

PROJECT DESCRIPTION

**FLYING CHANGE FARMS
5145 JAMES DRIVE, LOOMIS, CA 95650**

INTRODUCTION

The site, consisting of 40 acres, has been the primary residence of Jim and Carolyn Bertoni for over 37 years. They have owned their own cattle in the past, and more recently, leased the land for cattle and bee keeping. Rex and Grace Kamphefner purchased of the property in December of 2016.

It is our plan to build a small commercial equestrian center catering to dressage and hunter/jumper riders called Flying Change Farms. The new infrastructure for the facility will be clustered in the northwest corner of the property, minimizing impact on neighboring parcels that have been developed or have been approved for development. The remaining natural beauty of the land will be maintained for bridle paths only. New construction will not involve the removal of any trees.

The property is rich with trees, bushes, plants, and grasses. It is our intention through our planning process to keep all existing trees, bushes, and plants as they appear today. Our plan is to install new barns, stalls, arenas, fencing to fit in with the natural flora, in keeping with the natural beauty and “rural” environment. A current cluster of trees on the perimeter of the property create a natural screen from the neighboring parcels.

The current zoning for the property is RE (Residential Estate).

The proposed Flying Change Farms facilities will include a 40-stall barn, a 250' x 120' covered riding arena, a 250' x 150' outdoor riding arena and a 210' x 75' outdoor riding arena. Additionally, there will be daily turnout pastures and one or two round pens for lunging. Long term plans will limit the total number of horses boarded at the facility to 55.

All boarded horses will be in a training program with one or both of the trainers that will offer lessons on site. One of the trainers will also live in the current house and will be the site manager. Students that board their horses elsewhere will be allowed to trailer in for lessons with the on-site trainers.

The facility will not host any horse shows. Flying Change Farms will be an exclusive facility with gated access. The Center will be private and create a club atmosphere with pride in use and privileges.

HISTORY/ARCHAEOLOGY

A “Cultural Resources Assessment of the Proposed Summerstone-Bertoni Subdivision,” was prepared by Peak & Associates, Inc. on November 19, 2004 (attached), when this property was going to be developed into a multi-lot residential configuration called Poppy Ridge II. As per this report, “there is no indication that the proposed project will cause any impact to cultural resources.”

The report’s Field Inspection indicates, “No evidence of prehistoric occupation or use of the project area was observed. The historic features do not have artifact deposits associated with them that could be usefully investigated through historic archeology. The only artifact deposit consists of several screw-top cans located near one of the foundations.”

“The residence, wood shed and barn are probably over fifty years of age. The residence (and out buildings) does not have any unusual or characteristic architectural traits that would indicate that it is historically important. There are no known associations with historically significant persons or events. The only such association would be with mining, through the presence of two ditches on the property. However, there are no tailings, shafts or other evidence of mining activity actually on the property, only water transport to mines nearby.”

MANAGEMENT

The owner will oversee all Accounting, Boarding Agreements, and General Operations. The Site Manager will oversee the grounds, riding arenas, boarding facilities and all care and maintenance of the horses. The Site Manager will reside at the Facility to provide a 24 hour presence, and on-site Security, seven days per week.

STAFF

Two full-time grooms who will work as independent contractors will be responsible for cleaning the stalls and barn areas, dragging and watering arenas, and maintaining the facility. They will not live on site.

HORSES & BOARDING

At its inception, Flying Change Farms will have enough space to board 40 horses. Eventual expansion would not increase to exceed 55 horses on site. These horses will be predominantly high-end performance horses, competing in dressage and hunter/jumper disciplines. The average boarder will visit their horse(s) 4-6 times per week. Two trainers will be on site daily to train (ride) horses and give lessons. All the boarded horses will be in a full or partial training program.

BOARDING

Horses in boarding are kept in 12' X 12' or 12' X 16' box stalls with matted walk-out corrals. Barn stalls will be in painted aluminum with a composite panel interior. Concrete pier footing will be provided on all construction. Walk out corrals are made of galvanized pipe and will have rubber mats on the ground for ease of maintenance, and minimized dust.

Access to the Equestrian Center will be thru a Security Gate with access codes. The standard hours of operation will be from 7 AM to 8 PM.

ARENAS

All Horse Arenas (See Site Plan) are maintained by facility staff and are groomed daily to keep the footing safe for the horse and rider. The indoor arena will feature footing that requires no watering and is dust free. If budget allows, the outdoor arenas will also feature the same footing or a similar, less expensive product that is also dust free and requires less watering than a standard sand arena. A tractor will drag the area to keep the soil fluffed, free from holes, divots and lumps, as well as removal of any rock materials that might surface. (Information on the dust free, water free footing is attached.)

The covered arena will be free spanning, with concrete pier footings, and metal roofing. The covered arena will have down lighting from a pitched roof, providing direct lighting onto the riding area, and not able to be seen from the exterior, as the roof pitched siding would block direct view. The sides are open. The outdoor arenas will not have lighting.



Fig. 1 – Indoor Arena (Interior)



Fig. 2 – Proposed Covered/Indoor Arena (Elevation View)



Fig. 3 - View north from parking area towards area for proposed covered arena



Fig. 4 - View north from parking area towards area for proposed covered arena

HAY & FEED

Horses are fed hay three times a day-typically between 6:00 AM and 8:00 AM, noon, and between 4:00 PM and 6:00 PM. This routine is seven days per week, by our grooms. Boarders will also have the option of having grooms feed supplemental grain which will be pre-bagged by the owner and stored in one of the two feed rooms located in the barn. Feeding is done with a quad and small trailer driven down the aisles or by hand cart. Delivery of feed to the facility is by an outside commercial carrier with a semi-truck and trailer. Feed delivery is estimated to occur once every 4-6 months and stored in the hay storage barn.

