

Julie Edzards

From: Sharon Roseme [sroseme@garlic.com]
Sent: Tuesday, February 05, 2008 4:18 PM
To: Julie Edzards; Placer County Planning
Cc: Kathy Dombrowski; Pat Gibbs; Jenny Jordan
Subject: MINOR USE PERMIT, FOLSOM LAKE EQUESTRIAN CENTER (PMPCT20060321) Feb 7, 2008

Hi Julie,

Will this reach the Zoning Administrator if emailed to you? I've also faxed it to the planning department at 530-745-3080. Does that work??

Thanks,

Sharon

Sharon D. Roseme
9217 Los Puentes Rd.
Newcastle, CA 95658
916-663-3450
sroseme@garlic.com

February 5, 2008

County of Placer
Zoning Administrator
3091 County Center Drive
Auburn, CA 95603
Via email and fax

RE: MINOR USE PERMIT, FOLSOM LAKE EQUESTRIAN CENTER (PMPCT20060321)

Dear ZA,

I am writing to express my support of Folsom Lake Equestrian Center's ("FLEC") application for a minor use permit to increase the number of horses permitted on the property. I have used the trails adjacent to the property for many years. When FLEC acquired the property it was a complete mess. FLEC now operates a clean and well ordered equestrian facility of the highest possible quality. The owners are diligent in keeping the property free of dust, manure, flies and other pests. They are also good stewards of property near the facility. They have organized cleanup days where they and volunteers have removed garbage and wrecked cars left by others on adjacent property. As noted in the Negative Declaration, they have taken almost all of the mitigation measures recommended by staff.

I understand that the opponents are primarily residents of Clos Du Lac who are worried about dust and flies. Those homes were all in place before FLEC acquired the facility. At that time, the impacts of the stable were FAR more detrimental to their environment than would be caused by an increase in the number of horses to 60. They acquired their homes knowing fully that they were near an equestrian facility and chose to move there anyway. They are extremely lucky that FLEC acquired and improved the facility.

Please contact me if you need further information with respect to my support.

Sharon

cc via email:

Kathy Dombrowski
Pat Gibbs
Jenny Jordan

Sharon D. Roseme

EXHIBIT I

126

9217 Los Puentes Rd.
Newcastle, CA 95658
916-663-3450
sroseme@garlic.com

February 6, 2008

David Johnson
4530 Monte Sereno Dr
Loomis, CA 95650

Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

Attn: Planning Clerk

Re: Public Hearing Notice: OPPOSE
Application #PMPCT20060321: Folsom Lake Equestrian Center

I am a homeowner on Monte Sereno Drive whose property backs up to Prospector Road where the proposed addition to the Folsom Lake Equestrian Center is located. I would like to oppose this request due to:

- 1) **Traffic.** The cars, trucks and trailers create a dust storm as they travel up and down the unpaved Prospector Road. Increasing the facility will increase the number of cars that use this road for travel.
- 2) **Flys.** Last summer we had an inundation of flies in our yard. Increasing the number of horses will undoubtedly increase the number of flies in our home.

Thank you,



Dave Johnson
4530 Monte Sereno Drive
Loomis, CA 95650

128

February 4, 2008

TO: Fax # 1-530-745-3080
Attn: Ms. Julie Edzards, Zoning Admn. Clerk
(phone 1-530-745-3098)

Placer County Planning Commission
3091 County Center Drive
Auburn, Ca 95603

Attn: Planning Clerk
Ref: Public Hearing Notice: OPPOSE
Application #PMPCT20060321: Folsom Lake Equestrian Center

As homeowners whose back yard abuts Prospector Road, we oppose this Application for the following reasons:

1. TRAFFIC – has increased substantially on Prospector Road in the past 2 years. Signs have been posted “10 MPH – Please – No Dust” alerting to dust, especially in the summer, and are disregarded all up and down Prospector by people using excessive speed. This includes cars/trucks with horse trailers as well. We attribute this to increased horse boarding as more people “cut through” from Hoseshoe Bar Road to Lomida via Prospector Road.
2. The request to add “portable” stables to within 35 feet of Prospector Road is unreasonable and completely unacceptable due to increased HEALTH HAZARDS presented by flies and manure to Monte Sereno Homeowners backing up to Prospector Road.
3. The NOISE LEVEL has increased as more cars travel back and forth from the equestrian center. Horses kicking their stalls and work with tractors can be heard at all hours. “Portable” stables would have the same impact as permanent stables. “Portable” stables would only be a small step from responding to a future request for permanent stables – then, how could that be denied?
4. The request for a “barn” to within 42 feet of Prospector Road again would attract flies, increase the noise level, and a huge structure would be visible to Monte Sereno Homeowners.
5. The request for an unpaved parking lot creates dust in the hot, dry months and shows a lack of consideration for neighbors and the Center’s interest in saving budget dollars over negative neighborhood impact.

We oppose this application before the Planning Commission and request that Folsom Lake Equestrian Center adhere to the current approved use of the property. For only 12 horses. This is a high-end residential area and increased building of the

Equestrian Center would be a huge detriment to our home appreciation in addition to the above-referenced adverse environmental, vector control and traffic related issues.

Sincerely,



Alex & Kathy Michaelis
4550 Monte Sereno Drive
Loomis, CA 95650

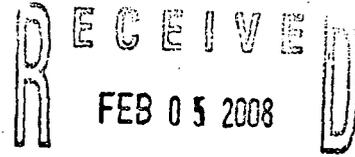
Monte Sereno Homeowners Association

♦ 2140 Professional Drive, Suite 260 ♦ Roseville, CA 95661 ♦ (916) 784-6605 ♦

February 4, 2008

Facsimile to (530)745-3080
and Regular Mail

Placer County Planning Commission
ATTN: Planning Clerk
3091 County Center Drive
Auburn, CA 95603



Re: Public Hearing Notice: Oppose
Application #PMPCT20060321: Folsom Equestrian Center

The MONTE SERENO HOMEOWNERS ASSOCIATION OPPOSES this request for the following reasons:

- 1) Prospector Road, a privately owned road, once only having a few vehicles accessing properties, in the last two years, has had vehicle **traffic triple** as trucks with horse trailers, autos, & trucks access the Center from Horseshoe Bar Road via Prospector Road. This private road is unpaved and NOT owned by Folsom Equestrian Center so the traffic creates a huge dust problem for owners on both sides of the road. This traffic puts joggers, pedestrians, and horse riders in danger as many of the vehicles exceed the posted 10 MPH signs by over 20-30 MPH.
- 2) Owners of Folsom Equestrian Center have shown disregard for the County Use Provision of their property and their neighbors by already tripling the number of horses on their property in violation of an application they made in 2005 which was denied but which we understand the County allowed an increase based on a pending application.
- 3) Existing violation of 30 horses v. 12 horses has impacted the neighborhood by **increased health hazards** presented by flies due to unapproved expansion of 18 horses. Horses & manure have created fly problems for Monte Sereno neighbors in hot, dry summer months.
- 4) The request to add "portable" stables to within 35 feet of Prospector Road is unreasonable and the **noise & flies** created will negatively impact the health of neighbors and property values of homes on Monte Sereno Drive as well as surrounding neighbors. Already there is one horse kicking in the barn which can be heard in the summer months all night. The fact is that

although designated "portable", the stables if approved will become a permanent fixture based on existing Center violation and have the same impact as "permanent" stables.

- 5) The request for a "barn" to within 42 feet of Prospector Road again attracts flies & noise and is unacceptable to Monte Sereno Homeowners along Prospector Road.
- 6) The proposed "barn" within 42' of Prospector would be an eye sore to Monte Sereno Homeowners, deprivation of their privacy, and adversely affect their home values.
- 7) The request for an unpaved parking lot with traffic creates dust in the hot, dry months.
- 8) The existing zoning of Residential/Agriculture acknowledges this property is in a Residential area. The impact of 60 horses, portable stables, barn and unpaved parking area **negatively impacts adjoining residences and approval would basically ignore/negate the Residential aspect of the zoning.**

For the above reasons, we oppose the application before the Planning Commission and further request that Folsom Equestrian Center relocate the 18 horses exceeding their approved property use.

Sincerely,

BOARD OF DIRECTORS
MONTE SERENO HOMEOWNERS ASSOCIATION

Patricia Conger
President

February 7, 2008

RE: Notice of Public Hearing
Placer County Zoning Administrator
Attn: John Marin, Michael Johnson Planning Director

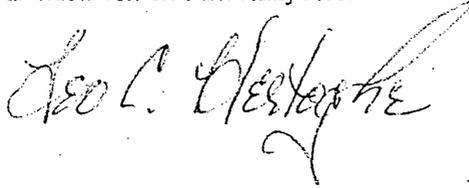
SUBJECT: Minor use permit, Folsom Lake Equestrian Center (PMPCT20060321)

I Leo Hertoghe former member of the Horseshoe Bar Adv. Committee and a neighbor who resides at 4051 Prospector Road, Loomis, CA 95650 Phone 916-933-2761 would like for my vote/opinion to be supportive of Jenny Jordan owner of the Folsom Lake equestrian Center. I would like for her application to be granted. I could not be here in person due to other commitments, and I did not receive notice of this hearing until 12:00 p.m. this date through word of mouth. As chairman of the Horseshoe bar Advisory committee we supported the Folsom Lake Equestrian Center and the Clo Du Lak has not done anything that they promised when that subdivision was granted. They have moved into the neighborhood and tried their best to do what ever they wanted done regardless of other property owners opinions and contrary to the agricultural and livestock history of this community. I appreciate city people moving into placer county and improving out tax base and developing the area, but not at the cost of the history of the community and the people that have lived here for generations. Jenny Jordan runs a very clean and well kept operation. She is a asset to the neighborhood and the community. She cooperates in all community efforts and by all standards is a good community asset. Anything that jeopardizes her operations would be a loss to this community. Since I also abut Clo Du Lak, they have also arbitrarily removed my fence without informing me of such action. That was a new fence that I put in, in agreement with the neighbor behind me that lived in Clo Du Lak.

I would appreciate a favorable vote for Mrs. Jenny Jordan.

Thank you,

Dr. Leo Hertoghe



PLACER COUNTY
DATE RECEIVED

FEB 07 2008

PLANNING COMMISSION

Julie Edzards

From: LBHA [lbha@vfr.net]
Sent: Thursday, February 07, 2008 12:16 PM
To: Placer County Planning
Cc: Julie Edzards
Subject: MINOR USE PERMIT, FOLSOM LAKE EQUESTRIAN CENTER (PMPCT20060321)

The Loomis Basin Horsemen's Association in support of the increase in number of horses for the Folsom Lake Equestrian Center. When FLEC acquired the property it was a complete mess. FLEC now operates a clean and well ordered equestrian facility of the highest possible quality. The owners are diligent in keeping the property free of dust, manure, flies and other pests. They are also good stewards of property near the facility. They have organized cleanup days where they and volunteers have removed garbage and wrecked cars left by others on adjacent property. As noted in the Negative Declaration, they have taken almost all of the mitigation measures recommended by staff.

When those opposing the project built their development the Stable was already in existence, however it was in disrepair. In addition the properties in that area are all zoned for livestock so Clos Du Lac knew what to expect. Now that the property is well cared for and the owners diligent in keeping it that way LBHA feels that there should not be any big problem to increasing the horse numbers to 60. FLEC owners have also staged several clean up parties of the land surrounding their property to remove garbage and old cars. Another plus for a good neighbor for the area.

Kathy Dombrowski

www.garlic.com/~lbha

Please be assured that all outgoing mail
from this address has been virus scanned
and is safe.

February 4, 2008

DELIVERY: Faxed to 1-530-745-3080

ATTN: Ms. Julie Edzards, Zoning Admn. Clerk
(Ph 1-530-745-3098)

Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

Attn: Planning Clerk

Re: Public Hearing Notice: OPPOSE
Application #PMPCT20060321: Folsom Lake Equestrian Center

As homeowners whose back yard abuts Prospector Road, we oppose this application for the following reasons:

- 1) **Traffic** on Prospector Road has substantially increased in the last two years. Although we have posted signs on our property "10 MPH Please—No Dust" alerting to dust, the signs are disregarded by drivers who use excessive speed. We attribute this mostly to increased horse boarding as more people "cut through" from Horseshoe Bar Road to Lomida via Prospector Road, a privately owned road.
- 2) The request to add "portable" stables to within 35 feet of Prospector Road is unreasonable & completely unacceptable due to increased **health hazards** presented by flies and manure to Monte Sereno Homeowners backing up to Prospector Road.
- 3) On a **noise level**, last summer there was one horse kicking in the barn which can be heard in the summer months all night. "Portable" stables would have the same impact as permanent stables. "Portable" stables would only be a small step from another request in the future of permanent stables—how would that be denied?
- 4) The request for a "barn" to within 42 feet of Prospector Road again would attract flies, noise, and a huge structure visible to Monte Sereno Homeowners.
- 5) The request for an unpaved parking lot creates dust in the hot, dry months and shows a lack of consideration for neighbors and the Center's interest in saving budget dollars over negative neighborhood impact.

We oppose this application before the Planning Commission and request that Folsom Lake Equestrian Center adhere to the current approved use of this property for only 12 horses. This is a high-end residential area. We feel a 60-horse Boarding Area Business that backs up to our newly-built \$1 million+ home will be a future detriment to our home appreciation in addition to the above-referenced adverse environmental, vector control, and traffic related issues.

