



RECEIVED

JUL 09 2018

TOWN OF LOOMIS

July 3, 2018

Bob King, Town Planner
Town of Loomis
3665 Taylor Road
P.O. Box 1330
Loomis, CA 95650

SUBJECT: Comments on Initial Study/Mitigated Negative Declaration (IS/MND) for Flying Change Farms Equestrian Center Project

Dear Bob:

Thank you for the opportunity to review the IS/MND for the Flying Change Farms Equestrian Center Project. Based on the project description provided, the 10.0+/- acre project is located southeast of the City of Rocklin at the terminus of James Drive, north of Rocklin Road, and would require a Conditional Use Permit and Design Review from the Loomis Planning Commission to allow the construction and operation of a private equestrian center catering to dressage and hunter/jumper riders. Facilities would include a 40-stall barn, covered riding area, two outdoor arenas, a hay storage and a manure storage building. The facility will not host horse shows or similar events and the existing residence on the site will be the on-site manager's quarters.

We have completed our review of the IS/MND and would like to offer the following comments, some of which are a reiteration of comments previously provided to Brit Snipes by Marc Mondell via e-mail on June 13, 2018:

1. The following elements of the project, many of which are noted in the project description, should be incorporated as conditions of approval in the conditional use permit to ensure construction and operation of the facility as portrayed in the IS/MND and so that the conditions are enforceable by the Town of Loomis:

- a) Owner shall construct the project consistent with the site plan, dated March 14, 2018, contained in the project's Initial Study/Mitigated Negative Declaration (IS/MND), including the location, orientation, and dimensions (height, length, width) of the facilities identified on the site plan and described in the IS/MND.
- b) The facility shall be limited to the boarding of 55 horses.
- c) The operating hours of the facility shall be limited to 7:00 am to 8:30 pm.
- d) The facility shall not host horse shows or similar events.

- e) The covered arena will use footing that does not require watering and is dust free. The footing for the outdoor arenas will also be dust free and require little watering. Any dust control watering of the arenas shall be done by automatic sprinkler systems installed by the Owner.
- f) Outdoor lighting shall meet Town Code and shall not exceed 20 feet in height, shall be shielded or recesses so that the light source is not visible from offsite, and is directed downward and away from adjoining properties to minimize spillover light.
- g) The outdoor arenas shall not be lighted.
- h) The barn and mare motel shall be equipped with an Automatic Fly Control System that provides a timed release of fly repellent throughout the day and night.
- i) Manure and soiled bedding will be removed from stalls and common areas once or twice a day and stored in a covered bin within the "manure garage".
- j) Owner shall install and maintain adequate facilities (e.g., covered bins within an enclosure, such as a shed or barn with roof and doors) to contain all manure and associated waste removed from stalls and paddocks.
- k) Manure disposal bins shall be located a minimum of 120 feet from the northern property line and 300 feet from the western property line.
- l) Manure and waste pick up shall be scheduled often enough to empty bins before they reach full capacity, and a minimum of once per week.
- m) The automated spray system shall be regularly maintained. If the system fails during regular fly season (generally May through October) the system shall be repaired or replaced immediately, not to exceed one week).
- n) No amplified sound system is allowed.
- o) Owner shall maintain logs noting removal of manure and soiled bedding from barn and mare motel stalls, and pick up and removal of manure and soiled bedding from the "manure garage". (Note: we believe this condition is in the best interests of the facility owner. It allows the owner to proactively respond to any complaint that operations are per the approved conditions of approval.)

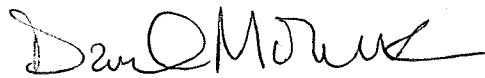
2. Page 2-11, Off-Site Improvements – the discussion notes that tapers would be provided east and west of James Drive, which would provide an area for vehicles that are entering or exiting to accelerate or decelerate. The Traffic Impact Analysis report prepared by Ken Anderson (revised April 6, 2018) suggests that the taper improvements should be installed at their ultimate location on Rocklin Road with regards to long term plans for widening the street to accommodate all transportation modes. As a result some interim tapers/transitions may be required to match the new improvements with the current edge of pavement, and that this work will also need to include confirmation of adequate site distance from the new access location. The City concurs with this recommendation and suggests that the project be required to do so when it is constructed.

