

**TOWN OF LOOMIS**  
**PLANNING DEPARTMENT**

**ENVIRONMENTAL REVIEW APPLICATION**

**I. LAND USE AND PLANNING**

- 1. Project Name (same as on Planning Application) FLYING CHANGE FARMS
- 2. What is the general land use category for the project? RESIDENTIAL  
(residential, commercial, industrial, etc.)
- 3. What are the number of units or gross floor area proposed? BARN = 25,824 SF ARENA = 30,000 SF
- 4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes [] No []  
If yes, show on the site plan and describe. Existing Residential Home (~1850 SF), Detached Garage (~1100), Septic & Well Water
- 5. Is adjacent property in common ownership? Yes [] No [] If yes, Assessor's Parcel Number (s) and acreage(s). \_\_\_\_\_
- 6. Describe previous land use(s) of the site over the last 10 years. Single Family Residential
- 7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes [] No []  
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. Proposed parking areas for vehicles located northwest of the property and designated trailer parking near the entrance

**II. POPULATION AND HOUSING**

- 1. How many new residents will the project generate? 0
- 2. Will the project displace or require the relocation of any residential units? Yes [] No [] If yes, the number. N/A
- 3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) None to minimal. No tree removal required. Disturbed area is located at northwest of the property, minimizing impact on neighboring parcels.
- 4. Will the project create or destroy job opportunities? Create [] Destroy [] Describe The Equestrian Center will require independent contractors for cleaning horse stalls and barn areas, arena maintenance, etc. Horse trainers and security personnel will be present on-site daily
- 5. Will the proposed project displace any currently productive use? Yes [] No [] If yes, describe. N/A

**III. GEOLOGY AND SOILS**

- 1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes [] No [] If yes, describe. N/A

2. Will grading on the site be required? Yes  No  If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). Grading is required along the proposed 20-ft wide James Drive as indicated on the grading plan, both indoor & outdoor arena pads, 40-stall barn, and on parking stalls along the James Drive loop enclosing the barn. Maximum elevation is at approximately 394' where grading for James Drive begins. Lowest point is at 322' at northeastern corner of the outdoor barn pad. Maximum grade along James Drive is kept at 7% (3-4% avg. grade). Area of highest fill is at the northwestern corner of the proposed barn at 7.5' above existing ground while area of deepest cut is at the northeastern corner of the same barn at 3.5' below existing ground

Estimate the grading area/quantities. 4.35 disturbed (39.5 total) acres 6,000 cubic yards

3. Will site excavation and fill quantities balance? Yes  No  If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. N/A

4. Are retaining walls proposed? Yes  No  If yes, describe location(s), type(s), height(s), etc. 1'-2' Retaining Walls to be installed along rear and sides of hay storage area

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. Erosion Control Best Management Practices will be employed to reduce erosion.

6. Will blasting be required during project construction? Yes  No  If yes, describe. N/A

7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes  No  If yes, describe. N/A

**IV. HYDROLOGY AND DRAINAGE**

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes  No  If yes, name/describe the body of water and show on the site plan. N/A

2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes  No  If yes, describe. N/A

3. If water will be diverted, does the project applicant have an appropriate or riparian water right? Yes  No  If yes, describe. N/A

4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. Secret Ravine

5. What area/percentage of the project site is presently covered by impervious surface? 0.5%  
 What will be the area/percentage of impervious surface coverage after development? 5%

6. Will any runoff from the project site enter any off-site body of water? Yes  No  If yes, identify the destination of the runoff. American River

7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes [ ] No [X]  
If yes, identify/describe the materials/contaminants present in this runoff. \_\_\_\_\_  
N/A

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8. Will the project result in the physical alteration of a body of water? Yes [ ] No [X] If yes, describe.  
N/A

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9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [ ] No [X]  
If yes, describe. \_\_\_\_\_  
N/A

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10. Are there any areas of the project site that are subject to flooding or inundation? Yes [ ] No [X] If yes,  
describe. \_\_\_\_\_  
N/A

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11. Will the project alter existing drainage channels and/or drainage patterns? Yes [ ] No [X] If yes,  
describe. \_\_\_\_\_  
N/A