Sincerely,



John & Patricia Conger
4570 Monte Sereno Drive
Loomis, CA 95650

February 3, 2008

RECEIVED
FEB 03 2008
CDRA

Placer County Zoning Administrator
3091 County Center Drive, Suite 140
Auburn CA 95603

Attn: Ms. Julie Edzards, Zoning Administrative Clerk, Ms. Charlene Daniels, Staff
Planner

**RE: Objection to requested changes in conditional use permit of Folsom Lake
Equestrian Center (PMPCT20060321)**

This letter has been written and signed by adjacent homeowners to voice strong objection to the requested changes in the existing conditional use permit. Specifically, the change to allow up to 60 horses to the 8.4 acre facility.

The following are our reasons for objecting:

1. This is not an owner occupied business. Ken Miller is a commercial real estate developer that does not live at the property. His only interest is in raising revenue, and not in the surrounding community.
2. This issue came up several years ago after Mr. Miller purchased the property. His comment to the meeting at the planning commission at that time was that he could not make enough money with the current horse zoning, despite the fact that he purchased the property with the current zoning and use permits.
3. The current operation is and has been out of compliance for some time now in violation of the zoning and current permits. We strenuously object to having this request enable Mr. Miller to "back into" compliance simply by a change in the use permit, a common activity of developers.
4. The property was previously cited for violations by the county and the state Fish and Game department for unpermitted grading, pollution of a stream that runs through the property. The increase in horses in such a small area will create additional pressure on the surrounding environment. (It does not appear that CA Fish and Game was notified of the hearing or of the application.)
5. The ranch runs full sized diesel tractors before 7am every morning to haul manure to a large manure bin near adjacent homes, the farthest point away from the caretaker's mobile home at the ranch. Presumably this equipment use would expand if the permit were granted, resulting in more noise, smell, dust, and manure being piled up near adjacent homes.
6. The flies, smell, dust, and noise is much worse than if the operation were in compliance with the current law.
7. The property is located directly adjacent an in between two lovely communities that were built while under the current limited use permit. We strenuously object to the expanded the use of this non-owner occupied business simply to raise the

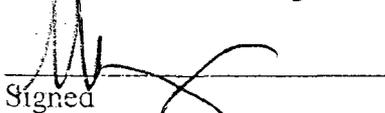
profits of the owner. If granted, the homeowner's right to quiet enjoyment of their property would be greatly disrupted.

8. The expanded commercial use of this property will negatively affect property values already under pressure to a softening economy.
9. Any expansion of the current zoning and/or conditional permit may result in immediate legal action to protect the rights of the adjacent homeowners.

Most of the persons signing this document could not afford to take off from their jobs to attend the meeting, but please do not interpret this to mean we do not wish to protect our property rights.

Sincerely,

Mark and Tina Breunig, 4344 Cognac Court. Loomis CA


Signed

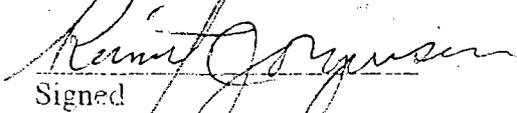
2/1/08
Date

Kermit and Flo Jorgensen, 4340 Cognac Court Loomis CA


Signed

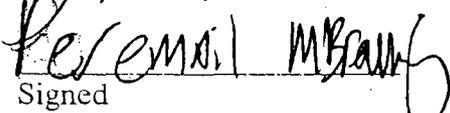
2-1-08
Date

Mike and Janice Susslin, 4331 Cognac Court Loomis CA


Signed

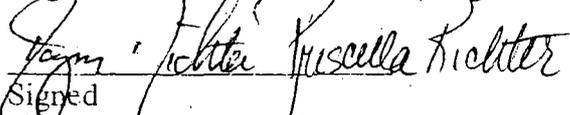
2-1-08
Date

Paul and Sandy Williams, 4336 Cognac Court, Loomis CA


Signed

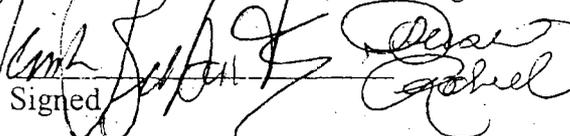
2/2/08
Date

Roger and Priscilla Richter, 4341 Cognac Court, Loomis CA


Signed

2-4-08
Date

Mark and Susan Roberts, 4325 Cognac Court, Loomis CA


Signed

2/4/08
Date

Mark and Debbie Motell, 4320 Cognac Court, Loomis CA


Signed

2-1-08
Date

Signed J. Allen
James and Marie Allen

Date 2/3/08

Signed

Date

Dennis and Joan McKenna, 4315 Cognac Court, Loomis CA

Signed

Date

David and Cassie McNamara, 4324 Cognac Court, Loomis CA

David McNamara
David McNamara

Date 2/4/08

Mike and Kathy Metzger, 9631 Clos du Lac Circle, Loomis CA

Michael Metzger
Signed Kathy Metzger

Date 2/4/08
Date 2/4/08

Don and Lucy LeDoux, 9627 Clos du Lac Circle, Loomis CA

Don LeDoux
Signed

Date

Larry and Pam Boss, 9729 Clos du Lac Circle, Loomis CA

Pamela Boss
Signed Pamela Boss

Date 2-4-08

Grant and Yoka Koch, 9728 Clos du Lac Circle, Loomis CA

Yoka Koch Grant Koch
Signed Grant Koch

Date 2/4/08

Jim and Joanne Veeck, 9752 Clos du Lac Circle, Loomis CA

Joanne Veeck
Signed Jim Veeck

Date 2/4/08
Date 2/4-04

Greg and Sue Wesselius, 9708 Clos du Lac Circle, Loomis CA

Sue Wesselius
Signed Greg Wesselius

Date 2/4/08

Dave and Alaina Devine, 9636 Clos du Lac Circle, Loomis CA

Per email
Signed

2/1/08
Date

Bill and Michelle Marango, 424 Burgundy Court, Loomis CA

Bill Marango
Signed

2-4-08
Date

Larry and Laura Neuman, 9751 Clos du Lac Circle, Loomis CA

Chris Sheffer
Signed

2/4/08
Date

Tedd and Chris Sheffer, 9612 Clos du Lac Circle, Loomis CA

[Signature]

2/4/08

[Signature] 9704 Clos du Lac Cir
2/4/08

[Signature] 9744 Clos Du Lac Circle
2/4/08

[Signature] 4305 Cognac Ct 2/4/08
Loomis, CA 95650

[Signature] 4328 Cognac Ct.
Loomis CA 95650 2/4/08

RECEIVED
MAR 13 2008

PLANNING DEPT.

MARK ROBERTS
4325 COGNAC COURT
LOOMIS, CA 95650
(916) 652-8127
(916) 652-8128 (Fax)

March 5, 2008

MR. KIRK UHLER
PLACER COUNTY SUPERVISOR - DISTRICT 4
175 FULWEILER AVENUE
AUBURN, CA 95603

Re: Folsom Lake Equestrian Center (PMPC-20060321, APN 036-085-003)
4491 Prospector Road, Loomis, Ca

Dear Mr. Uhler:

On February 7, 2008, a public hearing was held by the Zoning Administrator for a Minor Use Permit for the above referenced business facility to increase the number of horses on the property together with variance approvals for certain portable stalls and barn improvements.

The end result was an approval for 60 horses on 4 acres. For approximately the past three years, the facility has been in violation of zoning ordinances and an existing use permit allowing for 12 horses on 8.4 acres. According to testimony at the public hearing by a representative of the owner, there are currently 34 horses plus an "unknown number of guest horses" on the property.

The public hearing notice, staff reports, and environmental disclosures contained significant errors that misrepresented the actual application for the amount of land involved, the existing number of horses, and true impacts on the surrounding neighbors.

The very real impact for those of us in the surrounding neighborhoods has been a continuous increase in odor, flies, dust, and equipment noise in conjunction with the increasing number of horses. Additionally, there is evidence of the situation affecting the stream that runs through the property as well as adjacent vitacultural interests.

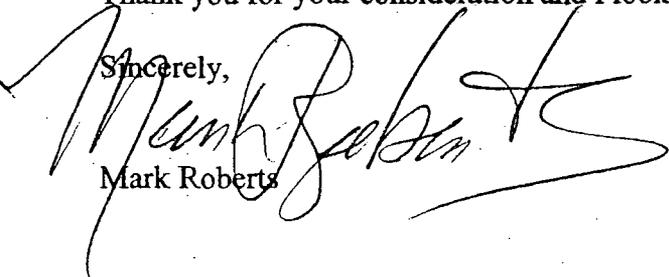
Mr. Kirk Uhler
Folsom Lake Equestrian Center
March 5, 2008

I have filed an appeal in this matter scheduled for March 27, 2008 before the Planning Commission. I have the support of a number of neighbors affected as well as the respective neighborhood homeowner associations. We are looking for the enforcement of the existing use permit and a denial of the pending Minor Use Permit due to inadequate disclosure, the intense use of the land, and consequential impacts.

I would appreciate your support as well as the opportunity to meet with you to discuss the issues and listen to recommendations that you may have.

Thank you for your consideration and I look forward to your reply.

Sincerely,


Mark Roberts

3/11/08 cc: Mr. Michael Stafford
Planning Commissioner
District #4

RECEIVED
MAR 14 2008
PLANNING DEPT.

March 10, 2008

Placer County Planning Department
Attn: Kathi Heckert
3091 County Center Drive
Suite 140
Auburn, CA 95603

re: Folsom Lake Equestrian Center use permit

I am writing to give my support to Folsom Lake Equestrian Center, FLEC, in their recent application before Placer County to secure a use permit for additional horse boarding.

I have been boarding horses at that location continuously since 1994 with the current owner as well as the previous owners. I speak from experience, having been a partner in a horse boarding operation in the bay area for a number of years.

The FLEC operation is probably the finest I have ever experienced. The grounds are kept immaculately clean. Flies and vermin are controlled to the point of being non-existent. Waste is regularly collected and removed from the property. It has to be one of the best run stables in Placer County, if not the state. It is a real asset to the community and a pleasant place for me to board my horse.

Based on my experiences at the FLEC facility, I am confident that they can easily and professionally manage the number of horses allowed by the recently approved permit and I urge Placer County to allow FLEC to proceed with their expanded operation.

Sincerely,



Richard Humphrey
3301 Marshall Avenue
Carmichael, CA 95608

March 17, 2008

Sharon D. Roseme
9217 Los Puentes Rd.
Newcastle, CA 95658
916-663-3450
sroseme@garlic.com

County of Placer
Planning Commission
3091 County Center Drive
Auburn, CA 95603
Via fax 530-745-3080

Email planning@placer.ca.gov cdaniels@placer.ca.gov.

RE: THIRD PARTY APPEAL MINOR USE PERMIT, FOLSOM LAKE EQUESTRIAN CENTER
(PMPCT20060321)

Dear Planning Commission,

I am writing to ensure that the enclosed letter is part of the record before the Planning Commission on March 27, 2008 with respect to the THIRD PARTY APPEAL OF ZONING ADMINISTRATOR APPROVAL OF MINOR USE PERMIT, FOLSOM LAKE EQUESTRIAN CENTER (PMPC 20060321).

In addition to the facts in that letter I also want to say that I have boarded Peach, my 26 year old mare at FLEC for several years. She has been in stalls no bigger than those proposed. Prior to her move to FLEC, she was in a 1 acre pasture at my prior home. She has been both happy & healthy at FLEC. She has had a recurring fly allergy for many years and it has been MUCH better at FLEC than when she was in a bigger space.

I understand that the appellants contend that the size of stalls required to board 60 horses on this property would be tantamount to animal abuse. My experience has been exactly the opposite. I have never ever seen a "crowded" horse at FLEC in ANY of the boarding facilities there.

Please note that, though I am cochair of the Loomis Basin Municipal Advisory Council, I have recused myself from this matter and am writing only in my capacity as a private citizen. Please contact me if you need further information with respect to my support.


Sharon

cc via email: Kathy Dombrowski
Pat Gibbs
Jenny Jordan

Sharon D. Roseme
9217 Los Puentes Rd.
Newcastle, CA 95658
916-663-3450
sroseme@garlic.com

DOACH/EYES

February 5, 2008

County of Placer
Zoning Administrator
3091 County Center Drive
Auburn, CA 95603
Via email and fax

530-745-3080

RE: MINOR USE PERMIT, FOLSOM LAKE EQUESTRIAN CENTER
(PMPCT20060321)

Dear ZA,

I am writing to express my support of Folsom Lake Equestrian Center's ("FLEC") application for a minor use permit to increase the number of horses permitted on the property. I have used the trails adjacent to the property for many years. When FLEC acquired the property it was a complete mess. FLEC now operates a clean and well ordered equestrian facility of the highest possible quality. The owners are diligent in keeping the property free of dust, manure, flies and other pests. They are also good stewards of property near the facility. They have organized cleanup days where they and volunteers have removed garbage and wrecked cars left by others on adjacent property. As noted in the Negative Declaration, they have taken almost all of the mitigation measures recommended by staff.

I understand that the opponents are primarily residents of Clos Du

Lac who are worried about dust and flies. Those homes were all in place before FLEC acquired the facility. At that time, the impacts of the stable were FAR more detrimental to their environment than would be caused by an increase in the number of horses to 60. They acquired their homes knowing fully that they were near an equestrian facility and chose to move there anyway. They are extremely lucky that FLEC acquired and improved the facility.

Please contact me if you need further information with respect to my support.



Sharon

cc via email:

Kathy Dombrowski
Pat Gibbs
Jenny Jordan

From the Desk of
David L. McNamara

3/13/08

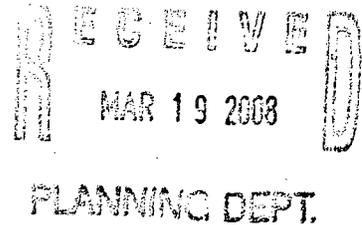
GENTLEMEN:

THIS COPY OF OUR LETTER
IS BEING BELATEDLY
FORWARDED AT THE
SUGGESTION OF OUR
ATTORNEY, MR. RICH
HOLT, WHO IS WORKING
ON AN APPEAL.