3. Page 2-13, Other Agency Actions – it should be identified that an encroachment permit from the City of Rocklin will be needed for improvements made to Rocklin Road within the City limits.

4. Pages 3-49 through 3-52 discuss water quality and Best Management Practices (BMPs) that will be implemented to protect water quality. It is noted that the project will provide a 125-foot setback and buffer from the nearest creek, but it should also be noted that a pond on the property connects to the larger pond in the Croftwood Subdivision which then discharges into the nearby creek (Secret Ravine). Given that hydrological connection, there should also be some BMPs identified and implemented which would specifically address the prevention of potential manure-contaminated waste from being discharged from the site as part of the project's storm water runoff.

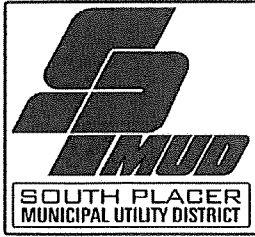
If there are any questions regarding these comments, please contact me at (916) 625-5162.

Sincerely,

A handwritten signature in black ink, appearing to read "David Mohlenbrok", with a stylized, cursive script.

David Mohlenbrok
Environmental Services Manager

cc: Steve Rudolph, City Manager
City Councilmembers
Marc Mondell, Director of Economic and Community Development
Laura Webster, Director, Office of Long Range Planning
Bret Finning, Planning Services Manager



South Placer Municipal Utility District

5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

June 7, 2018

Town of Loomis
Planning Department
P.O. Box 1330
Loomis, CA 95650

Attention: Robert King, Town Planner

Subject: Flying Change Farms Equestrian Center
Initial Study / Mitigated Negative Declaration (IS/MND)
APN: 045-150-003-000

Dear Mr. King,

Thank you for the opportunity to review and comment on the IS/MND to construct and operate a private equestrian center "Flying Change Farms" to include a 40 stall barn, covered riding arena, two outdoor arenas, a hay storage and a manure storage building.

The IS/MND indicates that the equestrian center will utilize a septic system, not the SPMUD public sewer system. Should the applicant decide to connect to the public sewer system, the design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval. A copy of the District's facility map has been provided for your use. Please refer to Ordinance 09-02 for information regarding participation fees.

Additional requirements may be required as design information is provided.

Should the applicant decide to move forward with public sewer, the owner and/or owner's representative will need to schedule a meeting with District staff in order to discuss the project and to determine specific requirements prior to issuance of a will-serve letter.

Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website: <http://spmud.ca.gov/developer-resources/standards-specifications/>.

Please do not hesitate to contact me at (916) 786-8555 extension 310 or enielsen@spmud.ca.gov if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, reading 'Eric Nielsen', is positioned above the printed name.

Eric Nielsen, P.E.

Robert King

From: Joseph Scarbrough <JScarbrough@placer.ca.gov>
Sent: Tuesday, July 3, 2018 2:42 PM
To: Robert King
Subject: Flying Change Farms Equestrian Center MND PCEH Memo
Attachments: #17-08 Flying Change Farms CUP EHS Memo on MND.pdf

Hello Mr. King,

Please find our most recent comment letter on this project.

If you have any questions feel free to contact me.

Regards,

Joey Scarbrough, Technical Specialist

Environmental Health
Health and Human Services
3091 County Center Drive
Auburn, CA 95603
(530) 745-2346 | jscarbro@placer.ca.gov



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Placer County Health and Human Services Department

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

DEPARTMENT OF HEALTH & HUMAN SERVICES DIVISION OF ENVIRONMENTAL HEALTH

To: Robert King, Town of Loomis Planning Department

From: Joey Scarbrough, Technical Specialist
Land Use and Water Resources Section

Date: July 3, 2018

Subject: #17-08, "Flying Change Farms" APN 045-150-003

Placer County Environmental Health Services has reviewed the condition use permit and design review and has the following comments:

1. Prior to this project moving forward to a public hearing or project approval, provide a Phase 1 Environmental Site Assessment performed to ASTM Standard E 1527-05. This will need to be reviewed by this department to determine if potential environmental concerns occur on site. If so, Phase 2 limited soil investigation should be completed in accordance with the California EPA, Department of Toxic Substances Control (DTSC). **(STILL OUTSTANDING)**

Once the abovementioned item has been completed and any potential issues have been resolved the following are recommended conditions of approval for the project:

2. Provide the existing septic system and the proposed septic system on the site plan. Additionally, contact Environmental Health Services; pay required fees for soil mantle testing to determine the required repair area for the existing septic system. The repair areas for both septic systems shall be shown on the site plan. **(COMPLETED)**
3. Contact Environmental Health Services, pay required fees, and obtain an approved Site Evaluation Report and Construction Permit, and as approved, install on-site sewage disposal system(s) for the equestrian facility. Connect the equestrian facility to the new system. **(COMPLETED)**
4. The existing and proposed septic systems shall be protected/fenced-off from the horses so that the horses do not trample the leach fields and repair areas. **(COMPLETED THROUGH MITIGATION MEASURE)**
5. Contact Environmental Health Services, pay required fees and obtain required permits and approvals and drill a water well that meets acceptable construction and water quality/quantity standards for a well. A Class II Public well may be required based upon the amount of patrons/visitors to the site, more information is required pertaining to the day to day operations of the facility. Please contact Danielle Pohlman, R.E.H.S. at (530)745-2390 for more information regarding public well requirements. Properly connect the equestrian facility to the approved domestic water supply prior to Building permit approval/Final Occupancy approval. **NOT APPLICABLE, PROJECT PROPOSES PCWA. PROVIDE A WILL SERVE/AVAILABILITY LETTER FROM PCWA TO THIS DEPARTMENT**

6. Submit to Environmental Health Services, for review and approval, a water quality analysis report on water from the existing well that serves the residence. The report must be prepared by a State Certified laboratory and include at minimum:
 - a Bacteriology: Total coliform, fecal coliform and chlorine residual. **(STILL OUTSTANDING)**
7. Submit a letter from Recology that they can provide the parcel with solid waste disposal and that the enclosure location meets their specifications for access.**(STILL OUTSTANDING)**
8. Storage and disposal of manures shall be in compliance with Placer County Code and to prevent propagation of vectors and minimize nuisances.**(COMPLETED)**
9. Provide a leachfield tracing for the existing septic system. This will identify the location of the leachfield to insure it is not impacted by the project.**(STILL OUTSTANDING)**
10. There is an existing hand dug well located on the project site. This well shall be destroyed under permit with Placer County Environmental Health.**(STILL OUTSTANDING)**

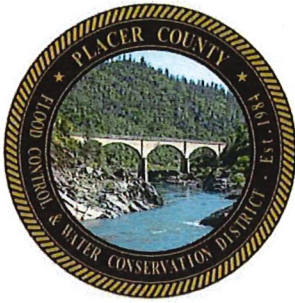
Robert King

From: Brad Brewer <BBrewer@placer.ca.gov>
Sent: Tuesday, July 3, 2018 4:08 PM
To: Robert King
Cc: Tracie Coyle
Subject: Flying Change Farms NOI of IS/MND Review FCD Comments
Attachments: cn 18-64 Flying Change Farms NOI to adopt IS_MND.pdf

Good afternoon Robert:
Please find attached our comments regarding the subject project.

Thanks,

J. Brad Brewer, M.S., P.E., CFM, QSD/P
Development Review Coordinator
Placer County Flood Control and Water Conservation District
3091 County Center Drive, Suite 220
Auburn, CA 95603
Phone: 530-745-7541
Fax: 530-745-3531



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Ken Grehm, Executive Director
Brian Keating, District Manager
Brad Brewer, Development Coordinator

July 3, 2018

Robert King
Town of Loomis Planning Department
P.O. Box 1327
Loomis, CA 95650

RE: Flying Change Farms Equestrian Center, Notice of Intent (NOI) to adopt an Initial Study/Mitigated Negative Declaration (IS/MND)

Robert:

We have reviewed the IS/MND dated May 2018 for the subject project and do not have any specific comments at this time.

Please call me at (530) 745-7541 if you have any questions.

A handwritten signature in blue ink, appearing to read "Brad Brewer".

