

## Robert King

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**From:** Kathryn von Seeburg [KvonSeeburg@recology.com]  
**Sent:** Friday, May 12, 2017 1:10 PM  
**To:** Robert King  
**Subject:** Flying Change Farms

We have a couple of concerns about this project. First, the enclosure for trash is not in a serviceable location for a direct stab on the bin. In the best of circumstances this would limit service to four yards of disposal. Given the nature of the facility, we believe the material generated for a bin style service would be heavy which would further limit the bin size to three yards. Please let me know if you have questions.

### Kathryn von Seeburg

Office Manager

#### **Recology™ Auburn Placer**

12305 Shale Ridge Road | P.O. Box 6566 | Auburn, CA 95604

T: 530.885.3735

[kvonseeburg@recology.com](mailto:kvonseeburg@recology.com)

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MOSQUITO  
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DISTRICT

2021 Opportunity Drive  
Roseville, CA 95678

main office (916) 380-5444

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May 12, 2017

Robert King, Town Planner  
Town of Loomis  
6140 Horseshoe Bar Rd  
Loomis, Ca 95650

BY EMAIL

**RE: Flying Change Farms**

Dear Robert King:

The Placer Mosquito and Vector Control District has reviewed the plans for Flying Change Farms. The plans were not detailed enough at this point in the process for us to provide meaningful comment on the handling of storm water on the property. Once we are able to see a more detailed version of the plans, we are happy to provide additional and meaningful comment. I have however, included our standard comments for all developments.

In this area, mosquitoes, including those that carry West Nile virus, are the primary vector of concern. Since mosquitoes can develop in standing water that is present for as little as 72-96 hours, any drainage area, catch basin, stormwater structure, or other depression that creates standing water is considered to be a mosquito source.

The presence of vectors, including mosquitoes, on a property is considered a public nuisance under the California Health and Safety Code, and can be a threat to public health by transmitting West Nile virus to people.

To avoid this, we encourage all construction projects to:

1. **Use drainage system designs that limit mosquito production** by eliminating water that stands for longer than 72 hours, prevents mosquitoes from accessing standing water, and allows easy access for inspection and treatment of mosquitoes should they occur.
2. **Take steps to limit standing water during and after construction** including removal of temporary catch basin screens, and storm water quality protection devices as soon as they are no longer needed.

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**BOARD OF TRUSTEES**

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Will Stockwin City of Colfax • Colln Roe City of Roseville • Mike Mattos City of Rocklin • Bob Snyder City of Auburn

3. **Encourage appropriate maintenance of the property** that includes keeping drainage system in good repair, minimizing the growth of emergent vegetation in unintended

areas, and notifying the District if any water stands on the property for more than 72 hours.

For more specific information regarding design specifications and management practices that reduce or eliminate mosquito production, please refer to the California Department of Public Health's Mosquito Reduction Best Management Practices Manual available online at: [http://westnile.ca.gov/downloads.php?download\\_id=2376&filename=BMPforMosquitoControl07-12.pdf](http://westnile.ca.gov/downloads.php?download_id=2376&filename=BMPforMosquitoControl07-12.pdf).

If any standing water occurs during or after construction of the project, please immediately notify the District at (916) 380-5444 or by visiting our website at [www.placermosquito.org](http://www.placermosquito.org). Please direct any questions to Angella Falco at [angellaf@placermosquito.org](mailto:angellaf@placermosquito.org).

Sincerely,

Angella Falco  
Field Station Manager

Cc: Joel Buettner

## Robert King

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**From:** Mike Ritter [mritter@southplacerefire.org]  
**Sent:** Friday, May 12, 2017 4:07 PM  
**To:** Robert King; Carol Parker  
**Subject:** Application #17-08 Conditional use permit Flying Change Farms Equestrian Center APN 045-150-003

Robert,

Thank you for the opportunity to review the proposed project information. Loomis Fire Protection District has the following comments:

Mitigation fees and plan submittals will be required for this project.

Plans shall include site, grading, building, sprinkler, utility, water supply, and gated entrance details.

### **Address**

The address shall be posted and visible from the roadway fronting the property. Whenever the address will not be clearly visible from the access roadway, the numbers will be placed at the access roadway and the driveway. Address numbers shall be visible from both directions of travel on the roadway fronting the property. Said numbers shall be a minimum 4 inch letter height, 1/2 stroke, reflectorized, and contrast with their background, or may be a minimum 5 inches high and contrast with their background. All numbers will be visible from a distance of at least 100 feet.