March 17, 2008

Placer County Planning Commission
Attn: Kathi Heckert
3091 County Center Drive, Suite 140
Auburn, CA 95603



Re: Folsom Lake Equestrian Center

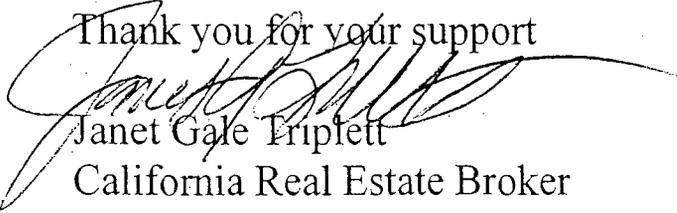
To Placer County Planning Commission:

It is my observation as a horse owner/enthusiast for over 40 years that the Folsom Lake Equestrian Center is one of the finest run equestrian centers throughout the entire Sacramento metropolitan area. Recently I have interviewed and visited several equestrian facilities in Placer County and I found that Folsom Lake Equestrian Center has the cleanest paddocks and stalls and the friendliest horse environment around. The proximity to the lake trails is an added bonus, however it was very important to me that the environment was friendly and safe. Folsom Lake Equestrian Center met and exceeded all of my expectations in all of these categories. Jenny Jordan cares about her boarders and especially about their horses. It is their great management skills and personal touch that make this environment good for the horses and their owners. It is people like this that should have a facility to allow more boarders the pleasant experience of boarding their horses here.

Loomis is and should remain a community of horseback riding and the Folsom Lake trails are there for horse enthusiast to enjoy. Folsom Lake Equestrian Center has my complete support to add the additional paddocks to this center. It will enhance the facility and allow other horse owners to share this environment

I hope that all of the County Supervisors will take this recommendation into consideration and vote in favor of Folsom Lake Equestrian center and allow them to add the additional paddock's to their facility.

Thank you for your support



Janet Gale Triplett

California Real Estate Broker

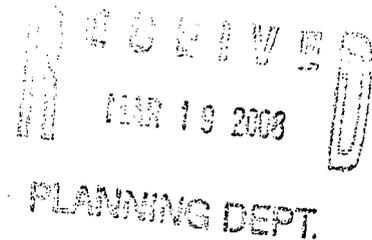
7917 Wildridge Dr

Fair Oaks, CA 95628

(916) 812-2915

March 17, 2008

Kathi Heckert
Placer County Planning Dept.
3091 County Center Drive, Suite 140
Auburn, CA 95603



Dear Ms. Heckert,

I would like to share with you the opinion my husband and I hold regarding the business that Jenny and Billy Jordan operate known as Folsom Lake Equestrian Center, or FLEC. Most recently, my husband and I have been boarders at FLEC for almost a year. Prior to that, in 2002-2003, we boarded our horses at the same location when it was known as Heart T Ranch. I can assure you, if you were at all familiar with the property as it existed back in 2002-03 and the condition of the property today, you would hardly believe it was the same facility. Jenny and her husband have done an incredible job of creating a clean, properly maintained, and well-managed boarding facility. They are extremely responsible managers and never miss an opportunity to address and correct any ongoing maintenance or repair situations that might arise.

I have personally recommended FLEC to two horse-owning friends who have both joined the FLEC family as a result of their positive impression of the facility that Jenny and Billy work so hard to build. My husband and I have boarded at a number of facilities since we joined the ranks of horse ownership, and we can assure you that FLEC is a very well maintained facility that should not only be allowed to continue to operate, but should be regarded as a standard that other boarding facilities should emulate. There is nothing inhuman or cruel about the way the horses are housed and cared for at FLEC. Each has sufficient space to move around in and is fed ample quantities of good quality hay. Having access to the wonderful network of trails around the lake enables our horses to be exercised regularly and vigorously which adds to the physical and mental health of our horses.

We are very impressed with how the manure is handled and removed twice a week. We have friends that come to FLEC to ride with us and they all comment on how clean the facility is kept. We have boarded at several other facilities that did not adhere to the frequent stall and paddock cleaning schedule followed at FLEC. These same facilities had their manure hauled out once a month and believe me, the difference in the fly population is huge. Since there are many horses that live in the area surrounding FLEC and flies by their nature are highly mobile. It seems arbitrary and illogical to blame FLEC for a perceived fly problem. We are certain that even if FLEC did not exist, the people who are complaining about the fly problem would still perceive that there is a fly problem due to the population of flies that routinely visit other properties in the surrounding area that also house horses.

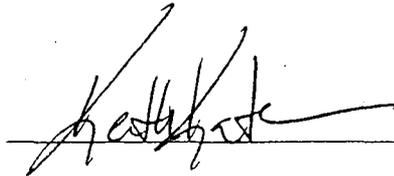
We understand that there are people in the neighborhood surrounding FLEC who do not own horses and do not support the continued operation of FLEC. The unfortunate reality is that there are fewer and fewer facilities available to those of us who want to own horses but do not live

where horses can be kept and therefore must board their horses. Jenny and Billy strive to meet very high standards of operational excellence and they should be respected and supported for their efforts. Facilities that are as well-run as FLEC should be treasured as valued contributors to the unique rural community of Loomis. Although we don't care for the noise they create, we do not try to limit the boating activities of those that use their boats for water skiing at Folsom Lake, the same lake where I enjoy riding my horse,. Nor do I appreciate being the recipient of negative judgment by those that dislike my choice of recreation. We believe that we should tolerate our neighbors and respect their right to participate in whatever hobby they enjoy, regardless of whether their preferred hobby is the same or different than our own.

The reality of the situation is that there has been a boarding facility at the corner of Lomida and Prospector for longer than many of the homes that now exist in the neighborhood. The facility is well-run by very hard working and conscientious couple that provide a safe environment and a valuable service to a group of responsible customers who share a love for horses and riding. We do not trespass or throw litter on the neighbors' properties, nor do we make a lot of noise. We simply want to continue to enjoy our horses and the unique and wonderful location that FLEC offers.

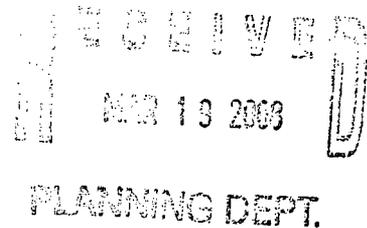
Thank you for your careful and thoughtful consideration of this matter. My husband and I would be happy to answer any questions you might have and/or discuss additional concerns that were not addressed in this letter. We strongly encourage you to decide that FLEC should be allowed to continue as a boarding facility as long as the Jordans run it as they currently do - in an honest, courteous and responsible manner.





Keith and Lucy Kataoka
4912 Durland Way
Fair Oaks, CA 95628
(916) 961-5288

March 18, 2008



Placer County
Kathi Heckert
Planning Department
3091 County Center Drive, Suite 140
Auburn, CA 95603

**RE: Folsom Lake Equestrian Center (FLEC)
Conditional Use Permit**

Dear Kathi:

This letter is to SUPPORT Folsom Lake Equestrian Center and its request for a Conditional Use Permit. I am writing to you with my concerns for our community!!!

I am the Owner/Operator of Shambaugh Ranch in Loomis, Ca. I was the first applicant in the history of the Town of Loomis to be AWARDED a Conditional Use Permit to operate a 5.8 acre Equestrian Facility for up to 35-horses. Not only did I have to go thru the Town Hall meetings, neighborhood appeals, etc., but I had to still maintain the facility to the Town of Loomis standards.

I strongly believe my facility is what it is, because I had the support of the Town of Loomis. The Town Council did not want my ranch property to turn into yet another subdivision. Please take a moment and think of all the families and hundreds of children that enjoy these types of facilities. Without these equestrian facilities, where can children learn about horses, board their ponies, enjoy some farm animals???? This is for our community! Believe me, I have received so many handwritten notes from my riding students and boarding clients, over the years, on how blessed they are to be a part of Shambaugh Ranch. Again, without these types of facilities where will these families go? Our horses need care; we need these types of facilities in our community!

Please consider the entire scope of this project and the impact it has on our entire community. This project is NOT about the owners of Folsom Lake Equestrian Center vs. the neighbors, this project is about all the families, children and horses in our community that consider FLEC their home. We as a community need to stand up and support those property owners that are willing to finance, develop and offer such beautiful equestrian facilities for our community. I strongly believe we should attract more investors who are willing to finance such recreational facilities.

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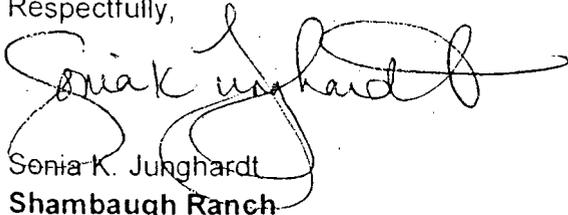
Believe me; these facilities require a lot of work and financial backing! It takes so much energy, work and man power to operate such a facility and to fight such a project is so concerning for me. Without these facilities, we will soon become yet another city of concrete foundation houses, strip malls, etc. We need recreational facilities to support the lovely lifestyles of those that choose to live in Placer County. If this project is not approved, I can almost guarantee it will become just another house to live in.

Again, please, consider the impact of this project as a whole!!! Lastly, please consider the well being of all these horses. They need care, they need a place to live, and they need a facility to call "home!"

In closing, please support this recreational equestrian facility! We are so grateful that the property owner has decided to offer this project to our community, we should support them, not hinder their growth. Placer County and all the equestrian families will benefit from this facility.

If I can be of any assistance, please call me anytime at 916-257-1745.

Respectfully,



Sonia K. Junghardt

Shambaugh Ranch

5855 Shambaugh Lane

Loomis, CA 95650

916-257-1745

Soniajunghardt122@hotmail.com

c.c. Kenneth Miller, FLEC

Jenny Jordan, FLEC

Point Properties Associates

4324 Cognac Court Loomis, Ca. 95650

Telephone (916) 652 2892 • Fax (916) 652 2893

Fax Transmittal

**To: Kathy Heckert
Placer County Planning**

Fax: 530 745 3080

From: Dave McNamara

Date: 3/18/08

Total pages (inc. cover page): 2

Subject: Folsom Lake Equestrian Center appeal

Attached is a copy of our previous letter to Supervisor Uhler regarding this matter. We would appreciate your including this in your appeal "package."

Thanks

DMc

David L. McNamara
4324 Cognac Court Loomis, Ca. 95650
Telephone (916) 652 2892 - Fax (916) 652 2893

March 1, 2008

Mr. Kirk Uhler
District 4 Supervisor, Placer County
175 Fulweiler Ave.
Auburn, Ca. 95603

Re: Folsom Lake Equestrian Center Appeal

Dear Mr. Uhler:

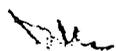
We live on Cognac Court within a few hundred feet of the eastern boundary of the subject equestrian center. However, we are apparently outside the statutory limit for receiving notices of hearings, or other matters, regarding the Center, so only recently learned of the process under which the owners are attempting to vastly increase the number of boarded horses on the property. It is our understanding that an appeal has now been filed against the approval of the minor use permit; we are certainly in support of the appeal and are opposed to the proposed increase to what is apparently an unmonitored 60+/- horse occupancy.

We purchased our home approximately three years ago with the knowledge that Loomis is a rural, equestrian-oriented community, as was the location of our prior home in San Luis Obispo on forty rural acres. We chose the Clos du Lac community, however, because of its obvious attributes and the fact that the sometimes negative aspects of horse ownership (dust, noise, horse vs. vehicular traffic, odors, etc) would not have a proximate impact. The proposed density increase of this nearby facility, however, will aggravate what are currently occasional problems; the doubling of the number of horses in what we understand could be even a reduced area appears at best unwise.

We request that your office reconsider whatever support you have shown for this project, consider the negative impact on the affected communities, and permit the orderly appeal of the prior approval in a move to what we believe should be an ultimate denial of the application.

Thank you for your consideration.

Sincerely,



David and Cassie McNamara

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Mr. Michael Stafford Planning Commissioner
C/o Michael Johnson Planning Director
District #4, Placer County
3091 County Center Dr.
Auburn, CA
95603

RECEIVED
MAR 20 2008
PLANNING DEPT.

March 18, 2008

Re: Folsom Lake Equestrian Center

Dear Mr. Michael Stafford,

I am writing this letter as an upset and concerned resident of Clos du Lac, a residential community located off Lomida in the township of Loomis. I am sure you have already received many letters with legal arguments and raising awareness of violations committed by the Millers (owners) of Folsom Lake Equestrian Center.

As a resident first let me state clearly my wife and I have no issue with the limited use of this property in question as approved for up to 12 horses. We bought into our community with an understanding of this permitted use and it seemed reasonable as well as a wonderful part of the natural environment for Loomis and the Sierra Foothills. Both my wife and I love animals and support the existing facilities in the area and the number of horses that have traditionally been deemed appropriate for the acreage.

A nice balance seemed to be struck between the existing horse property and the developments that evolved over the last ten years. The horse presence was maintained while residential expansion and needed tax revenues grew in the area.

I am sure you have seen, the proposal of expanded use for FLEC. I am also sure you have seen it has been shrouded in violations, untruths and misrepresentations on the part of the owners.