Brad Brewer, M.S., P.E., CFM, QSD/P
Development Coordinator

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EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

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JUL 05 2018

July 3, 2018

TOWN OF LOOMIS

Bob King
City of Loomis
3665 Taylor Road
Loomis, CA 95650

Subject: Flying Change Farms
SCH#: 2018052080

Dear Bob King:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 2, 2018, and the comments from the responding agency(ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018052080
Project Title Flying Change Farms
Lead Agency Loomis, City of

Type MND Mitigated Negative Declaration
Description The proposed project would construct and operate a commercial equestrian center catering to dressage and hunter/jumper riders. Facilities would be concentrated in the northwestern portion of the project site, and would include a 40-stall barn, covered riding arena, outdoor jumping arena, outdoor jumping arena, outdoor arena (dressage court), and associated facilities. A maximum of 55 horses would be boarded at any one time. up to two clients are expected to trailer in one on 3 to 4 days a week. The facility will not host horse shows or similar events. The site has a single residence, which would be on-site manager's quarters. Two additional employees would live off site.

Lead Agency Contact

Name Bob King
Agency City of Loomis
Phone (916) 652-1840 **Fax**
email
Address 3665 Taylor Road
City Loomis **State** CA **Zip** 95650

Project Location

County Placer
City Loomis
Region
Lat / Long
Cross Streets James Drive and Rocklin Rd
Parcel No. 045-150-003

Township	Range	Section	Base
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Proximity to:

Highways I-80
Airports
Railways
Waterways Secret Ravine
Schools Sierra College
Land Use Residential Estate/Residential Estate

Project Issues Aesthetic/Visual; Archaeologic-Historic; Air Quality; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Wetland/Riparian; Water Supply; Water Quality; Vegetation; Traffic/Circulation; Toxic/Hazardous; Solid Waste; Soil Erosion/Compaction/Grading; Septic System; Schools/Universities; Recreation/Parks; Public Services; Other Issues; Noise; Landuse

Reviewing Agencies Resources Agency; Central Valley Flood Protection Board; Department of Fish and Wildlife, Region 2; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 3 N; Regional Water Quality Control Bd., Region 5 (Sacramento); Delta Protection Commission; Delta Stewardship Council; Native American Heritage Commission; Public Utilities Commission

Date Received 06/01/2018 **Start of Review** 06/01/2018 **End of Review** 07/02/2018



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EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

TOWN OF LOOMIS

25 June 2018

Bob King
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

CERTIFIED MAIL
91 7199 9991 7039 6992 3587

**COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE
DECLARATION, FLYING CHANGE FARMS PROJECT, SCH# 2018052080,
PLACER COUNTY**

Pursuant to the State Clearinghouse's 1 June 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Flying Change Farms Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

KARL E. LONGLEY SCD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver)

R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/for_growers/apply_coalition_group/index.shtml or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

July 6, 2018

Robert King, Town Planner
Planning Department
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Sent by email to: rking@loomis.ca.gov

SUBJECT: Flying Change Farms Project, Notice of Intent to Adopt an Initial Study\Mitigated Negative Declaration

Dear Mr. King,

Thank you for forwarding Flying Change Farms Project, Notice of Intent to Adopt an Initial Study\Mitigated Negative Declaration to the Placer County Air Pollution Control District (District) for review. The Project would construct and operate a private equestrian center on approximately 11 acres, include a 40-stall barn, a covered riding arena, two outdoor arenas and associated facilities. The District provides the following information and comments for the Town's consideration.

1. In the past, there has been air quality nuisance complaints regarding dust and/or odors from equestrian centers in Placer County. The MND has addressed manure odor issues, however dust from operations was not discussed. There are three arenas proposed for this project, one covered and two outdoor. While there are currently no direct neighbors, there could be in the future. There was no discussion on managing dust that could travel offsite, especially from the arenas?

If dust from the riding arenas, pastures, fenced in areas or unpaved, but traveled areas have dust traveling offsite, the applicant needs to know that District Rule 228 Fugitive Dust and District Rule 205 Nuisance are applicable. The District suggests the following condition:

“Any offsite dust or odors are subject to either the Placer County Air Pollution Control District Rule 228 Fugitive Dust and/or District Rule 205 Nuisance.”

2. In the environmental document, under the Air Quality Section, there is a mitigation condition that states that the vegetation removed during infrastructure improvements, is to be removed by chipping and delivery to waste to energy facilities. Currently there are two such waste to energy facilities in Placer County. To comply with this condition, the applicant would, before hand, need to determine if either of these facilities would accept the vegetation and the conditions under which this would need to occur. The District agrees that removal of vegetation during the construction portion of the project not be burned, however, we would recommend that this condition not be limited to one way of disposal. The District suggests the following condition instead:

“No burning of vegetation from the project infrastructure development shall occur on this property.”