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**V. AIR QUALITY**

**Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.**

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [X] No [ ] If yes, describe. \_\_\_\_\_  
Sierra College Boulevard and Highway 80

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2. Describe the following emissions sources related to project development:  
  
Construction emissions - Extent and duration of site grading activities: Rough Grading, Arena footing & foundations, finish grading - 3-6 months  
\_\_\_\_\_  
  
Stationary source emissions - Are woodstoves proposed in residential projects? Yes [ ] No [X]  
  
Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: Horse trailers, client and staff transportation, waste management vehicles and cleaning equipment etc.,  
\_\_\_\_\_  
\_\_\_\_\_

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3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [ ] No [X] If yes, describe (may require the results from specific air quality studies).  
\_\_\_\_\_  
N/A

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4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [ ] No [X] If yes, describe. \_\_\_\_\_  
N/A

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5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?  
\_\_\_\_\_

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6. Will vegetation be cleared from the project? Yes [ ] No [X] If yes, describe the method of disposal.  
N/A
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## VI. TRANSPORTATION/CIRCULATION

**Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.**

1. Does the project front on a local roadway? Yes  No  If yes, what is the name of the roadway?  
 \_\_\_\_\_  
 N/A
  
- If no, what is the name and distance of the nearest roadway? \_\_\_\_\_ Rocklin Road
  
2. Will new entrances onto local roadways be constructed. Yes  No   
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_
  
3. Would any non-automobile traffic result from the development of the project? Yes  No  If yes, describe. \_\_\_\_\_ Tractors and other farming equipment
  
4. If applicable, what road standards are proposed within the project? \_\_\_\_\_ N/A  
 \_\_\_\_\_  
 (Show typical street sections(s) on the site plan.)
  
5. Will a new entrance(s) onto local roadways be constructed? Yes  No   
 If yes, show location(s) on site plan.
  
6. Describe any frontage improvements to the local roadway(s). \_\_\_\_\_ None.  
 \_\_\_\_\_  
 \_\_\_\_\_
  
7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). \_\_\_\_\_ Traffic studies being prepared by HOA  
 \_\_\_\_\_
  
8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?  
 Yes  No  If yes, describe. \_\_\_\_\_ N/A  
 \_\_\_\_\_  
 \_\_\_\_\_
  
9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes  No   
 If yes, describe. Flying Change Farms consists mostly of equestrian facilities – indoor/outdoor arenas, multi-stall barns, dressage courts, hay & manure storage areas, horse pens, etc.  
 \_\_\_\_\_  
 \_\_\_\_\_
  
10. Will the project require provisions for parking? Yes  No  If yes, describe the number, size, location and access of the parking facilities proposed. 23 standard parking stalls (9'x20'), 2 accessible parking (9'x20') & 20 trailer parking stalls (15'x30') located near the entrance and around the multi-stall barn  
 \_\_\_\_\_  
 \_\_\_\_\_
  
11. Will there be company vehicles associated with the project? Yes  No  If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). \_\_\_\_\_  
 \_\_\_\_\_  
 N/A

**VII. BIOLOGICAL RESOURCES**

**Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.**

1. Briefly describe site vegetation. The approximately 40-acre site consists of 43% annual grassland and 57% Oak woodland (mostly interior live oak and blue oak). Except for poison-oak, the understory lacks shrubs and is composed of herbaceous species from the surrounding grassland that tolerate shade, including gamble weed, bur-chervil, torilis, hedge mustard, common chickweed, crane's-bill geranium, and miner's lettuce. Annual grassland, which is located on the north parcel adjacent to the oak woodland (Figure 4b), is dominated by inh-oduced species from the Mediterranean region of southern Europe and northern Africa. (Reference: *Biological Assessment for the ±60-Acre Hartwick-Loomis Properties. Auburn, CA: North Folk Associates, July 6, 2004*)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes [ ] No [X] If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. \_\_\_\_\_  
\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