As a tax paying resident, we wish to issue our strongest objection to the obvious manipulation being attempted by the Millers. This manipulation is merely an attempt to mitigate losses from a purchase of property, they intended for residential development. This property was not zoned for and later denied for such as desired by the Millers. The Millers are not ranchers with a deep love for horses, but investors that are attempting to do a 180 from an investment that they could not force through our city and county governments allowing them to divide the land up for custom home development.

This proposal creates numerous environmental issues, traffic safety issues and health issues. We hope that as tax payers and members of this fine community, we can have your support, time and effort in thoroughly looking into this matter and finding that the previously approved 12 horse limitation on the 8+ acres was and is a harmonious balance in this area.

Thanking you in advance for your hard work and diligent efforts on behalf of the actual residents of Loomis.

Respectfully,
Mark & Debbie Motell

March 27, 2008

Placer County Planning Department
Attn: Kathi Heckert
3091 County Center Drive, Ste. 140
Auburn, CA 95603

RECEIVED
MAR 20 2008

PLANNING DEPT.

To whom it may concern,

I have been a boarder at Folsom Lake Equestrian Center for approximately five years. I brought my horse there prior to the arrival of the Jordan family and have witnessed this neglected piece of property turned into a facility that would rival some parks in our area. They have worked diligently over the years, removing old cars and discarded debris from the creek area and have restored this environment to its natural state. The sounds of the frogs in the evenings are a testament to that! The driveways and pathways have been completely graveled to keep down the dust and mud and are continually maintained. The manure is taken off the property, unlike at other facilities that I have boarded my horse.

As a horse owner, speaking for myself and I am sure for my fellow equestrians, the care of our valuable partners is premier. Knowing that the Jordan family is looking out for their well-being gives me the piece of mind that I have not had at other facilities. Working along with the Jordan's has been a rewarding experience as myself and fellow borders pitch in and help with the upkeep and daily maintenance, as we all know how important it is to maintain our facility. We have had trail clean-up days, taking garbage bags out with us on the trails, picking up debris left by disrespectful people. Bill Jordan has pulled out at least five demolished and abandoned cars from our trails and made sure they were taken away.

To address the issue of Prospector Road and its use, the borders at FLEC do not arrive at our facility through Horseshoe Bar Road entrance. We enter and exit via Lomida, using only a fraction of the entire road. This has been graveled several times by the Jordan's to keep down the dust and mud.

In closing, we all understand the importance of quality of life in our area and we intend to maintain that to the highest level. I personally would enjoy the peaceful sounds of the horses as they call out at feeding time, the deafening sounds of the frogs, the occasional thump of a feeder box and a country fly or two, over a 747 dropping its landing gear over my roof on its final approach.

Sincerely,


Nancy Brooks
Proud FLEC Boarder

KH

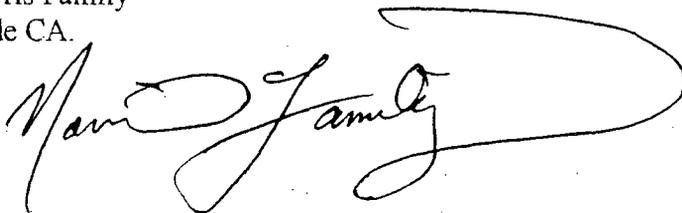
To Whom this Concerns,

The Jordan family is very wonderful and caring horse people who provide a beautiful immaculate facility for others to enjoy their horses in.

We had entrusted our horses in their care while we were in the Northern California area last summer. We have been horse owners for the past 20 years and in this time span we have boarded our horses in some very nice facilities. Having said that we must add that none compare to the Folsom Lake Equestrian center. The Jordan's facility is simply one of the nicest, and cleanest ones we have been to. We felt very secure and comfortable while having our horses entrusted in their care. Their trail access is also a huge draw to us trail riders. This family works very hard to have a smooth running facility, and to provide all the necessities needed for their boarder, and their horses. In touring this facility it is obvious that the Jordan's love their business. In the time we were at the Folsom Lake Equestrian center we never saw any neglect to the care or well being to the horses of this boarding facility. All the stalls were kept clean, with fresh water and hay provided. This is truly a **Top Notch** equestrian center and the Jordan family should be commended on their professionalism and their ability to provide their area with a great boarding facility with beautiful trail access in a close family type setting. We highly recommend the Folsom Lake Equestrian Center to all hors owners who want the best responsible care for their horses. If there are any questions that would like to be asked of us please feel free to e-mail us at Haulnoats@Charter.net

Sincerely,

The Norris Family
Riverside CA.



(951) 688-8044

RECEIVED
MAR 24 2008

PLANNING DEPT.

157

Kathi Heckert

From: Charlene Daniels
Sent: Tuesday, March 25, 2008 7:41 AM
To: Kathi Heckert
Subject: FW: FLEC

From: SeaByHeart@aol.com [mailto:SeaByHeart@aol.com]
Sent: Monday, March 24, 2008 5:58 PM
To: Charlene Daniels
Cc: Jennyjordan@got-trails.com
Subject: FLEC

Hello,

I would just like to extend my support to FLEC for their ideas and dreams for putting together the expansion of their stables.

During the 2 months I have been out there, the horses are treated well, everything is clean, and the people are cordial and professional.

Adding on to the dimensions of their operations will only enhance a premier horse facility. Jenny and Billy Jordan are accountable and honest, and I am sure that everything they do will be in accordance with that.

Please add my name to your list of supporters for FLEC and their goals to expand their operations.

Thank you,
Margaret O'Hair
Rocklin, California

Create a Home Theater Like the Pros. [Watch the video on AOL Home.](#)

Kathi Heckert

From: Diana Hermance on behalf of Placer County Planning
Sent: Thursday, March 27, 2008 12:54 PM
To: Kathi Heckert
Subject: FW: Folsom Lake Equestrian Center, PMPC 20060321, Attn: Kathi Heckert et al

FYI

Diana
v3149

From: M. Furlow [mailto:mfurlow@quiknet.com]
Sent: Thursday, March 27, 2008 9:51 AM
To: Placer County Planning
Subject: Folsom Lake Equestrian Center, PMPC 20060321, Attn: Kathi Heckert et al

Dear Ms. Heckert et al,

I am writing to support Folsom Lake Equestrian Center's effort to increase the number of horses boarded at its facility. I have boarded my horse at this barn for almost 4 years. It is one of the cleanest public horse boarding facilities I have ever seen. I have boarded my horse at one other local barn and have visited several others, none of which paid so much attention to manure pickup, fly control and general upkeep of the premises. In addition, the current owners have made vast improvements in the facility over the previous business (Hart-T Stable) and appear committed to continuing maintenance and improvements.

Respectfully,
Donna Furlow
Granite Bay
916-698-2333

159

March 25, 2008

Placer County Planning Department
Auburn Office
3091 County Center Dr
Auburn, Ca 95603
(530) 886-3000

RECEIVED
MAR 26 2008
CDRA

Robert & Lori Vance
9421 Lomida Lane
Loomis, Ca 95650
(916) 225-2349 Lori
(916) 225-2351 Robert

Re: Minor Use Permit Appeal
Folsom Lake Equestrian Center (PMPC 20060321)
APN 036-085-003

Sirs:

The above applicant is in violation of current zoning and use permits, and is operating without a business license.

Inadequate buffer zone: Applicants have encroached upon our shared property line and surrounded our property with horses, stalls, trailers, training rings, and miscellaneous equipment. Horses and stalls are already within six feet of the property line and within 12 feet of our well (see attached pictures), encroaching and devaluing our property.

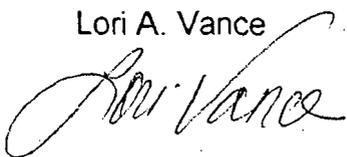
Folsom Lake Equestrian Center's business license lapsed due to nonpayment in June 2006. The lapsed license belonged to Dawna Trueblood, the former owner of the property.

Applicants have filed a separate action for a lot split to create three parcels and rezone (PMLD T20070691). This action would put all horses and equipment on a single parcel of less than four acres, abutting our property, further diminishing our property value, and decreasing our ability to enjoy the private use of our land.

We request denial of the application, enforcement of the current zoning/use permit, and removal of encroaching stalls, horses, buildings, et al.

Sincerely,

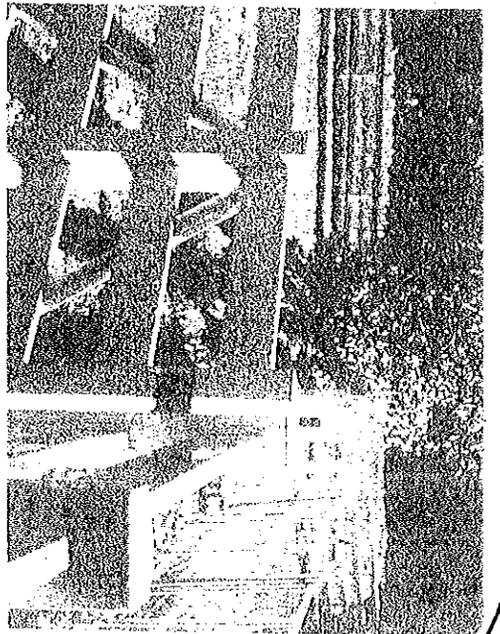
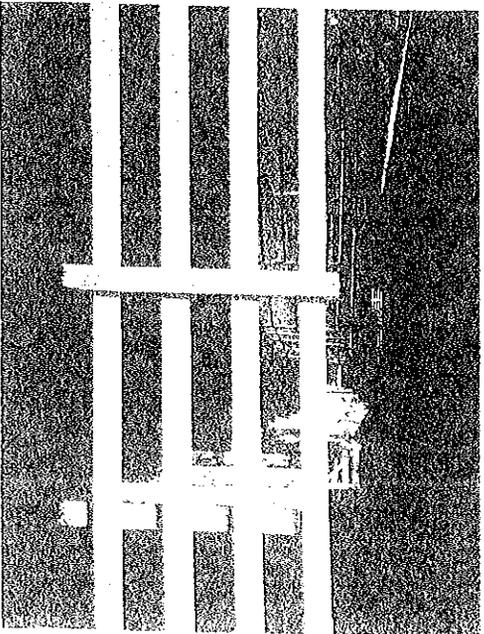
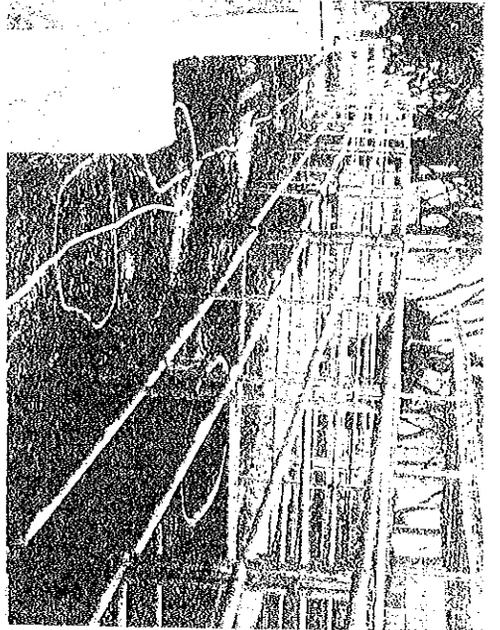
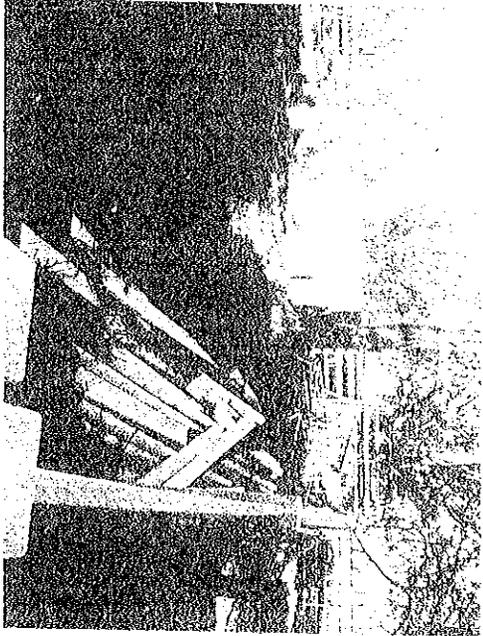
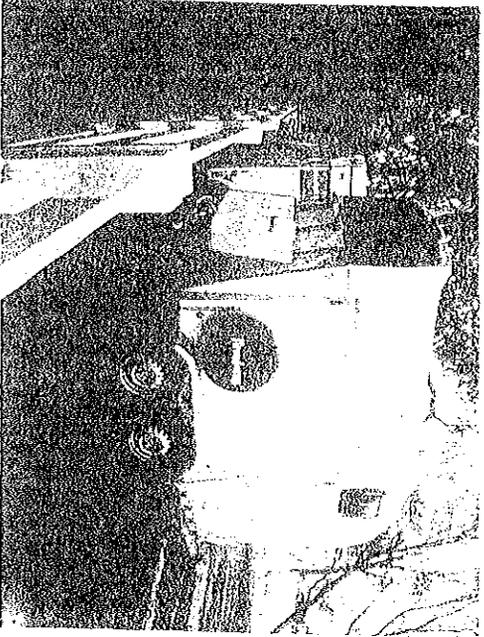
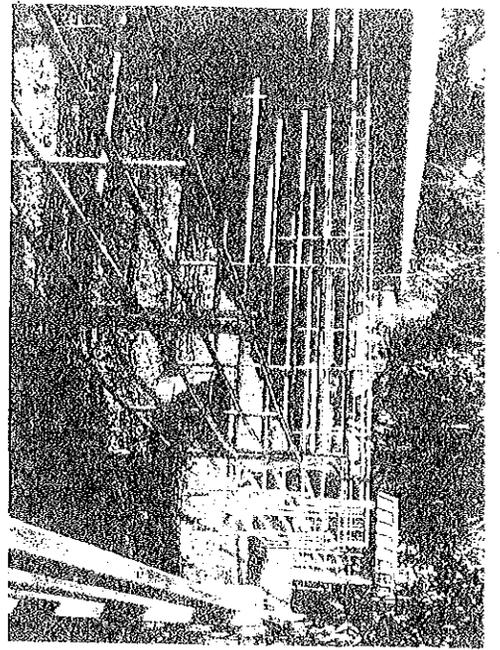
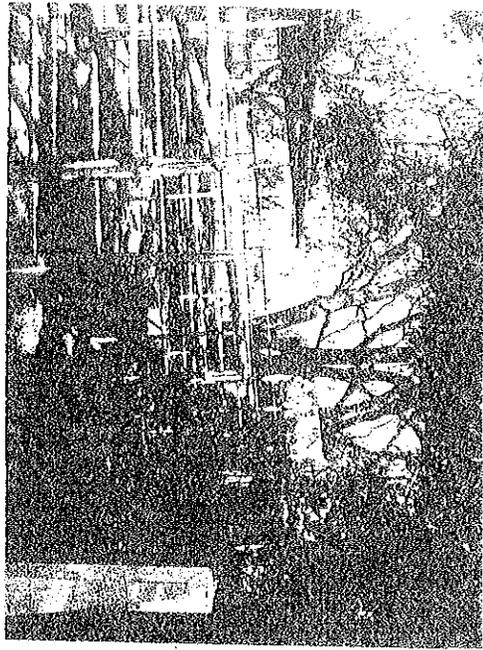
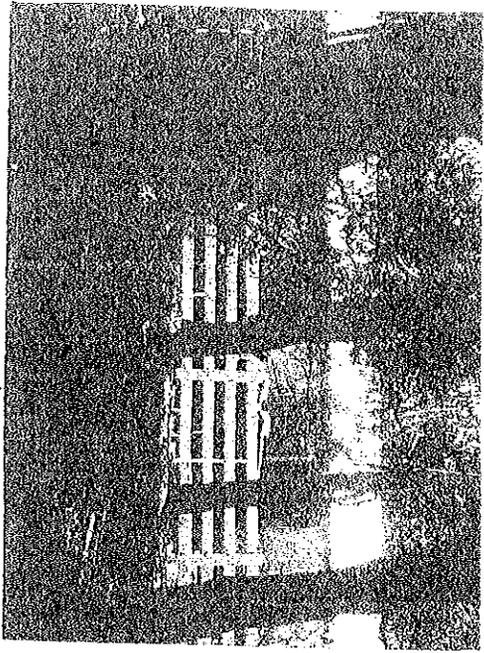
Lori A. Vance