In an effort to utilize the latest in green technology, the facility also plans to feature a fodder system. Grass is grown in a climate controlled container hydroponically in trays. Full gestation takes 2 weeks and each tray represents the same amount of food as one flake of hay, but it naturally higher in water and minerals and therefore healthier for the horse's nutrition. By integrating the fodder system into the daily feeding schedule, the facility will be able to reduce its use of traditional hay.

TRASH REMOVAL

Site trash removal and cleanup is performed by our facility staff throughout each day. Trash containers are located in the barn and at various points throughout the property for everyone's use. Trash is gathered and transferred to haul-off bins throughout each day. A commercial carrier picks up the trash containers weekly. Trash bins will sit on concrete pads.

MANURE MANAGEMENT

Horse Stalls are mucked (cleaned) twice per day, five days per week, and once daily on weekends by our grooms.

The manure and soiled bedding is gathered together along with any waste by sifting and raking through the bedding of each stall. Our staff places the "manure" in a portable container until full. The container is then taken to a central manure area and placed into a large commercial bin. The bin has a cover and keeps the manure in a sealed environment. The central manure area is on a concrete pad located in back of the barn.

While the facility might utilize standard wood based shavings for bedding, it is also considering a new, greener option which is recycled clean cardboard which is dust free and composts in only 4-6 weeks.

The manure waste container is covered to mitigate fly access and provided by commercial waste companies. The container will be emptied on a schedule of

usually 1-2 times per week. Common areas are cleaned daily of any droppings and placed into the same manure container.

See Site Plan for Central Manure location.

FLY CONTROL

The barn will be equipped with an Automatic Fly Control System. A Fly Control Solution is “automatically” sprayed over the stall areas through spray heads and line feeder system. The spray is a timed release throughout each day.

This method is extremely effective, which uses a Pyrethrum nontoxic solution. The automatic system needs only to operate 15-20 seconds periodically through the day, to effectively control flies in a barn.

The barn aisle will also have large ceiling fans. The fans turn slow to keep continuous air flow throughout the barn, and are very effective in repelling flies entering the barn.

TRAFFIC

Standard hours of operation of the facility are 7 am to 8 pm daily. Grooms (2) will generally arrive as early as 6 am to feed. Trainers typically work 5-6 days per week. The Site Manager will be available 7 days per week since she lives on the property.

Taking into consideration that boarders can own multiple horses, it is expected that the 40 boarded horses will be owned by about 30-35 clients. Clients typically visit their horses 4-6 days per week. Therefore, expected traffic from boarders is about 20-30 vehicles daily. Additionally there is expected to be between 1-5 clients trailering in for lessons daily.

ROADS & PARKING

The entrance to Flying Change Farms is at the end of James Drive. Access to the facility will be through an electronic gate with an entrance code. There is a gravel turnabout prior to the gate. James Drive is not a county-maintained road. It is the intention of the owners to work with the neighbors to overlay the existing road with new asphalt to improve the quality of the road.



Fig. 5 – Existing shed & house along access road for paving and widening

James Drive is accessed from Rocklin Road. There is a middle turn lane already existing at this intersection for safe ingress and egress.

Beyond the entrance to the property, the paved drive will widen to 20' (see site plan), and will make a circular loop around the barn, enabling easy access for horse trailer parking, manure removal bins, trash, hay deliveries and overall traffic flow.



Fig. 6 - View west from proposed parking area towards proposed site of barn

A decomposed granite path will connect the paved drive to the indoor arena. A secondary decomposed granite trailer parking lot will be sited off the main entrance drive (see site plan).

The main (car) parking area will be asphalt and is incorporated in the loop that goes around the barn. It is situated at the short end of the barn which is the main entrance for pedestrians. There are 25 spaces (9' x 20'), including two accessible spaces.

There are 10 trailer parking stalls (12' x 40') located off the main barn loop. There are also two parallel parking spaces on either side of the barn.

The secondary trailer parking lot, near the entrance to the facility, will feature another 10 parking stalls.

FENCING & CORRALS

The Center will retain the current barbed wire fencing around its entire perimeter. Paddock areas will use a combination of wooden post and rail, and post and dark brown Cen Flex Rail. CenFlex rail fencing is designed specifically for horse and other large animal containment. Innovative continuous polymer or high-tensile wire technology allows the fence to flex upon impact to reduce injury risk while keeping the animal contained due to its high break strength. This fence rail attaches at end post and slips freely through the line post brackets to allow rail flexibility. CenFlex has the classic appearance of traditional rail fencing without the rotting, warping, splintering, brittleness and paint-flaking associated with wood and rigid PVC or vinyl.

Horse Arena perimeters will be made from 3 Rail Dark Brown PVC Fencing or the CenFlex rail fencing.

Outside Paddocks extending from barn box stalls will be made from standard 3 and 4 rail galvanized pipe.



Fig. 7 – CenFlex Rail Fencing



Fig. 8 – CenFlex Rail Fencing

GRADING

It is our goal to develop the Equestrian Center while maintaining the charm and rural “feel” of the current environment that exists today. The site has been carefully planned to take advantage of the property’s natural and endemic beauty. We intend to develop the Equestrian Center with as little grading and changes to the terrain as possible.

We have located the buildings in areas that will take as much advantage of the existing natural grade contours of the property as possible. The wet areas and their 50’ setbacks will be untouched, even the existing chaparral and grass areas will be left “natural.” There will be approximately 6000 cubic yards of soil that will be disturbed and graded within the area.