3. Briefly describe wildlife typically found in the area. \_\_\_\_\_  
The oak woodlands habitat has a rich abundance of wildlife species in California with over 330 species of birds, mammals, reptiles and amphibians depending on them at some time in their life cycle. The annual grasslands area was rich in wildlife observed because it contains swales and seeps and is adjacent to the open oak woodland and permanent pond to the north. The wet areas on the northern parcel also support patches of Himalayan blackberry that provides good cover and foraging opportunities. Wildlife observed in this matrix of habitat include pacific treefrog, American goldfinch, Anna' s hummingbird, ash-throated flycatcher, Bewick' s wren, black phoebe, bullock's oriole, California quail, California towhee, golden-crowned sparrow, lesser goldfinch, northern harrier, song sparrow, western bluebird, Audubon's cottontail, mule deer, and striped skunk (Reference: *Biological Assessment for the ±60-Acre Hartwick-Loomis Properties. Auburn, CA: North Folk Associates, July 6, 2004*)  
\_\_\_\_\_

4. Describe changes to site habitat(s) resulting from development of the project. \_\_\_\_\_  
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, and the plan to keep all existing trees, bushes, and plants as they appear today.  
\_\_\_\_\_  
\_\_\_\_\_

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes [ ] No [X] If yes, describe. \_\_\_\_\_  
\_\_\_\_\_

6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes [ ] No [X] If yes, describe. \_\_\_\_\_  
\_\_\_\_\_

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes [ ] No [X] If yes, describe. \_\_\_\_\_  
\_\_\_\_\_
8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes [X] No [ ] If yes, describe (type, acreage, etc.). \_\_\_\_\_  
There is an existing wetland swale system leading to the ~9.5-acre pond on the northern property boundary. All wetlands appear to be seasonal. Fall aerial photographs indicate that all are dormant and dry by September or October. The seasonal pond along the northern property boundary is an extension of the larger adjacent pond to the north. This pond dries down substantially during the dry season and the portion on the Hartwick property is dry by summer. (Reference: *Biological Assessment for the ±60-Acre Hartwick-Loomis Properties. Auburn, CA: North Folk Associates, July 6, 2004*)
9. If yes, will project development affect these wetland areas? Yes [ ] No [X] If yes, describe. \_\_\_\_\_  
\_\_\_\_\_
10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes [ ] No [X]

**VIII. HAZARDOUS MATERIALS**

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

- 1. Will the proposed project involve the handling, storage or transportation of hazardous materials?  
Yes [ ] No [X]

If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [ ] No [ ]

If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

**IX. NOISE**

**Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.**

- 1. Is the project located near a major noise source? Yes [X] No [ ] If yes, describe. The site is close to Sierra College (1,500-2000 ft proximity)
- 2. Describe the noise that will be generated by this project, both during construction and following project development. Minimal noise and machinery involved except for grading equipment. Horse transport trailers and garbage trucks are most likely the main contributors to noise, but no significant impact to neighboring establishments

**X. PUBLIC SERVICES**

**FIRE AND EMERGENCY MEDICAL SERVICES**

- 1. Describe the nearest fire protection facilities (location, distance, agency).  
Rocklin Fire Dept. @ 3970 Rocklin Rd (2.2 mi.)  
Loomis FPD @ 5840 Horseshoe Bar Rd (3.6 mi.)
- 2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency).  
EID

3. Describe the fire hazard and fire protection needs created as a result of project development. \_\_\_\_\_  
Hay storage fire, and barn fire maybe potential risks. Adequate distance provided in between buildings and storage areas to prevent fires from spreading. Barn and arena structures will comply with building fire protection code. Fire lanes will also be marked for fire truck access barn should have a strictly enforced no smoking rule. Annual inspection by a qualified electrician any electrical appliances installed in the barn, such as water heaters, pipe-heating tape, insect-control devices, and portable heating units is advised.
  