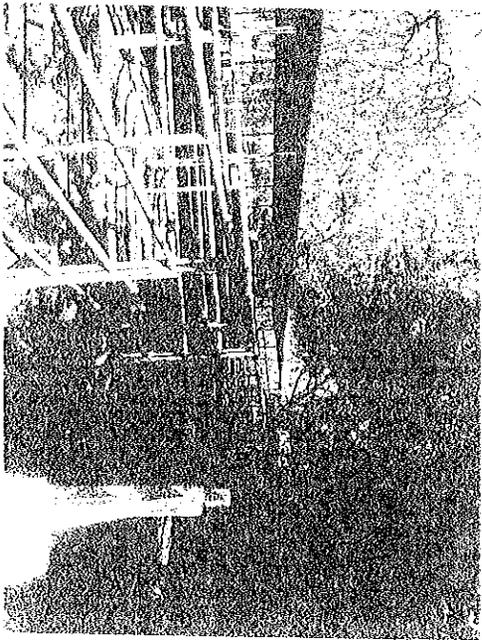
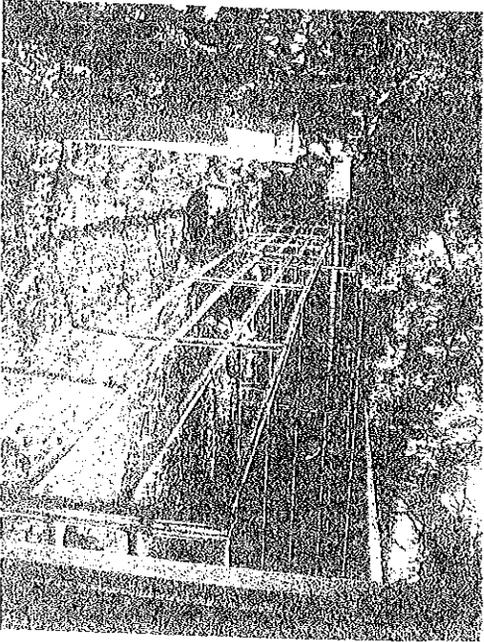
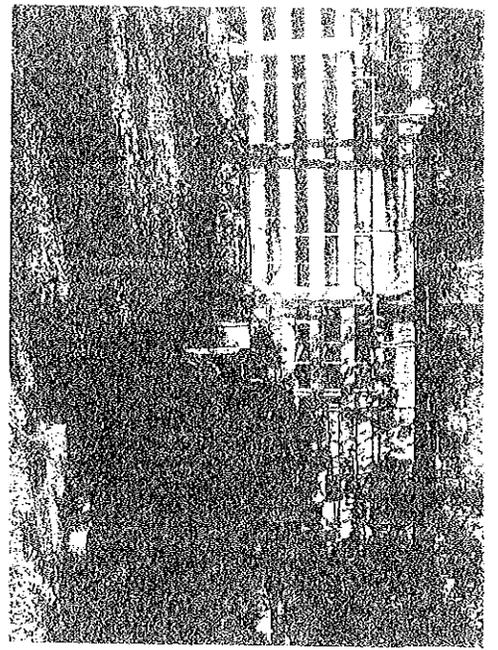
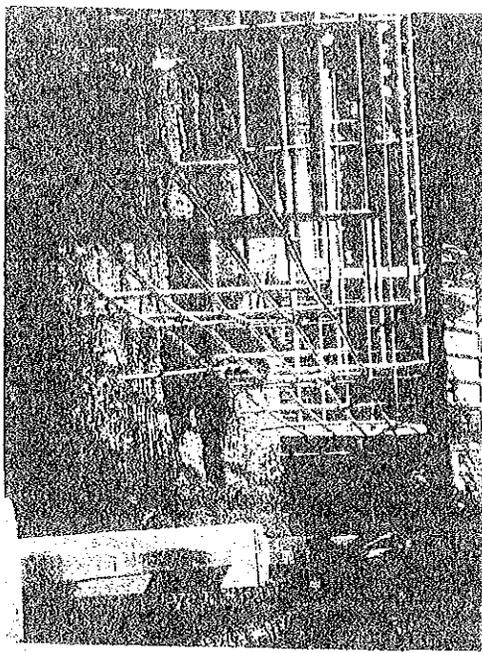
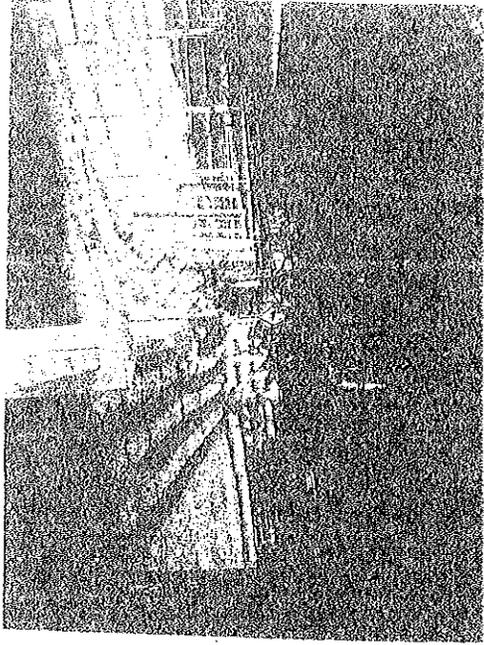


Robert N. Vance



160





May 12, 2008

RE: Appeal – Zoning Administrator’s approval – Folsom Lake Equestrian Center (PMPCT20060321)

TO: Planning Commissioners

Please **vote in favor of the appellants** and reject the Zoning Administration approval of this project and require this equestrian center to abide by the current zoning standards. The property owners of Placer County have the **right** to expect the Zoning Administration to uphold the existing county ordinances! There is NO legitimate reason for this approval.

Reducing the side & front setbacks:

The current setback zoning ordinances¹ for Residential-agriculture (RA) were approved by the Board of Supervisors to protect property rights, property values, and privacy from building encroachments. The Folsom Lake Equestrian Center should abide by the ordinances; it’s the law! I know neighbors who have had to comply with this 75-foot front setback from the center of the road and the 30-foot side setback from their neighbor’s property line. To keep our rural residential environment, these setback ordinances should be applied in this case!

Increasing the number of horses:

This decision by the Zoning Administration to allow for 60 horses on the 3.77 acre parcel **violates** the ordinance for “Animal raising and keeping”, which states the purpose is “*to preserve the existing agrarian lifestyle in rural residential areas and to minimize potential adverse effects on adjoining property from the establishment of incompatible uses related to the raising and keeping of animals.*”² Also being **violated** is the horse ordinance³ which says “*A total of no more than two horses, donkeys or mules per gross acre (except in the RF zone) of property owned, leased or otherwise under the contractual control of the facility operator shall be permitted...*”

Approving 60 horses on just over 3 acres (later reduced to 50 horses) is tantamount to promoting animal cruelty! That’s over 16 horses per acre! Approving this many horses on this property **is setting a dangerous precedence**. What will stop every 2.3-acre property owner from having 32 horses on their properties? Even the British Horse Society’s Pasture Management⁴ says, “*The British Horse Society recommends approximately two horses per hectare as permanent grazing (1-1.5 acres per horse).*” And this society is an esteemed authority for equestrian center standards.

In conclusion, please reject the setback reductions and the unreasonable number of horses per acre approved by the zoning administration because they violate current laws, promote cruelty to horses, and are not good for the community when the nearby neighbors oppose this project.

Sincerely,
Muriel Davis
Muriel Davis
P.O. Box 397, Penryn, CA 95663
chamdavis@yahoo.com

R E C E I V E D
MAY 13 2008

cc: Supervisor Jim Holmes

PLANNING DEPT.

¹ PCC 17.44.010 E. Site Development Standards (Side setback = 30 feet minimum, Front setback = 50 feet min + 25 feet if the road is less than 50 feet wide)

² PCC 17.56.050 (A)

³ PCC 17.56.050 (F)(5)(c)(i)

⁴ <http://www.bhs.org.uk/DocFrame/DocView.asp?id=818&sec=-1>

May 7, 2008

Re: Opposition To Planned Expansion
Of Equestrian Center, Lomida Rd. Loomis,

Placer County Planning Commission:

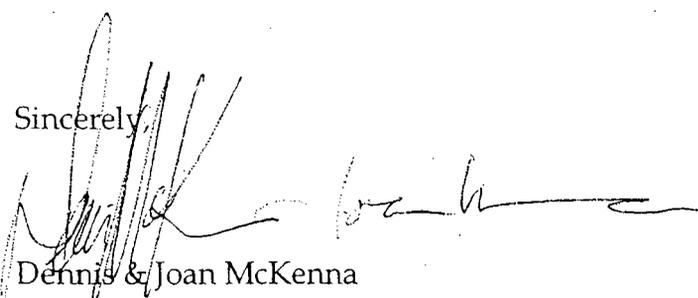
This letter is to express our opposition to the proposed expansion of the number of boarded horses permitted at the equestrian facility on Lomida and Prospect roads in Loomis. This matter is currently before the Placer County Planning Commission with a hearing scheduled for May 22, 2008.

We have lived near this facility for almost ten years and are concerned that no adequate environmental impact assessment has been undertaken to assess the negative health, traffic and quality-of-life- issues that will certainly result from the planned expansion of this facility.

This facility is currently in violation of existing zoning regulations by exceeding the number of horses per acre allowed, and there is already a negative impact on the surrounding environment.

We request the Placer County Planning Commission to enforce existing zoning requirements with respect to this property and to reject this out-of-scale expansion.

Sincerely,


Dennis & Joan McKenna
4315 Cognac Ct
Loomis, Ca. 95650

RECEIVED
MAY 09 2008
PLANNING DEPT.

cc: Kirk Uhler, Placer County Supervisor

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

Dear Commissioner,

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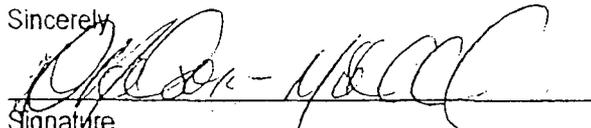
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Sincerely,


Signature

Print Name Debbie + Mark Motell

Address 4320 Cognac Ct.
Loomis, CA 95650

TO ALL PLANNING
COMMISSIONERS

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

FAX (530) 745-3080

Dear Commissioner,

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Sincerely,

Signature

Print Name

Address

Mark & Susan Roberts

MARK & SUSAN ROBERTS

4325 CEGNAC COURT
LOOMIS, CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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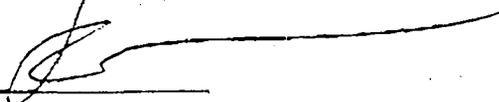
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Sincerely,



Signature

Print Name Brooke Chang, D.D.S. , Kevin Chang, D.D.S.