### **Gate Entrances**

(Public Services #7 – page 10) - Gated entrances shall be at least two feet wider than the width of the traffic lane serving that gate. All gates providing access from a road to a driveway or private road shall be located at least 30 feet from the roadway and open to allow a vehicle to stop without obstructing traffic on that road. Gates shall be accessible to the fire district by approved electric key switch; strobe entry, person gate and standard key pad access code. Gates shall be provided with an emergency power source that will open the gates in the event of a power failure. During a power emergency, gates shall automatically open and remain open during the period when the primary source of power is not available.

Electronically opened access gates located across fire apparatus access roads shall be provided with an approved strobe switch access system that interfaces with the TOMAR Model 780-1228-PRE or 3M OPTICOM traffic preemption optical signal emitter provided on all District emergency vehicles. An acceptance test of the emergency vehicle strobe switch system shall be witnessed by the fire department prior to final approval. Gates shall be coded to allow a minimum of fifteen (15) minutes of open access time when activated by the strobe entry device.

All electronically opened perimeter access gates located across fire apparatus access roads shall be provided with a vehicle detection loop on the out-bound drive aisle from the site. The vehicle detection loop shall be placed a minimum of ten-feet from the gate to permit fire apparatus to activate the detection loop without interference from the gate. The vehicle detection loop shall be provided with a 30-second delay prior to closing the gate.

### **Parking**

Parking will only be allowed in designated parking areas. When the roadway width restricts parking, 'NO PARKING FIRE LANE' signs shall be posted every 200 ft.

### **Roadway Radius**

No roadway shall have a horizontal outside radius curvature of less than 50 feet or an inside radius curvature of more than 30 feet.

### **Road Surface**

- Driveway, roadway and emergency access roadway surfaces shall be paved, all weather-driving surface capable of supporting a 75,000 lb load.

#### **Road Width**

Fire access roads shall be 26 feet in width around the 40 stall Barn and a minimum of 20 feet in width for James Drive. Vertical clearance shall be 15 feet for the width of the road.

#### **Water Supply**

(Public Services #4 – page 9) - On site water supply for firefighting shall be determined by the building size, construction type, planned use for the building, and the fire protection proposed for the building. 2016 California Fire Code. All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". (A reduction in fire flow may be allowed when the building is provided with an approved automatic sprinkler system, but in no case shall the fire flow be less than 1,500 gallons per minute at 20 pounds residual pressure). THE FIRE FLOW FOR THE PROPOSED BUILDING SHALL BE DETERMINED BY THE FIRE DISTRICT AND INDICATED ON THE FINAL APPROVED PLANS.

#### **Fire Extinguishers**

Fire extinguishers shall be located near the hay storage area, vehicle storage area, and the 40 stall barn.

Respectfully,

**Michael Ritter**  
**Division Chief**  
**South Placer Fire District**  
**6900 Eureka Road**  
**Granite Bay, CA 95746**  
**916-791-7059 (Office)**  
**916-791-2199 (Fax)**  
**[mritter@southplacerfire.org](mailto:mritter@southplacerfire.org)**



**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**

**RECEIVED**

**DEPARTMENT OF HEALTH & HUMAN SERVICES** MAY 18 2017  
**DIVISION OF ENVIRONMENTAL HEALTH**

**TOWN OF LOOMIS**

**To:** Robert King, Town of Loomis Planning Department  
**From:** Joey Scarbrough, Technical Specialist  
Land Use and Water Resources Section   
**Date:** May 12, 2017  
**Subject:** #17-08, "Flying Change Farms" Conditional Use Permit and Design Review, 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).

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.
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.
4. The existing and proposed septic systems shall be protected/fenced-off from the horses so that the horsed do not trample the leach fields and repair areas.
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.

*Perspective, Hope, and Opportunity*

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
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.
8. Storage and disposal of manures shall be in compliance with Placer County Code and to prevent propagation of vectors and minimize nuisances.



**South Placer Municipal Utility District**

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

May 10, 2017

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

Attention: Robert King, Town Planner

Subject: #17-08 Conditional Use Permit and Design Review to Construct and Operate  
An Equestrian Center  
APN: 045-150-003-000

Dear Mr. King,

Thank you for the opportunity to comment on the application to construct and operate a private equestrian center "Flying Change Farms" to include a 40 stall barn, a 250 foot by 120 foot covered riding area, a 250 foot by 150 foot outdoor arena, a 210 foot by 75 foot outdoor arena with a maximum of 55 boarded horses.