July 6, 2018

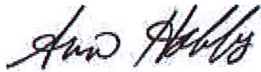
Page 2

3. Long term vegetation management will be needed for fire hazard or vegetation disposal, as vegetation grows each year. The District suggests that the following comment should be included:

“No open burning of vegetation shall be allowed unless permitted by the Placer County Air Pollution Control District’s Regulation 3.”

Thank you for allowing the District this opportunity to review the project proposal. Please do not hesitate to contact me at 530.745.2327 or ahobbs@placer.ca.gov if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Hobbs", with a stylized, cursive script.

Ann Hobbs
Associate Planner
Planning & Monitoring Section



RECEIVED

JUL 05 2018



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

TOWN OF LOOMIS

29 June 2018

Robert King
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

CERTIFIED MAIL
91 7199 9991 7039 6992 0524

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, FLYING CHANGE FARMS EQUESTRIAN CENTER PROJECT, PLACER COUNTY

Pursuant to the Town of Loomis's 31 May 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration* for the Flying Change Farms Equestrian Center Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver)

R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/for_growers/apply_coalition_group/index.shtml or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water*

(Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

Robert King

From: Cherilyn Neider <cneider@auburnrancheria.com>
Sent: Thursday, June 14, 2018 1:41 PM
To: Robert King
Cc: Matthew Moore; Marcos Guerrero
Subject: Flying Change Farms Equestrian Center
Attachments: 3_Mitigation_Measures_CEQA_Discoveries.docx

Good afternoon Mr. King,

Thank you for your recent letter regarding the conditional use permit for the Flying Change Farms Equestrian Center. We ask that the attached is a mitigation measure addressing inadvertent discoveries is incorporated into the environmental documents for the project. Should an inadvertent discovery of tribal cultural resources occur, please contact the UAIC immediately so we can consult on appropriate and respectful treatment and disposition.

Please confirm that the attached mitigation measures will be included in the environmental document and the adopted mitigation, monitoring and reporting program. Thank you for involving UAIC in the planning process at an early stage. We ask that you make this correspondence a part of the project record and that you provide UAIC with a copy of the final environmental document.

Cherilyn

Cherilyn Neider
Administrative Assistant
Tribal Historic Preservation
United Auburn Indian Community
530.883.2394

Nothing in this e-mail is intended to constitute an electronic signature for purposes of the Electronic Signatures in Global and National Commerce Act (E-Sign Act), 15, U.S.C. §§ 7001 to 7006 or the Uniform Electronic Transactions Act of any state or the federal government unless a specific statement to the contrary is included in this e-mail.

Inadvertent Discoveries Mitigation Measures

Develop a standard operating procedure, points of contact, timeline and schedule for the project so all possible damages can be avoided or alternatives and cumulative impacts properly accessed.

If potential tribal cultural resources, archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered by Native American Representatives or Monitors from interested Native American Tribes, qualified cultural resources specialists or other Project personnel during construction activities, work will cease within one-hundred (100) feet of the find (based on the apparent distribution of cultural resources), whether or not a Native American Monitor from an interested Native American Tribe is present. A qualified cultural resources specialist and Native American Representatives and Monitors from culturally affiliated Native American Tribes will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. These recommendations will be documented in the project record. For any recommendations made by interested Native American Tribes which are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

If adverse impacts to tribal cultural resources, unique archeology, or other cultural resources occurs, then consultation with UAIC regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.



MIWOK United Auburn Indian Community
MAIDU of the Auburn Rancheria

Gene Whitehouse
Chairman

John L. Williams
Vice Chairman

Calvin Moman
Secretary

Jason Camp
Treasurer

Gabe Cayton
Council Member

June 12, 2018

Robert King
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Subject: Flying Change Farms Equestrian Center

Dear Robert King,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects in your jurisdiction. The UAIC would like to consult on this project.

We would like to receive copies of any archaeological reports that are completed for the project in order to ascertain whether or not the project could affect cultural resources that may be of importance to the UAIC. We also request copies of future environmental documents for the proposed project so that we have the opportunity to comment on potential impacts and proposed mitigation measures related to cultural resources. The information gathered will provide us with a better understanding of the project and cultural resources on site and is invaluable for consultation purposes. Finally, please contact us if you know of any Native American cultural resources within your project area or if you discover any.

Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the documents requested above and consulting on your project. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or email at mguerrero@auburnrancheria.com if you have any questions.

Sincerely,

Gene Whitehouse,
Chairman

CC: Marcos Guerrero, CRM

Robert King

From: DeeDee Lyman <deedee_lyman@hotmail.com>
Sent: Sunday, July 1, 2018 6:15 PM
To: Robert King
Subject: "Flying Changes Farm IS/MND"

DeeDee Lyman
Douglas Feed & Pet Supply
5460 Douglas Blvd.
Granite Bay, CA 95746

Reference: Flying Change Farms/MND

Dear Mr. King,

I am writing to you in ardent support of the Flying Change Farms proposal at the location of 5145 James Drive in Loomis, California.

As the owner of Douglas Feed & Pet Supply in Granite Bay, I respectfully inform you that my business has served the equestrian and pet community for over 38 years. This in large part is due to the equestrian community, many of whom call Loomis their home.

Due the improvement of our economy, equine businesses and like industries have been recently making a comeback and are beginning, once again, to thrive in our local communities. This means more horses and more riders, which generally result in increased local revenue and more productive and responsible community members of all ages.

One of our local area riders who made the U.S.A. Dressage team returned from the 2017 Olympic games with a Bronze medal. This accomplishment made a huge impact on our community and increased interest in young dressage riders throughout California.

To that end, I would like to offer that we currently interact with over 12,000 customers per month at Douglas Feed. Many of these riders are seeking a great training facility that offers both boarding and training at one location year-round. I believe that the proposed development plan and the location of Flying Change Farms, under the direction of Grace Kamphefner and her incredible team is exactly what our community needs.

Thank you for including my support in your considerations.

Best regards,

DeeDee Lyman

Robert King

From: Monica Rogers <monica.rogers@sbcglobal.net>
Sent: Monday, July 2, 2018 3:20 PM
To: Robert King
Subject: Flying Change Farms

Mr. King,

I am writing in support of the development of Flying Change Farms. I am the the Del Oro High School Equestrian Team Coordinator. We are currently starting our 5 season as a Del Oro Varsity Athletic Team. We average 20 athletes on our team each year. We are comprised of beginner riders to NCAA scholarship athletes.

Our program is based on the support of the Equestrian community within the Loomis Basin. We rely on this community for the facilities, and professional trainers teaching at those facilities, to coach our team. We have been blessed so far, but the addition of Flying Change Farms will help us so much. To have the opportunity to be coached at a premier dressage facility will aid our team and program greatly. Grace has already expressed interest to help and support our Del Oro High School Team.

We are an agriculturally centered community. The life lessons that agricultural programs teach our youth are immeasurable. As a former 4H leader, I have witnessed the leadership and responsibility that these animals teach our youth.

Please consider the positive impact on our youth, school, and community Flying Change Farms will have.

I welcome any opportunity to speak to you further on this topic.

Sincerely,
Monica Rogers
Del Oro Equestrian Team Coordinator

Sent from my iPhone

Robert King

From: Sami Milo <:ssmilo@icloud.com>
Sent: Tuesday, July 3, 2018 6:35 AM
To: Robert King
Subject: 5145 James Drive, Loomis

Dear Mr. Robert King,

I'm writing a letter of support for Flying Change Farms, located at 5145 James Drive, Loomis. My name is Sami Milo. I have been riding in the equestrian world for 35 years now. I've been a professional in the industry for 21 years. My family and I live in Rocklin and I have a barn in Newcastle. Horses are our life. We are incredibly excited at the possibility of a top notch facility right here in Loomis.

My experience as a trainer has taught me that horses and a commitment to riding can keep kids and teens motivated and involved in something very positive. Anyone can learn to ride a horse from 3 years old to much much later in life. There is a huge need for this facility. Our industry is lacking facilities in Placer County.

I'm also a coach on the Del Oro Equestrian Team. This facility can help host meetings and clinics to support that team.

I hope that the approval comes through for this facility. It will be such an asset for the Loomis Community and the horse industry.