Address 9616 Clos du Lac Cir.
Loomis, CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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Sincerely,


Signature

Print Name Michael Susslin

Address 4321 Cognac CT
Coombs, CA 95650

May 13 2008

Placer County Planning Commission
3091 County Center Drive
Auburn California 95603

Re: Freedom Lake Equestrian Center - Appeal

Dear Commissioner,

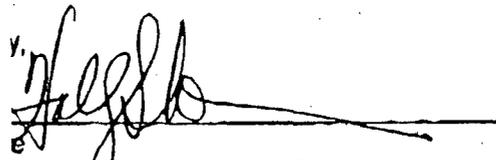
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Sincerely,

Signature

Print Name Holly S. Diamond

Address: 4231 SANDIE CT
LODMIS, CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

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Sincerely



Signature

Print Name: MARY PLEBAN

Address: 4221 SAUNDIE CT.
LOOMIS CA 95650

To Michael Johnson
Kirk Uhler

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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Sincerely,

Chris Shaffer

Signature

Print Name

Chris Shaffer

Address

9612 Clos du Lac Circle
Lobnis CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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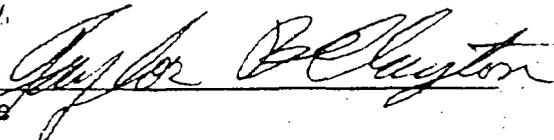
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Signature

Print Name Taylor B Clayton

Address 9684 Clos du Lac Circle
Leornis, CA 95650

172

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

ATTN: KEN DENIO (District 2)

Re: Folsom Lake Equestrian Center – Appeal

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Sincerely,



Signature

Print Name LINDA M. DURAN

Address 9704 Clos de las Cir.
Loomis, CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

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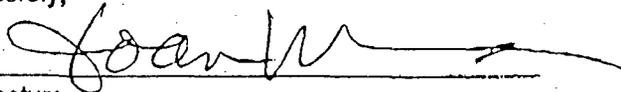
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Sincerely,


Signature

Print Name Joan McKenna
Address 4315 Cognac Ct
Loomis CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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Sincerely,



Signature

Print Name Kenneth Toft

Address 4256 Burgundy Ct
Loomis CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

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Sincerely,



Signature

Print Name Ollie & Terri Nordby

Address 4312 Cognac Ct.
Loomis, CA 95650

916-601-4565

176

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

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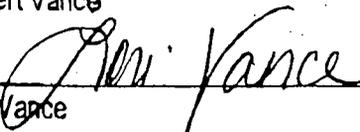
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Sincerely,



Robert Vance



Lori Vance

Robert and Lori Vance
9421 Lomida Lane
Loomis, CA 95650

FAL 530 745-3080

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

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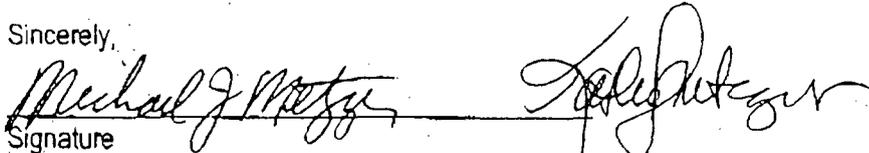
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Sincerely,


Signature

Print Name Michael & Kathy Metzger

Address 9631 Clos du Lac Circle
Loomis CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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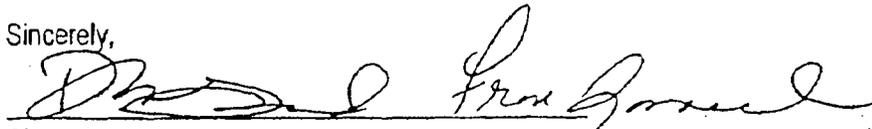
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Sincerely,



Signature

Print Name DENNY SAMUEL - FRAN SAMUEL

Address 9696 Clos du Lac Cir.

LOOMIS, CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

Dear Commissioner,

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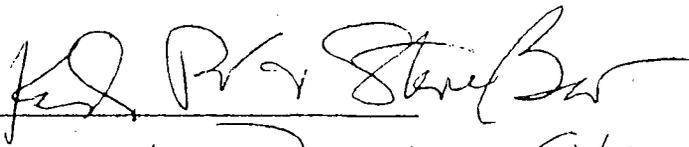
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Sincerely,

Signature

Print Name

Address



Kathy Bow & Store Bow

9517 Monte Seco Ct
Loomis, CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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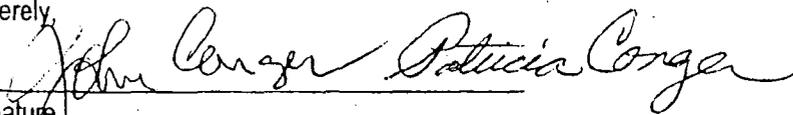
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Sincerely,



Signature

Print Name

JOHN & PATRICIA CONGER

Address

4570 Monte Sereno Drive
Loomis, CA 95650

181

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

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Sincerely,

Signature

Print Name

Address

M. Calhoun
MONTE J CALHOUN
4510 MONTE SERENO DR.
DOMIS CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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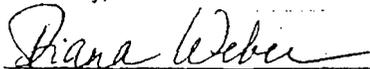
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Sincerely,



Signature

Print Name Diana Weber

Address 9514 Monte Sereno Ct.
Loomis, CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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Sincerely,


Signature

Print Name TERRI PETTIBONE

Address 4515 Monte Sereno
Soonies, Ca 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

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Sincerely,

Signature

Print Name

Address

[Handwritten Signature]
John Acourt & Barbara Acourt
4535 Monte Serrano Dr.
Loomis, CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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Sincerely,

Signature

Print Name

Address

Audrey M. Gould + Mark Gould

Audrey M. Gould

4605 Monte Sereno Dr.
Loomis, CA 95650

186

May 13, 2008

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3091 County Center Drive
Auburn, California 95603

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Sincerely,


Signature

Print Name RICHARD & CHERYL HERMS

Address 4600 MONTE SERENO DR
LOOMIS, CA 95650

187

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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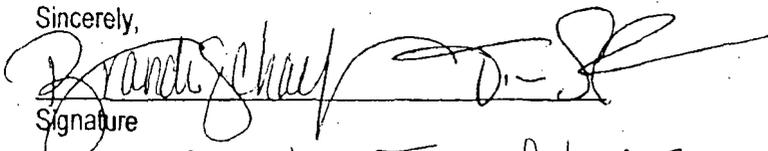
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Signature

Print Name

Brandi + Tim Schaefer

Address

4595 Monte Sereno Dr.
Loomis, Ca

188

May 13, 2008

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3091 County Center Drive
Auburn, California 95603

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Signature

Print Name VICTOR GUIDERA

Address 4580 MONTE SERENO DR.
LEWIS CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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Sincerely,

Signature

Print Name

Address

T.A. Johnson / Carol Fleming

T.A. Johnson / Carol Fleming

9504 MONTE SERENO CT.

LOOMIS, CA. 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

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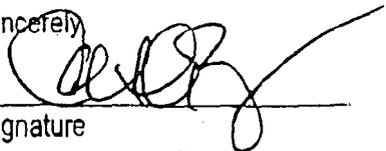
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Sincerely



Signature

Print Name

Patricia Burgess

Address

9623 Las Arroyo Circle

Loomis, CA 95650

191

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

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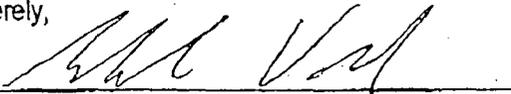
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Sincerely,



Signature

Print Name Gabriel Veach

Address 9615 Clos du lac Circle
Loomis, ca 95650

475

192

May 13, 2008

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3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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Signature

Print Name Stephanie Freed

Address 4575 MONTE SERENO DRIVE
Loomis, CA 95650

May 13, 2008

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Auburn, California 95603

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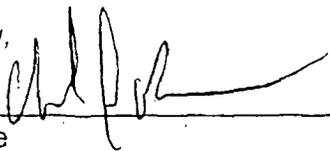
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Sincerely,



Signature

Print Name DAVID & TRICIA JOHNSON
Address 4530 MONTE SERENO DRIVE
LOOMIS, CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

Dear Commissioner, ~~DENNIS - JOHNSON - STAFFORD FARWELL,~~
~~SEVISON - BREWTHALL & M. JOHNSON~~

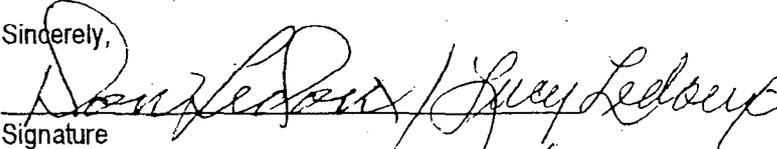
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Sincerely,

Signature
Print Name DON LEDOUX / LUCY LEDOUX
Address 9627 CHAS DU LAC CIRCLE
LOOMIS, CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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Sincerely,

Greg + Suzanne Wesselius
Signature Suzanne E. Wesselius

Print Name Greg + Suzanne Wesselius

Address 9708 Clos du Lac Circle
Loomis, CA 95650

196

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

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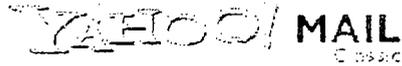
Sincerely,

Pat Barriero, Vince Barriero
Signature

Print Name PAT BARRIERO, VINCE BARRIERO

Address 9736 Clos du lac Circle
Loomis, CA 95650

197



Print - Close Window

May 13, 2008

Placer County Planning Commission

3091 County Center Drive

Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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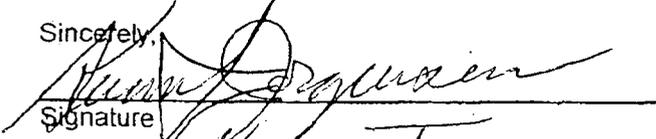
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Sincerely,


Signature

Print Name Thorntorgensen

Address 4340 Cognac Ct
Loomis, CA 95650

198

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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Sincerely,



Signature

Print Name Robert Bettencourt

Address 4565 Hank Serrano Dr
Louis, CA 95650

199

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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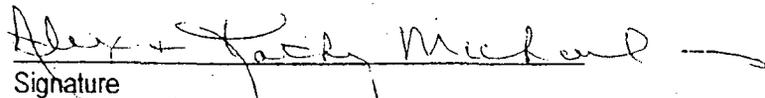
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Sincerely,


Signature

Print Name KATHY + ALEX MICHAELIS

Address 4550 MONTE SERENO DRIVE
LOOMIS, CA 95650

200

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

Dear Commissioner, *Board of Supervisors*

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Sincerely,


Signature

Print Name *Lawrence V. Boss*

Address *9729 Clarendon Lane Circle
Loomis CA 95650*

201

Placer County Planning Commissioners

3091 County Center Drive

Auburn, Ca. 95603

RE: Folsom Lake Equestrian Center

Dear Commissioners:

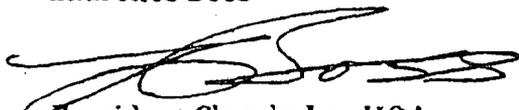
The purpose of this letter is to request The Planning Commission's justification for allowing the developer of the Folsom Lake Equestrian Center to increase the number of horses allowed from 12 to 60 horses, which appears to be in violation of the use permit and county ordinance. The developer has met with the Clos du Lac HOA and stated the sole reason for his request for the increase in the amount of horses is so that he can sell the Center.

Allowing the increase in the number of horses will have a substantial negative impact on the quality of life and property values for the residents of Clos du Lac and Monte Sereno and does not provide any benefit to the county.

The homeowners in Clos du Lac strongly oppose allowing a non-resident developer to house an unreasonable number of horses in our back yard. The approval of the Minor Use Permit is only beneficial to the developer and a detriment to the surrounding communities, homeowners and the County.

Sincerely,

Laurence Boss



President Clos du Lac HOA

May 14, 2008

Larry Sevison
Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re. Folsom Lake Equestrian Center Appeal

Dear Commissioner Sevison,

I am writing this letter to urge you to grant the proposed appeal and NOT allow the increase of horses to 60 from its originally allowed 12 horses. Allowing this increase will have a substantial negative quality of life, financial and precedent setting impacts.

There are hundreds of community residents near this Center that are concerned about the quality of our lives that could be affected by so many horses so close to all of our homes.

Please go back to the zoning code that states 12 horses are the maximum to be allowed on this property. I am a horse lover and until recently have had horses all of my life so living near a few horses was delightful. However I was shocked recently to learn that your Commission approved allowing up to 60 horses on such a small parcel of land close to so many homes. This does not even seem reasonable for the poor horses to be packed in such a small space. I also learned the owner made this request for financial reasons as he is making use of this property as a business. When moving into this area I did not believe there was zoning for businesses.

Please reconsider your previous decision and grant the proposed appeal. It would be nice to be near 12 horses....but not 60!

Sincerely,



Kathy Hill
4305 Cognac Ct.
Loomis, CA 95650

May 14, 2008

Robert Weygandt
Placer County Supervisor
3091 County Center Drive
Auburn, California 95603

DATE 5/15/08
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning 3080

Re: Folsom Lake Equestrian Center - Appeal

Dear Supervisor Weygandt,

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Kathy Hill
4305 Cognac Ct
Loomis, CA 95650

RECEIVED					
BOARD OF SUPERVISORS					
3100S Rec'd	_____	ADJ	_____	DW	_____
Chler	_____	TS	_____	COB	_____
MAY 15 2008					
Sup D1	_____	Sup D4	_____	Aide D1	_____
Sup D2	_____	Sup D5	_____	Aide D2	_____
Sup D3	_____			Aide D3	_____

David L. McNamara
4324 Cognac Court Loomis, Ca. 95650
Telephone (916) 652 2892 - Fax (916) 652 2892

May 15, 2008

Mr. Michael Johnson, Planning Director
County of Placer
3091 County Center Drive
Auburn, Ca. 95603

RECEIVED
MAY 19 2008
PLANNING DEPT.