The Town of Loomis application 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 311 or [chuff@spmud.ca.gov](mailto:chuff@spmud.ca.gov) if you have any questions or need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Carrie Huff".

Carrie Huff, P.E.



# SOUTH PLACER M.U.D.

## MAP: J12

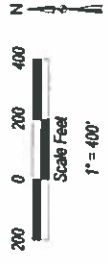
### SEWER SYSTEM

#### MAP SYMBOLS

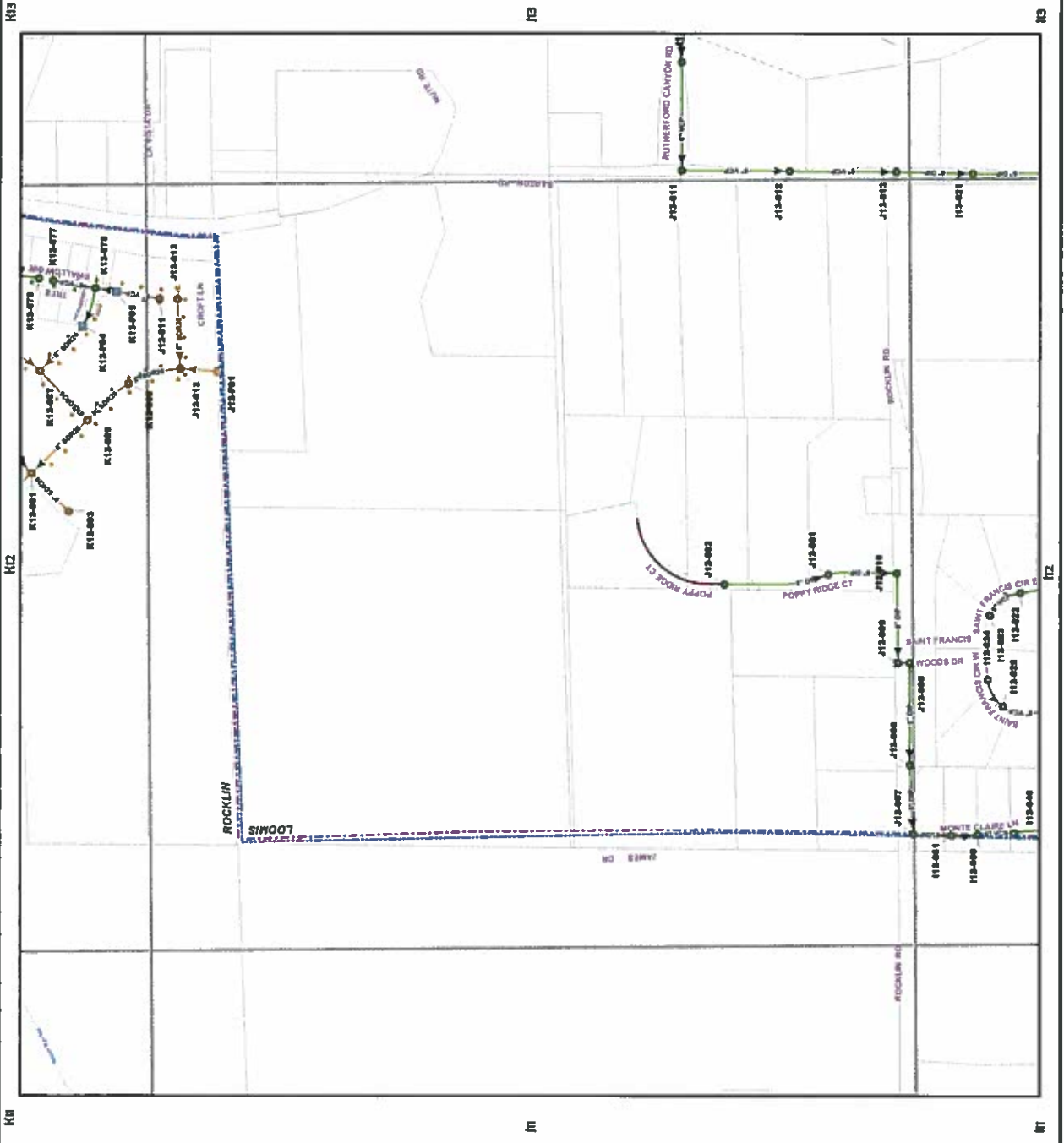
- |   |  |
|---|--|
| <b>Sanitary Structure Inventory</b>       | <b>Sewer Service Connections</b>       |
| ● Manhole - Operational - SPMUD           | ● Operational                          |
| ○ Inside Drop - Operational - SPMUD       | ● Proposed                             |
| ○ Outside Drop - Operational - SPMUD      | <b>Sanitary Sewer Services</b>         |
| ○ Split - Operational - SPMUD             | ○ Operational                          |
| ○ Manhole Clean Out - Operational - SPMUD | ○ DOLL                                 |
| ○ Port - Operational - SPMUD              | ○ Proposed                             |
| ○ Blind Tee - Operational - SPMUD         | <b>Sanitary Pump Stations</b>          |
| ○ SubCap - Operational - SPMUD            | ■ Flow Recorder - Operational          |
| ○ Flushing Branch - Operational - SPMUD   | ■ Lat Station - Operational            |
| ○ Manhole - Proposed - SPMUD              | ■ Lat Station - Out of Service         |
| ○ Inside Drop - Proposed - SPMUD          | ○ Private Structure Inventory          |
| ○ Outside Drop - Proposed - SPMUD         | ○ Private Structure Inventory          |
| ○ Split - Proposed - SPMUD                | ○ Force Main                           |
| ○ Port - Proposed - SPMUD                 | ○ Gravy Line                           |
| ○ SubCap - Proposed - SPMUD               | <b>Private Sanitary Pipe Inventory</b> |
| ○ Flushing Branch - Proposed - SPMUD      | ○ Private Sewer Services Connections   |
| ○ Manhole - Out of Service - SPMUD        | ○ Private Sanitary Sewer Services      |
| ○ Port - Out of Service - SPMUD           | ○ Grease                               |
| ○ Split - Out of Service - SPMUD          | ○ Waste                                |
| ○ Manhole - Operational - Other           | ○ Pump                                 |
| <b>Sanitary Pipe Inventory</b>            | <b>Private Pump Stations</b>           |
| Line Type - Status - Owner                | ■ Lat Station                          |
| ▲ Force Main - Operational - SPMUD        | ■ Private Facility Site                |
| ▲ Force Main - Out of Service - SPMUD     | ■ Private Facility Site                |
| ▲ Gravy Line - Operational - SPMUD        | <b>Boundary</b>                        |
| ▲ Gravy Line - Proposed - SPMUD           | □ Map Grid                             |
| ▲ Gravy Line - Out of Service - SPMUD     | □ SPMUD Boundary                       |
| ▲ Sewer FOG Extractor                     | --- City of Rocklin                    |
| ▲ Grease Trap                             | --- City of Roseville                  |
| ▲ Grease Interceptor                      | --- Town of Loomis                     |
| ▲ Sewer System Valves                     | --- Interstate                         |
| ● Operational                             | ○ Detail Callout                       |
| ● Proposed                                | ○ Callout                              |
| ● Out of Service                          |  |

