N. Lakeshore Blvd.
Loomis, CA 95650

(916) 652-9676

RECEIVED

APR 13 2005

CLERK OF THE
BOARD OF SUPERVISORS

April 8, 2005

Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

Dear Placer County Board of Supervisors:

As my representatives to maintaining quality of life in Placer County, I am writing to urge you to stop turning Placer County into another Southern California. I was a witness to "pro-development" and what was so vehemently considered "controlled growth" there. You can see the results - crime, traffic, smog, pollution, water restriction/shortages, and power outages - all in the name of "quality of life". The only quality of life development provides is to line the developer's pockets and all those that are so persuaded by money, power and political pressure who then ignore the numerous negative impacts. I am further alarmed to read that you have now created a new department to speed up the development process, leading me to believe that you are truly pro-development and not a true representative of your constituents. As a constituent, I too am entitled to "quality of life" but feel I am not being represented. I know I am not the only citizen that feels this way...please don't ignore us and please don't sell us out.

We cannot possibly sustain the unlimited mass of growth (that's within our control) with our very limited amount of (and out of our control) natural resources that money cannot buy. We hear all the reports of these impacts but for some reason, these shortages are not associated in any way with growth - you have the power to prevent this from occurring.

I work in Roseville and live in Loomis. In my commute, I avoid Interstate 80 and the snarl of traffic there. Instead, I drive down Douglas Blvd. to Auburn Folsom Road, which in comparison is so beautifully unspoiled - "undeveloped", but unfortunately, traffic and development is increasing there, continuously. Every development you approve contributes more impacts. How can we think that even 50 new homes wouldn't bring 125 (conservatively @ 2.5 cars/household) new cars into an area that creates more pollution, congestion, etc.? Approving relatively small developments here and there ultimately has significant impacts. (Please refer to the enclosed documents for specific projects that you have approved that will contribute to these negative impacts).

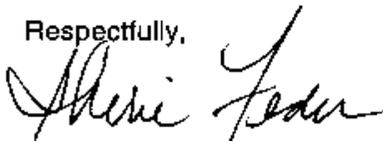
In addition to the development, a matter of grave concern is the Flower Farm Bed and Breakfast Project you approved for a number of items including weddings and receptions be held there. When I am coming or going from my residence, how long (and how many occurrences - 1 event is too many!) will I have to wait behind a line of vehicles trying to access a wedding/reception being held there? Again, I moved away from traffic and am repelled at the thought of it!

I can only sincerely urge you to not allow this destruction of the beauty and charm of Placer County to continue and to stop the horrible impacts on our resources. The need to be "conservative" has never been greater.

Please do not allow all of this development to occur and please do not allow variances be approved that allow more development to be squeezed in.

I would appreciate your utmost consideration of this letter and a reply.

Respectfully,


Sherie Feder
Concerned Citizen

To Melanni
Ted Bains

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CANNONSHIRE PARCEL MAP (PMLD 2004 0282)

Project Description: Proposal to create 3 potential building sites on property with biological resources.
Project Location: Southeast corner of Peach Lane and Cannonshire Lane, Loomis
APN: 037-103-020
Total Acreage: 10.29
Zoning: RA-B-100
Community Plan Area: Horseshoe Bar
MAC Area: Horseshoe Bar
Applicant: AR Associates, 275 Nevada Street, Auburn CA 95603 (530) 888-1288
Owner: Patrick Schank, 4305 Freeport Blvd. (916) 215-8454
Status: Third submittal due from applicant January 31, 2005.
County Staff: George Rosasco, Planning Department; Rebecca Bond, Department of Public Works

CANO PARCEL MAP (EIAQ-3823)

Project Description: Proposed minor land division and variance to the minimum lot size in order to create 3 parcels.
Project location: Peach Drive, Loomis
APN: 037-103-024
Acreage: 4.7
Zoning: RA-B-100
Community Plan Area: Horseshoe Bar/Penryn
MAC area: Penryn
Applicant: Initial Point, Inc., 140 Litton Dr., Ste 230, Grass Valley, CA 95945 (530) 477-7177
Owner: Cindi Cano, 3871 Peach Dr., Loomis, CA 95650 (916) 652-5717
Status: Fourth submittal due from applicant February 25, 2005.
County Staff: George Rosasco, Planning Department; Mike Foster, Department of Public Works

CLIFF PARCEL MAP AND REZONING (PEAQ-3835)