Re: Folsom Lake Equestrian Center
PMPC 20060321
Hearing dated May 22, 2008

Dear Mr. Johnson:

We are again writing the County requesting that the previously approved Minor Use Permit increasing the density of allowable horses in this facility be reversed. Attached is a copy of our letter to Mr. Uhler dated March 1, 2008. Because of a prior medical commitment, we will be unable to attend the May 22, 2008, hearing, where we would prefer to offer verbal comments. However, we wish to reiterate our opposition to the project's insidious and flagrant disregard for actual zoning restrictions and the negative impact on our, and our neighbors', quiet enjoyment of our homes.

Since our March 1st letter, we have learned that the actual approved horse "occupancy" for this property is 12 horses! The revised base of 30+ horses for the proposed increase to 60 horses presented by the applicant apparently has no basis of approval--just a desire to increase the economic viability of the property by increasing density. In my prior development days, it would have been nice to have 6 story buildings approved where only 3 story buildings were permitted!

We are obviously concerned that the County's apparent disregard of current zoning could have a potential impact on neighboring property owners, actually backing up to our home, wherein they could assume their properties could also benefit from a commercial-oriented, equestrian operation.

Your consideration for a reversal of this previously approved permit would be appreciated.

Sincerely,

David L. McNamara
Cassie McNamara

David L. & Cassie McNamara

cc: Placer County Planning Commissioners

205

David L. McNamara
4324 Cognac Court Loomis, Ca. 95650
Telephone (916) 652 2892 - Fax (916) 652 2893

March 1, 2008

Mr. Kirk Uhler
District 4 Supervisor, Placer County
175 Fulweiler Ave.
Auburn, Ca. 95603

Re: Folsom Lake Equestrian Center Appeal

Dear Mr. Uhler:

We live on Cognac Court within a few hundred feet of the eastern boundary of the subject equestrian center. However, we are apparently outside the statutory limit for receiving notices of hearings, or other matters, regarding the Center, so only recently learned of the process under which the owners are attempting to vastly increase the number of boarded horses on the property. It is our understanding that an appeal has now been filed against the approval of the minor use permit; we are certainly in support of the appeal and are opposed to the proposed increase to what is apparently an unmonitored 60+/- horse occupancy.

We purchased our home approximately three years ago with the knowledge that Loomis is a rural, equestrian-oriented community, as was the location of our prior home in San Luis Obispo on forty rural acres. We chose the Clos du Lac community, however, because of its obvious attributes and the fact that the sometimes negative aspects of horse ownership (dust, noise, horse vs. vehicular traffic, odors, etc) would not have a proximate impact. The proposed density increase of this nearby facility, however, will aggravate what are currently occasional problems; the doubling of the number of horses in what we understand could be even a reduced area appears at best unwise.

We request that your office reconsider whatever support you have shown for this project, consider the negative impact on the affected communities, and permit the orderly appeal of the prior approval in a move to what we believe should be an ultimate denial of the application.

Thank you for your consideration.

Sincerely,



David and Cassie McNamara

RICO AND DEBORAH PETRINI
4307 Rhone Ct.
Loomis, Calif 95650
916-652-9683
pvsincssf@aol.com

FAX

To: Placer County Planning	From: Rico and Deborah Petrini
Fax: 530-745-3080	Pages:
Phone: 530-745-3080	Date: May 14, 2008
Re: Appeal Letter	cc: others

Comments:

Please find our signed letter of Appeal to be submitted at the May 22nd Meeting, in reference to the Folsom Lake Equestrian Center. We will be unable to attend and request that our letter stand in for us. The proposed project is not in compliance with the General Plan. The permit requested for more than 12 horses per 8 acres will create a negative impact in many ways. The property is already being used to capacity according to the county general plan and reasonable principles of horse/acreage requirements.

Please submit our letter "for the record" at the meeting, and please copy to the following members of the Placer Planning Commission.

Thank You,

Rico and Deborah Petrini

Placer County Planning Commissioners

Ken Denio

Richard Johnson

Mike Stafford

Larry Farinha

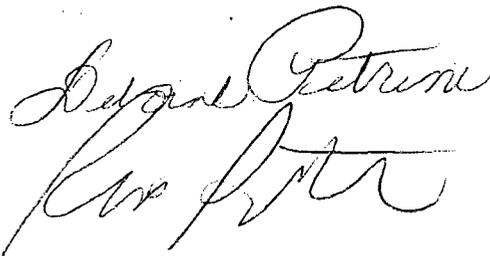
Larry Sevison

Gerry Brentnall

Michael Johnson, Planning Director

RECEIVED
MAY 19 2008

PLANNING DEPT.



May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

Dear Commissioner,

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Sincerely,



Signature

Print Name DEBORAH PETRONI RICO PETRONI

Address 4307 RHONE CT.
LOOMIS, CA 95650

208

May 15, 2008

Mr. Michael Johnson, Planning Director
Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

RECEIVED
MAY 19 2008
PLANNING DEPT.

Re: Folsom Lake Equestrian Center – Appeal

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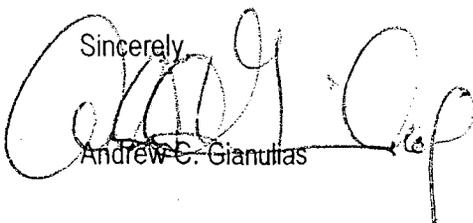
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Sincerely,


Andrew C. Gianulias

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

Dear Commissioner,

The purpose of this letter is to urge you to grant the proposed appeal and NOT allow the increase of horses to 60 from its originally allowed Right to Board 12 horses. Allowing this increase will have substantial negative quality of life, financial and precedent setting impacts.

The **quality of life** issues for hundreds of community residents include: unpleasant animal and machine odors; increase of flies limiting use of outdoor living spaces; increased mosquitoes, which are potential carriers of West Nile Virus; stirred dust affecting allergies, homes, furniture, etc; heightened noise from tractors, diesel trucks and overall on-site traffic; and finally traffic congestion and safety issues along Lomida Lane and Prospector Road.

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Sincerely,

Carl Shaver
Signature

Print Name Carl Shaver

Address 9745 Clos du Lac
Loomis, CA 95650

May 13, 2008

Her Memo

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

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Sincerely,

Carol Lemos-Wolfe
Signature

Print Name *Carol Lemos - Wolfe*

Address *4336 Rhone Ct*
Loomis, Ca 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

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Sincerely,

Cheryl Keller
Signature

Print Name Cheryl Keller

Address 9657 Clos du Lac Circle
Loomis CA 95650

212

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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Sincerely,

Signature



Print Name

D. RICK CHENEY

Address

4249 BURBUNDY COURT
LOOMIS, CA. 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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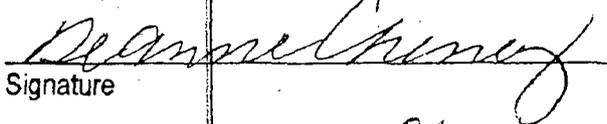
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Sincerely,


Signature

Print Name Deanne Cheney

Address 4249 Burgundy Court
Loomis, CA 95650

DATE 5/19/08

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: **Folsom Lake Equestrian Center - Appeal**

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Sincerely,


Signature

Print Name Stephen Hankins

Address 9755 Clos Du Lac Cir
Loomis, CA 95650

R E C E I V E D
BOARD OF SUPERVISORS
5 BCS Rec'd MB DW
Other TS COB

MAY 16 2008

Sup D1 Sup D4 Aide D1 Aide D4
Sup D2 Sup D5 Aide D2 Aide D5
Sup D3 Aide D3 *

216

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

RECEIVED
MAY 19 2008

PLANNING DEPT.

Re: Folsom Lake Equestrian Center – Appeal

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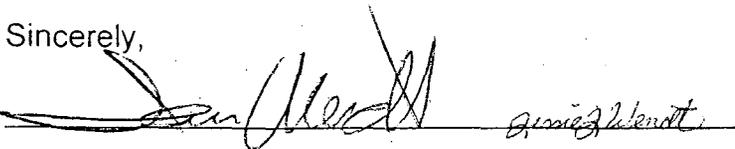
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Sincerely,



Ian & Jessie Wendt
4311 Cognac Court
Loomis, CA 95650

217

Placer County Planning Commission
3091 County Center Drive
Auburn CA 95603

Attn: John Marin
Michael J. Johnson

Subject: Folsom Lake Equestrian Center

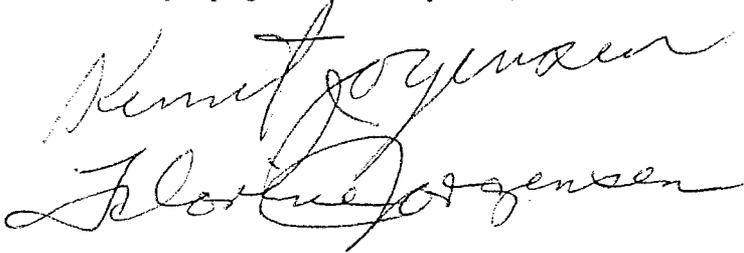
We have over 200 feet of back yard that adjoins this equestrian center. When we bought our property that was an 8 acre ranch with 12 horses. A few years later that property was bought by an investor (who does not live on or near it) trying to make a profit by moving 60 horses onto 4 acres!

I can't believe that anyone on ANY planning commission would think that was the right thing to do to the HOMEOWNERS or the HORSES!

The dust!
The flies!
The smell!

Don't allow that property to become a 4 acre cesspool!

Sincerely hoping common sense prevails,



Kermit Jorgensen & Florine Jorgensen
4340 Cognac Ct
Loomis CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

RECEIVED
MAY 19 2008

PLANNING DEPT.

Re: **Folsom Lake Equestrian Center – Appeal**

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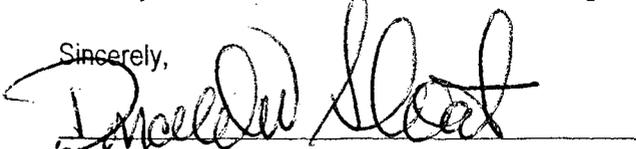
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Sincerely,


Signature

Print Name

Donald W. Scott

Address

9604 Clos DuLac Circle
Loomis, CA 95650

219

(Y)

RECEIVED
MAY 20 2008

PLANNING DEPT.

From: Carol S. Fleming
9504 Monte Sereno Ct.
Lomis, Ca. 95650

To: Placer County Planning Commission

Subject:

THIRD PARTY APPEAL - ZONING ADMINISTRATION APPROVAL OF A MINOR USE PERMIT/VARIANCES (PMPC 20060321) FOR FOLSOM LAKE EQUESTRIAN CENTER MITIGATED NEGATIVE DECLARATION.

Due to my work schedule I will not be able to attend the hearing scheduled for May 22. As a homeowner in Monte Sereno I am very concerned that the changes planned for the Folsom Lake Equestrian Center will have a significant negative impact on the surrounding properties. It is my understanding that the owners currently have 34 horses on 8.4 acre parcel even though they had approval for 12 horses. Now they want to board 60 horses on even a smaller parcel of land. I can not imagine that the zoning allows 60 horses on 4.7 acres (13 horses per acre). 60 horses on this property will greatly increase the odors and the flies. Constructing a barn closer to Prospect Road will increase the negative effects even more. When I purchased property in Monte Sereno, I accepted the adjacent horse property, however, I did not expect the major changes which are being proposed. If the owners of the equestrian center are given permission to construct a barn closer to Prospect Road the negative impact will be even greater. Some properties in my development back up to Prospect Rd. and the equestrian center. I would like to ask that each member of the committee imagine sitting in their backyard with 60 horses being kept less than 50 to 60 feet away. The odors, flies and noise would make it very unpleasant to spend time in your own backyard. This increase in the number of horses on the property will also mean more horse trailers coming in and out of the property to transport their horses. All of these factors would affect the value of the homes adjacent to the horse property and would therefore affect the value of my property. I am also very concerned because the owners of the equestrian center have a history of ignoring warnings of code violations. Maintenance issues, which have not been addressed, could also impact other property owners. I was not able to respond to the proposed permit and variances during to the first hearing due to the fact that the surrounding property owners were not given adequate notification of the proposed changes. I hope that the planning commission understands my concerns and reverses the decision to approve these changes.