Thank you,

Sami Milo

Cavallo Stables, LLC
www.cavallostables.com
916-804-5254



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JUL 04 2018

TOWN OF LOOMIS

July 1, 2018

Mr. Robert King
Town Planner, Loomis
3665 Taylor Road, Loomis Ca. 95650

RE: Flying Change Farms Equestrian Center

Dear Mr. King,

My wife and I are writing a general letter of support for the proposed "Flying Change Farms Equestrian Center" on 5145 James Drive, Loomis, California.

Annie and I have been the owners and operators of the Flower Farm Inn and Events in the Loomis community since 2004 and while our business isn't technically in the township our enterprise, customers, clients and employees very much are.

We cannot speak too highly of the "Flying Change" project at 5145 James road for the following reasons:

1. The project not only provides a state of the art equestrian facility for Loomis Equine owners and lovers, it does so on 11 acres of a 40 acre parcel that helps ensure and maintain 40 acres of beautiful rural Loomis countryside.
2. The entire project has been extremely well planned and knowing the background of Grace and Rex Finn-Kemphner, we can attest to the quality and professional level the project will be built to and maintained at. Additionally the Finn-Kemphners have been actively and genuinely involved in the Loomis Community for many years; the Del Oro Aquatic Center is the most recent example of their tireless and generous contributions. It would not exist without their commitment to our community.
3. Loomis is challenged now more than ever to maintain a healthy balance between healthy sustainable growth and not losing our "Small Town Big Family" magic that is Loomis. Almost all open space is turning into housing projects, shopping centers and parking lots. We can think of no better project than the "Flying Change Farms" that helps perpetuate beautiful open space in our community.

Sincerely,

John and Annie Bowler, Flower Farm Inn and Events

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JUN 19 2018

TOWN OF LOOMIS

Jami Vincent
9757 Heidi Way
Auburn, CA 95602

June 16, 2018

Robert King
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Dear Mr. King,

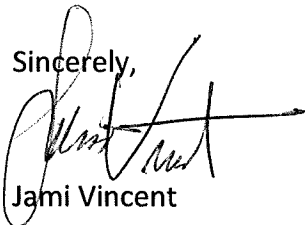
I am writing to share my support of Flying Change Farms, located at 5145 James Drive in Loomis.

I was the manager of Christensen's Saddlery on Taylor Road in Loomis for 32 years. I know people in every discipline of riding and have seen how much the horse community around here has changed in that time. People think that all horse owners are rich, but that's not true. Many make all sorts of sacrifices so that they or their children can ride.

As prices have gone up for hay, labor, and gas, it gets harder and harder to make a living running a boarding facility. Many have closed, and the rest run on a very thin margin. As land prices in our area have become more expensive, it is harder and harder for people to afford to build new facilities. Since not everyone has the room to keep a horse at home, it means that riders will have to travel out of Loomis to board their horses.

Our area needs Flying Change Farms. It will keep current horse owners local and will be a place where new riders, adults and children, can learn to ride. I hope that you and the planning commission will approve this project because it is good for our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jami Vincent', with a long horizontal stroke extending to the right.

Jami Vincent

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JUN 19 2018

TOWN OF LOOMIS

June 16, 2018

Ron & Teri Volle

7700 Penryn Estates Dr.

Penryn CA 95663

Robert King

3665 Taylor Road

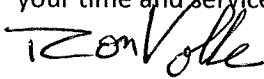
Loomis CA 95650

Dear Mr. King

I am writing to you about the Flying Change Farm project at 5145 James Drive, Loomis CA. We are Penryn residents and have lived here for 31 years. Obviously we have seen a lot changes happen in our little Loomis/Penryn town. There has been growth for sure, some good and some not so good. My husband and I have raised our 3 children here and are small business owners. We love our town.

So we are delighted to support Grace Kamphefner and her Flying Change farm. Our town is a rural agricultural hamlet that more and more people want to come to. While we welcome them we don't want to lose what makes Loomis special. A big draw to our area is our rural living and all that it entails, like wildlife and horses! The beautiful 40 acres of land Mrs. Kamphefner has will largely remain undeveloped and unspoiled while offering equestrian training and an area to enjoy it. She has employed top notch trainers and workers that will ensure happy healthy horses and a clean facility. The surrounding properties should be very happy with such a conscientious and community minded neighbor. If you know anything about Grace Kamphefner and her family, you realize what an asset she is to our community. I have no doubt her farm will be run in complete accordance will the Loomis Planning Commission.