NOTES:

NONE



GRID UPDATED:  
10/26/2016





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

RECEIVED

MAY 10 2017

TOWN OF LOOMIS

May 1, 2017

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

Subject: Application #17-08 Conditional Use Permit and Design Review to Construct and Operate an Equestrian Center on 40.00 Acre Site Located at the Terminus of James Road Approximately 1300 FT North of Rocklin Road (APN:045-150-003)

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. The UAIC would like to consult on this project.

In order to ascertain whether the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that are completed for the project. We also request copies of environmental documents for the proposed project so that we have the opportunity to comment on appropriate identification, assessment and mitigation related to cultural resources. We recommend UAIC tribal representatives observe and participate in all cultural resource surveys. If you are interested, the UAIC's preservation department offers a mapping, records and literature search services program that has been shown to assist project proponents in complying with the necessary resource laws and choosing the appropriate mitigation measures or form of environmental documentation during the planning process.

The UAIC's preservation committee would like to set up a meeting or site visit, and begin consulting on the proposed project. Based on the preservation committee's identification of cultural resources in and around your project area, UAIC recommends that a tribal monitor be present during any ground disturbing activities. 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 by email at [mguerrero@auburnrancheria.com](mailto:mguerrero@auburnrancheria.com) if you have any questions.

Sincerely,

Gene Whitehouse,  
Chairman

CC: Marcos Guerrero, CRM

Tribal Office 10720 Indian Hill Road Auburn, CA 95603 (530) 883-2390 FAX (530) 883-2380