4. Describe the on-site fire protection facilities proposed with this project. Water tanks, fire extinguishers  
Fire Sprinkler Systems

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? Rocklin Road (~2800 ft)
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. 23 standard parking stalls (9'x20'), 2 accessible parking (9'x20') & 20 trailer parking stalls (15'x30') located near the entrance and around the multi-stall barn
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes  No  If yes, describe. The exclusive facility will have a gated access
8. Estimate the number of persons on-site (residents or employees/visitors) min. 3 employees (site manager + 2 trainers), 20-50 projected daily occupancy, 40-55 horses on board

## LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Access to the Equestrian Center will be thru a Security Gate with access codes.
2. Describe the security protection that will be provided on the site, if any. The Site Manager will reside at the Facility to provide a 24 hour presence, and on-site Security, seven days per week.
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. Horse care & training equipment will be stored inside the barn and arena. Horse transport systems can be parked on allotted trailer parking stalls

## WATER

1. Is the project within a public domestic water system district or service area? Yes  No  If yes, describe the district/area. \_\_\_\_\_
2. Can the district serve the project? Yes  No
3. What will be the water source(s) for the project? EID Water
4. What is the estimated usage and peak usage of the project? unkown gpd/ unkown gpd
5. Are there any existing or abandoned wells on the site? Yes  No  If yes, describe (location, depth, yield, contaminants, etc.) \_\_\_\_\_

## WASTEWATER

1. Is wastewater presently disposed on the site? Yes  No  If yes, describe the method(s) and quantities (gpd). Septic
2. Is the project located within a sewer district? Yes  No  If yes, describe. \_\_\_\_\_

If yes, can the district serve the project? Yes  No

Is there sewer service in the area? Yes [  ] No [ ] If yes, what is the distance to the nearest collector line? \_\_\_\_\_

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? \_\_\_\_\_gpd \_\_\_\_\_

4. Will there be any unusual characteristics associated with project wastewater? Yes [ ] No [ ] If yes, describe any special treatment processes that may be necessary for these wastes. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [X] No [ ]

#### SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) Animal waste approx. 2500 lbs/day (51 lbs/day for a single 1,000-pound horse)  
 \_\_\_\_\_
2. Describe the disposal method of this waste material. Manure storage with weekly pick-up by independent contractor  
 \_\_\_\_\_
3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Refuse removal vehicles will go on James Drive and around the barn to collect trash at strategic points along the loop (refer to site plan)  
 \_\_\_\_\_

#### PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 1.9 miles  
 What is the name of this facility? Indian Creek Country Club
2. Are any park or recreation facilities proposed as part of the project? Yes [ ] No [X] If yes, describe.  
 \_\_\_\_\_  
 \_\_\_\_\_

#### SCHOOLS

1. What are the nearest elementary and high schools to the project? Franklin Elementary/Del Oro High School  
 What are the distances to these schools from the project? Del Oro HS – 4.5 mi Franklin Elem – 2.8 mi

#### XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [X] No [ ]  
 Describe the consistencies/compatibilities or inconsistencies/incompatibilities. Project will blend in with existing site features. No tree removal required. Disturbed area is located at northwest of the property, minimizing impact on neighboring parcels.  
 \_\_\_\_\_  
 \_\_\_\_\_
2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [X] No [ ]  
 Describe the consistencies/compatibilities or inconsistencies/incompatibilities. Please see attached barn and arena plans and layout  
 \_\_\_\_\_
3. Describe the signage and/or lighting proposed by the project. The Center will be lighted for safety, with exterior lighting for access and egress. A lighting photometric study has been provided showing the location of lights and lighting levels. Interior lighting will be inside covered arenas, reflecting immediately down (down

lighting) and not visible from the perimeter of the property. Outdoor arenas will not have lighting. Trailer Stall Security Lighting will be at a height of 5-ft. or under. a monument sign will be provided in front of the main entrance

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4. Is landscaping proposed? Yes [ ] No [X] If yes, describe. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**XII. CULTURAL RESOURCES**

**Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.**

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [ ] No [X] If yes, describe. \_\_\_\_\_  
See "Cultural Resources Assessment of the Proposed Summerstone-Bertoni Subdivision"  
prepared by Peak & Associates, Inc. on November 19, 2004 (attached)
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2. What is the nearest archaeological, historical or paleontological site? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What is the name of this site? \_\_\_\_\_