We believe it is in Loomis's best interest to give final approval of Flying Change Farm. Thank you for your time and service.



Ron and Teri Volle

Robert King

From: Joe Bittaker <JBittaker@landmarkconst.net>
Sent: Sunday, June 24, 2018 6:20 AM
To: Robert King
Subject: Flying Change Farms

Dear Mr. King,

My name is Joe Bittaker. I have lived in Loomis for over 25 years, and have had my business located in Loomis for more than 10 years. I am writing today to express my support for Flying Change Farms, a new equestrian facility proposed by Grace Kamphefner. I have seen the proposal for this facility and it is clear that it will be one of the highest-quality equestrian facilities in the region. I believe this proposed facility will be a great asset for our community. My wife and her friends have for many years been traveling to Penryn, Auburn, or Orangevale to utilize mediocre equestrian facilities. It would be a huge benefit if these competitors were able to keep their business in Loomis, not to mention avoiding the commute to surrounding facilities. We urge you to approve the development of Flying Change Farms for our equestrian community and for the town at Large.

Thanks,
JB

Joe Bittaker, Chairman
Landmark Construction
o 916-663-1953
c 916-768-8227
jbittaker@landmarkconst.net
www.landmarkconst.net

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"Collaborative Builders of Extraordinary Public Facilities"

Robert King

From: Ann Bittaker <arbittaker@gmail.com>
Sent: Sunday, June 24, 2018 6:09 AM
To: Robert King
Subject: Flying Change Farms

Dear Mr. King,

I am writing to encourage the approval of Flying Change Farms. I am a long term resident of Loomis and an avid equestrian. The thought of having this caliber of an equestrian center in our town makes me giddy. Having known the Kamphefner's for a while, I have no doubt that this equestrian facility in Loomis will be state of the art, for both the riders and the horses. Flying Change Farms will be an equestrian facility of such a caliber that we have not seen in Northern California, and it will be in Loomis!! So please forgive me, but I feel that this equestrian facility will be a huge asset to Loomis, Placer county, and Northern California. Yours truly,

Ann R Bittaker, DVM, DABVP (Canine/Feline)

Robert King

From: Triplett, Beverly <Bev.Triplett@cbnorcal.com>
Sent: Thursday, June 14, 2018 4:54 PM
To: Robert King
Subject: Flying Change Farms, located at 5145 James Drive, Loomis Ca 95650 - Full support!!

Mr. King,

In reference to Flying Change Farms, located at 5145 James Drive, Loomis, Ca 95650.

I have been living and working in Loomis for almost 30 years. (As a Realtor for 15). I think Flying Change Farms is a wonderful addition to our community and in keeping with our rural character in Loomis. 40 acres, mostly open space, high quality equestrian facility can only improve property values. The Flying Change Farms plans show they may house up to 55 horses as their maximum, which is much lower than the 80 horses allowed by the 2/acre rule. This is going to be an exclusive, high quality facility, and I trust they will run it with the highest of standards. It will be an asset for my clients looking for horse facilities.

Kindest Regards,

Bev Triplett

Beverly Triplett

REALTOR

CalBRE#01377351

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Robert King

From: Leslie Watson <leslie@watsonroofing.com>
Sent: Thursday, June 21, 2018 1:13 PM
To: Robert King
Subject: Regarding: Flying Change Farms

Dear Mr. King,

We had the pleasure of meeting our new neighbor Grace Kamphefner. Our home is located off Barton Road behind her property. We were thrilled to hear about her plans to build Flying Change Farms. What an asset to our community. There is a real need for a well-run and maintained equestrian facility in our area. It speaks to Loomis's value of keeping our community rural while creating a business that will support our town.

We are writing you asking for your support of Flying Change Farms. Grace shared her vision of building a 40-stall barn, indoor arena, outdoor jump arena and full size dressage arena. The rest of the area will remain untouched for riding trails. We are so happy to know that she will not be removing any trees, especially our beautiful heritage oaks.

Grace has a dream, a vision, the financial and emotion strength to build a wonderful asset for our community. We hope Loomis will support her, so she can develop the Flying Change Farms.

Sincerely,
Greg Watson

Sincerely,
Leslie Watson