

**TOWN OF LOOMIS
PLANNING DEPARTMENT**

LOOMIS TOWN HALL
3665 TAYLOR ROAD
P.O. BOX 1330
LOOMIS, CA 95650



June 29, 2017

**Request for Proposal to Prepare an Initial Study/ Mitigated Negative Declaration for
Application #17-08 Flying Change Farms Equestrian Center**

We are requesting a proposal to prepare an Initial Study/ Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the above project.

Project Summary

The Town of Loomis received an application to construct and operate an private equestrian center “Flying Change Farms” to include a 40 stall barn, a 250ft by 120ft covered riding arena, a 250ft by 150ft outdoor arena, a 210ft by 75ft outdoor arena, and a maximum of 55 boarded horses. The facility will not host horse shoes or similar events. The site has a single residence, which will be the on-site manager’s quarters. The topography is characterized by moderate slopes, with several large stands of oaks, along with one major drainage. The site is zoned RE Residential Estate, and Residential Estate in the General Plan.

Background

On June 30, 2006 the Planning Commission adopted a Mitigated Negative Declaration (MND) and approved Tentative Subdivision Map “Poppy Ridge II” dividing the property into 16 parcels, which subsequently expired. This previous MND is not suitable, as the new project is considerable different, but it may prove useful as base. In addition, since 2006 there have been major changes to CEQA brought about by AB 32 Global Warming, AB 52 Tribal Consultation, and Energy Efficiency Standards requiring updated, revised, or new information. Therefore it is our judgment a new IS\MND is necessary for this project.

Previous Documents

Documents documents prepared for the previous application include:
2006 Planning Commission Staff Report, June 20, 2006 (attached)
2006 Initial Study\Mitigated Negative Declaration,

The 2006 IS\MND may be obtained by email by contacting Carol Parker, Planning Assistant at Cparker@loomis.ca.gov or calling 916-652-1840

Current Documents

Attached are the Planning Application and the Environmental Assessment, along with other documents submitted by the applicant. There are also large Site Plan Maps, too large to send by e-mail, but available for review at the Loomis Town Hall.

In April, the Town sent out Request for Preliminary Agency Review and received comments from:
(Attached)

- Recology
- Placer Mosquito & Vector Control District
- South Placer Fire District
- Placer County Environmental Health
- South Placer Municipal Utility District
- United Auburn Indian Community of the Auburn Rancheria

Scope of Work

We require the consultant to review the previous documents and current documentation, and produce a new Initial Study\Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Plan to meet CEQA standards as required at this time.

A summary of minimum requirements is as follows (deliverables in parentheses):

1. Preparation of Initial Study
 - a. Administrative Draft of Initial Study (5 hardcopy, 1 electronic)
 - b. Revision to Administrative Draft based on Town Review
 - c. Submit Screencheck of Initial Study (3 hardcopy, 1 electronic)
 - d. Reproduce Final Initial Study/Mitigated Negative Declaration, MMRP
 - i. Deliver 15 copies to the State Clearinghouse
 - ii. Provide Town with copies for circulation (25 bound hardcopies, 1 unbound hardcopy, 1 electronic copy – PDF for publishing to Town’s website)

The Town will prepare all public notices. (NOI, NOC, newspaper notices, citizen mailings, etc)
2. Response to Comments
 - a. Responses to public and/or agency comments for use in preparation of Town’s Staff Report. Assume no more than 10 comments received. (1 hardcopy, 1 electronic)
 - b. Preparation and submission of Mitigation Monitoring and Reporting Program (1 hardcopy, 1 electronic)
3. Meetings
 - a. Attendance at the Planning Commission hearing.
 - b. Attendance at the Town Council hearing. (Only if project is appealed.)
4. Schedule
 - a. A schedule for completion of work
5. Cost Estimate
 - a. Include above minimum requirements, direct costs, and individual billing rates
 - b. Include any additional items as “Optional”

Evaluation Criteria

- Knowledge and previous experience within or for the Town of Loomis.
- Comprehensiveness of proposal as to understanding of this project.
- Experience in preparing similar EIRs for recreational uses, especially knowledge of equestrian centers and similar uses.
- Comprehensiveness of the Scope of Work and the ability to complete the project on time and budget.

We would like to proceed as soon as possible, and would hope you could provide us with a proposal and cost estimate no later than Friday July 21, 2017.

If you have any questions regarding this request, or decline submission of a bid, please contact me via e-mail rking@loomis.ca.gov or phone (916) 652-1840, Ext. 21.

We appreciate your interest in providing services to the Town of Loomis

Sincerely,

Robert F. King
Town Planner