



# PLACER COUNTY PLANNING DEPARTMENT

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Bob Lundin, Chairman  
Horseshoe Bar Area Advisory Council  
P. O. Box 1081  
Loomis, CA 95650

December 1, 2003

Subject: LBHA November 17, 2003 Letter

Dear : Mr. Lundin:

At the November 18, 2003 Horseshoe Bar Area Advisory Council meeting, the Loomis Basin Horsemen's Association (LBHA) presented a letter to the Council suggesting the following changes to the Planning Department's process of preparing public hearing notices and conditioning new land development projects.

The LBHA has recommended public hearing notices include "...a preprinted statement that the project does or does not allow livestock per the current zoning ordinance. If it does not, then the staff report, 1) reflect that the project has been routed to the Agriculture Department, and 2) include a discussion regarding the livestock restriction."

The Planning Department cannot support the request to include statements in the public hearing notice regarding the project's livestock provisions due the volume of project specific information that would need to be included to address all features of a new land development project. Minimum space is provided in a public hearing notice to briefly describe the project, zoning, and other pertinent information regarding the place and time of the pending hearing.

However, the Planning Department does agree that it is appropriate to include a discussion in the staff report when horses and other livestock within a new development project are proposed to be restricted based on environmental reasons, or where an applicant might otherwise propose limiting livestock. In addition, the Planning Department distributes all new applications proposed within the RA "Residential Agricultural" and F "Farm" zones to the County's Agricultural Commissioner for review and comment so that these concerns can be addressed in the staff report.

Finally, we are currently updating our "Sample Conditions" manual and will include draft conditions of approval regarding the above options so that this issue is addressed in a uniform manner when it is warranted.

If you have any questions, please call me at (530) 889-7533.