Project Description: Proposal to rezone the property from RABX 4.6 acre minimum, PD 0.44 to RABX 2.3 acre minimum, PD 0.44 and a parcel map to create 4 lots each 2.3 acres+ in size.
Project location: West side of Lake Forest Drive, adjacent to Sterling Pointe Estates.
APN: 036-140-005
Acreage: 11.9+
Zoning: RA-B-X 4.6 acre minimum, PD 0.44
Community Plan Area: Horseshoe Bar/Penryn
MAC area: Horseshoe Bar
Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210
Owner: Jacqueline A Cliff, 322 E. Woodvale Ave., Orange, CA 92865
Status: Comments due on third submittal.
County Staff: George Rosasco, Planning Department; Phil Frantz, Department of Public Works

ROCK II (PSRC-T20040090)

Project Description: Proposed Planned Development creating 17 single-family residential lots, averaging 1.5 acres in size and one common area lot of approximately 11.2 acres. Proposal includes rezoning a portion of the project site from RA-B-x-4.6 acre minimum to RA-B-X-20 acres minimum, PD 0.44, to eliminate current spot zoning and allow planned development project.
Project location: South of Eden Oaks Circle and Granite Bay Eden Roc Subdivision.
APN: 036-190-070, 071
Acreage: 39.38+
Zoning: RA-B-X-4.6
Community Plan Area: Granite Bay
MAC area: Granite Bay
Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95661 (916) 723-0210

Owner: Eden Roc Development LLC, 2998 Douglas Blvd., Ste. 300, Granite Bay, CA 95661 (916) 780-3806

Status: Third submittal due from applicant February 14, 2005.

Project Planner: Tom Thompson, Planning Department; Rebecca Bond, Department of Public Works

FLOWER FARM BED & BREAKFAST (PREA 2004 0723)

Project Description: Proposed rezoning from RA-B-43 and RA-B-100 to F-B-43 and F-B-2.3. Applicant intends to expand the existing Bed & Breakfast, provide for weddings and receptions, and re-establish the nursery and orchard.

Project Location: 4150 Auburn Folsom Road, Loomis

APN: 036-083-011

Total Acreage: 10.2

Zoning: RA-B-100/RA-B-43

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Horseshoe Bar/Penryn

Applicant/Owner: John & Annie Bowler, P.O. Box 529, Loomis

Status: Second submittal due from applicant February 15, 2005.

County Staff: Roy Schaefer, Planning Department; Mike Foster, Department of Public Works

MAGGI COUNTRY ESTATES (EIAQ-3798)

Project Description: Proposed 17-18, 2.3 acre residential estates lots.

Project Location: Auburn-Folsom Road approximately midway between the towns of Auburn and Folsom, approximately 500 feet from the intersection of Auburn-Folsom Road and Horseshoe Bar Road.

APN: 037-101-051

Acreage: 46

Zoning: Rural Residential 2.3-4.6 acre minimum

General Plan Area: Horseshoe Bar/Penryn

MAC Area: Horseshoe Bar

Applicant: Lancar Development Inc., Nick Maggi, 11824 Dublin Blvd., Dublin, CA 94568 (925) 551-7435

Owner: Isam Qubiam, 28605 Matadero Creek Ct., Los Altos Hills, CA 94022 (650) 949-1133

Status: Fourth submittal due from applicant March 1, 2005.

County Staff: Tom Thompson, Planning Department; Michael Foster, Department of Public Works

PENRYN PARK (PSUB 2004 0706)

Project Description: This site is one of the few sites in the Horseshoe Bar/Penryn Community Plan expressly zoned C1-UP-DC, which allows for commercial and higher-density residential uses. Proposed project consists of a 93-lot subdivision (clusters of 2, 3 or 4 units per building) including a +2 acre commercial/office space component.

Project Location: West of Penryn Road off of I-80 on Boyington Road in the Loomis area of Placer County.

APN: 043-060-011, 043-071-004

Total Acreage: 21.1+

Zoning: C1-UP-DC

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Penryn

Applicant: R&B Engineering, 1161 High Street, Auburn, CA 95603 (530) 823-8420

Owner: Penryn Park LLC, 6545 Sunrise Blvd., Ste. 300, Citrus Heights, CA 95610 (916) 727-1800

Status: Second submittal due from applicant March 3, 2005.

County Staff: Tom Thompson, Planning Department; Rebecca Bond, Department of Public Works