Sincerely yours

Carol S. Fleming 5/20/2008

Carol S. Fleming
A concerned property owner

220

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

RECEIVED

MAY 20 2008

CLERK OF THE
BOARD OF SUPERVISORS

Re: Folsom Lake Equestrian Center - Appeal

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Sincerely,



Signature

Print Name DARREN CHAN

Address 9668 CLOS DU LAC CIRCLE
LODMIS, CA 95650

DATE 5/21/08
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

RECEIVED

MAY 20 2008

CLERK OF THE
BOARD OF SUPERVISORS

Re: Folsom Lake Equestrian Center - Appeal

Dear Kirk Uhler, Placer County Supervisor,

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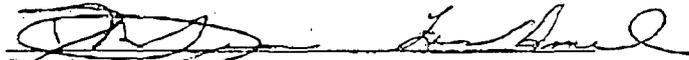
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Sincerely,


Signature

Print Name Denny and Fran Samuel

Address 9696 Clos du lac cir
 Loomis, Ca 95650

DATE 5/21/08

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning

222

RECEIVED

MAY 20 2008

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

CLERK OF THE BOARD OF SUPERVISORS

Re: Folsom Lake Equestrian Center - Appeal

RECEIVED
BOARD OF SUPERVISORS
S. BOS Rec'd MB DW
Other TS COH

MAY 20 2008

Sup D1 Sup D4 Aide D1 Aide D4
Sup D2 Sup D5 Aide D2 Aide D5
Sup D3 Aide D3

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Sincerely,

James Veck
Signature

Print Name JAMES VECK

Address 9752 CLOS DU LAC CIR.
LOOMIS, CA 95650

SKALOS

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning

May 15, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

Subject Property: 277 Park Lane
Kings Beach, CA 96143

Re: Appeal Zoning Administrators Decision
Variance Application No. PVAA 2007-0897

Dear Planning Commissioners,

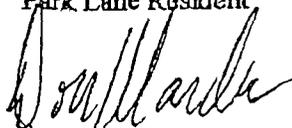
As a long time permanent resident of Park Lane I am corresponding to voice my concern over a proposed county staff alternative to cut down trees and relocate a parking area at 277 Park Lane. I am concerned because of the following:

- A. The county proposed plan would remove the only snow storage area for four separate residences and
- B. The proposed location would be at the bottom of two steep driveways. During icy conditions vehicles often times slide down into this area and would most assuredly hit parked vehicles or worse could strike individuals standing in the county staff proposed driveway area.

In addition, this alternative would result with a garage structure in the middle of the existing parking area with no design relationship to the Kirschenstein residence and therefore would be inconsistent and would create a bad design precedent for the rest of the tract. I live across the street and down one house from the Kirschenstein residence and look directly down on his proposed garage. I am the only permanent year-round resident in two or three houses in either direction and it seems that the design proposed by the planning department was put together by someone who doesn't live in the area and doesn't know the effects of large amounts of snow. Note my own vehicle slid down my driveway several years ago and landed up in the storage area snow banks on the bottom of my driveway.

I am in support of the modest least impact one car garage application as proposed by the applicant to be located in front of the existing Kirschenstein residence with the adjacent one car parking area remaining in its current location. In addition, the applicant proposal had no impact on views of Lake Tahoe for any of the adjacent residences. Your consideration of my concerns is greatly appreciated.

Mr. Don Harder
Park Lane Resident



FROM : 00Pz

05/20/2008 02:21

805-496-4939

FAX NO. :

SAGE INST INC

May. 21 2008 08:39AM P1

PAGE 02/02

May 15, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

Subject Property: 277 Park Lane
Kings Beach, CA 96143

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Variance Application No. PVAA 2007-0897

Dear Planning Commissioners,

Please be advised that I own the property directly across from the property owned by Joel Kirschenstein. As a courtesy, Joel contacted me directly at the time he was planning the placement of the proposed garage and has continued to keep me informed of the progress of his application by sharing design concepts prepared by his Architect with me and his neighbors. As a result I informed Joel of my support of the plan which places the garage directly in front of his residence in the general area of his slope, with the parking area for a second car in its present location. I also informed him that I am much opposed to any plan that would relocate the ~~garage~~ in front of the sloped driveway in front of my residence.

Any ~~structure~~ in front of my driveway would create real safety hazards and potential life threatening conditions due to vehicles sliding down my driveway and the driveway of the residence adjacent to my property. Over the years vehicles have slid down both driveways only to be stopped by the railroad ties and snow storage on the Kirschenstein property. The open space area in front of my driveway on the Kirschenstein property also serves as the only snow storage area for four properties on Park Lane.

Hopefully, the Planning Commission will support Mr. Kirschenstein and his least impact application to put the small one car garage in front of his residence near the existing driveway. He has been most cooperative in his outreach to the surrounding neighborhood and in selecting the most neighborhood friendly least impact plan for a one car garage.

I will be out of the State during the hearing or I would have been present to testify. Your review and consideration is greatly appreciated.

Dr. Michael Slesinski
Property Owner
cc: Joel Kirschenstein

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center -- Appeal

Dear Commissioner,

The purpose of this letter is to urge you to grant the proposed appeal and NOT allow the increase of horses to 60 from its originally allowed Right to Board 12 horses. Allowing this increase will have substantial negative quality of life, financial and precedent setting impacts.

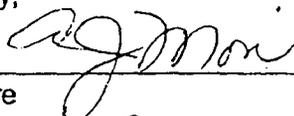
The **quality of life** issues for hundreds of community residents include: unpleasant animal and machine odors; increase of flies limiting use of outdoor living spaces; increased mosquitoes, which are potential carriers of West Nile Virus; stirred dust affecting allergies, homes, furniture, etc; heightened noise from tractors, diesel trucks and overall on-site traffic; and finally traffic congestion and safety issues along Lomida Lane and Prospector Road.

Financially this increase will benefit only the developer. It will have a negative impact on the surrounding homeowners as well as the County. Such a facility will decrease property values not only to homes closest to the site but will affect neighboring homes through appraisal comparisons. Additionally, the required disclosure of the Equestrian Center will impact any home sale offerings. For the County, decreased property tax and increased costs for monitoring and compliance of the facility will have a negative impact.

Finally, this project is simply **not in compliance with the General Plan.** The currently permitted use is for only 12 horses on 8 acres and the Minor Use Permit was based on an incorrectly stated baseline of 30 horses and is further impacted by the proposed lot split to provide only 3.7 acres. The MUP only sets further precedent for other non-conforming facilities next to existing neighborhoods. The MUP should not have been issued and the developer should be required to abide by the rules already established.

This opposition to the increase and request for appeal is not about the horses, but the inappropriate location of such a facility and the resulting negative impacts. Our objective is very simple – to return the use to the currently allowed Right to Board 12 horses. **The approval of the Minor Use Permit is only beneficial to the developer and a detriment to the surrounding communities, homeowners, and the County.**

Sincerely,



Signature

Print Name

Allison J. Mori

Address

9720 Clos du Lac Circle
Loomis, CA 95650

J. Ann D. Stevenson
9744 Clos du Lac Circle
Loomis, CA 95650
916.652.2192

RECEIVED
MAY 22 2008

PLANNING DEPT.

May 13, 2008

Michael Johnson, Planning Director
Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center - Appeal

Dear Mr. Johnson,

The purpose of this letter is to urge you to grant the proposed appeal and NOT allow the increase of horses to 60 from its originally allowed Right to Board 12 horses. Allowing this increase will have substantial negative quality of life, financial and precedent setting impacts.

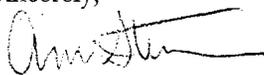
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Sincerely,



Ann Stevenson

May 22, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

Dear Commissioner,

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Sincerely,



Arman & Natalie Gharib
9712 Clos du Lac Circle
Loomis, CA 95650

May 13, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

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Sincerely,


Signature

Print Name

JAMES DOYLE

Address

4208 SAVOIE CT
LOOMIS CA 95650

Fax 530 745-3080

May 14, 2008

Larry Sevison, Commissioner (At Large)
Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

Dear Mr. Sevison:

The purpose of this letter is to urge you to grant the proposed appeal and NOT allow the increase of horses to 60 from its originally allowed Right to Board 12 horses. Allowing this increase will have substantial negative quality of life, financial and precedent setting impacts.

The **quality of life** issues for hundreds of community residents include: unpleasant animal and machine odors; increase of flies limiting use of outdoor living spaces; increased mosquitoes, which are potential carriers of West Nile Virus; stirred dust affecting allergies, homes, furniture, etc; heightened noise from tractors, diesel trucks and overall on-site traffic; and finally traffic congestion and safety issues along Lomida Lane and Prospector Road.

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Sincerely,


Signature

Print Name Michael + Kathy Metzger

Address 9631 Clos du Lac Circle
Loomis CA 95650

July 30, 2008

Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

RE: FLEC MUP Appeal

Dear Sirs,

We are writing to again formally protest the application to permit a commercial horse boarding facility right next door to our quiet home. Any size commercial horse facility on this small 3.77 acre lot is abhorrently incompatible with the established neighborhood of single family residences, and cannot be allowed.

The impact of this facility on our health, property value, and our ability to enjoy the quiet use of our land is overwhelming in its current utilization, which has expanded without permit or license since being purchased by Ken Miller. To allow a further expansion would go beyond any nuisance, it would constitute abuse.

Our land is bordered on two sides by the subject property and on a third side by the horse trail leading into Sterling Point and the Folsom Lake trails. We are all but surrounded by this operation.

When Mr. Miller bought the 8.5 acres from Tim & Dawna Trueblood, there were 16 horses being boarded (as shown on the attached roster written in longhand by Dawna Trueblood on the day of the sale). Mr. Miller has alleged there were 30 horses when he bought the property. This is simply not true. Mr. Miller was well aware of the restrictions of the non-conforming use permit, and he should have immediately reduced the number of horses to 12 to be in compliance. Instead, he has more than doubled the number of boarded horses as noted in the site inspection reports and other documents on record, while manipulating the application process.

The previous owners' (Tim & Dawna Trueblood) method of running the Heart T Ranch was, literally, a Mom & Pop operation. Lori (Trueblood) Vance's father and step-mother boarded 12 horses, but they used the whole 8.5 acres. They only went up to 16 horses around the time of the sale (still within the 2 horses per gross acre allowed by the General Plan). They also leased nearby land to turn out the horses. Heart T Ranch was not the commercial operation FLEC has turned it into, and FLEC's intention to cram 50 or 60 horses onto a undersized fraction of the land (3.77 acres) is a gross misuse of this small parcel, and a potential nightmare to us, since they do not take care of the horses they have now (see enclosed photos). FLEC has located most of the horse stalls along our property line, in close relation to our well, in violation of the General Plan, Placer County ordinance, and common sense as a "good neighbor". They have intentionally tried to ruin our property value to further their own greed. FLEC has not considered our property in any of their proposed configurations, filling the property line with arenas, barns, trailers, parking, and stalls without any buffer zone or regard for our quality of life.

For 5 years, FLEC has operated without even so much as a business license. They made a deal with Dawna Trueblood to use her license, and changed the name from the Heart T Ranch to Folsom Lake Equestrian Center, giving Dawna a 1% stake in the new venture, to give it the veneer of legitimacy, until that license expired in 2006. They have skirted the laws that have been made to protect the public, and gone ahead with grading, removal of trees and landscaping, and adding stalls without any permits.

This is an egregious affront to our system of zoning and planning, as well as a serious suppression of all our neighbors', and our own, rights as property owners. This type of behavior should not be rewarded with a blanket endorsement to now make everything legitimate.

We stringently request that you grant the appeal now pending before the planning commission, deny the application for a Minor Use Permit, and enforce the current zoning, limiting the number of horses to the level of the Non-Conforming Use Permit: 12 boarded horses on 8.5 acres.

We also request that any decision in this matter include the removal of all horses, stalls, barns, arenas, parking, and equipment from our property line, a scenic buffer zone of 50 feet be installed and maintained by FLEC on their land to replace the natural landscape they removed, and enforcement of the 100 foot set back from our well.

The issues are:

I. Health Risk

PLACER COUNTY
DATE RECEIVED

AUG 06 2008

PLANNING
COMMISSION

231

As we have stated in letters to the Placer County Health Dept (included herein), the placement of portable horse stalls within 6 feet of our property line and pre-existing well creates a health risk to our family. The Health Dept has been helpful in forcing FLEC to move some of the stalls, but there are still 12 stalls attached to a portable barn which is too close to the property line, and there is the serious issue of fugitive dust from the arena.

Placer County ordinance states that no animal pen shall be placed within 100 feet of a domestic well. Our well was built in August 1987, and the neighboring barn was purchased by Tim Trueblood (Lori's father) in 1991. Our well pre-dates the barn, so we have asked the Health Dept to enforce the setbacks and make FLEC move the structure and the 12 attached stalls. The barn and stalls are portable, meaning that they could be easily moved away from the fence line and the well.

The manure bin is still just an open pit, placed 20 feet from our property line, right behind our home. It is still not picked up regularly. The flies and stench it generates is obvious.

The arena is another issue that must be removed from such close proximity to our land. It is in almost constant use and there is an enormous amount of dust flying through the air over the property line towards our home. Sprinklers installed by FLEC are absolutely inadequate. Dust from the arena flies over the fence unabated, posing a substantial health hazard to our family, and covers everything in our house and outside with a thick coating. We are concerned about the possibility of naturally occurring asbestos and other contaminants in the dust. The arena is made of portable fence sections which could easily be moved to a better location.

Insects, flies, and mosquitoes drawn by the horse smell create another health risk. Mosquitoes are known to carry West Nile virus, and this use increases our health risk substantially. The fly problem has exploded in the summer months, due to the negligent cleaning of stalls and the sheer volume of horse manure.

II. Property Value

a. Our two acres are actually two separate one acre parcels – (as shown on the attached map). Our ability to use or develop this second undeveloped acre is severely limited by the overuse of the neighboring property. What should be a beautiful full acre of usable land is instead inundated with the smells, noise, and dust from the horse facility next door. The facility is basically taking away the value of our land and transferring that value to them, using our land as their buffer zone.

As soon as you approach the back half of our land you are overwhelmed by the smell of manure and urine produced by the 30+ horses currently being boarded. The smell, dust, flies, mosquitoes, and other insects; the noise, dust, and diesel from the equipment used to clean up after the animals; and the noise from the people, cars, and trailers, coming and going, are a constant nuisance.

Our family has lived in the beautiful Loomis Basin for almost 50 years for the quiet country atmosphere. If we were to develop our second acre to build a spec home, our potential buyers would be looking for the same qualities: quiet, secluded, and private. On the basis of the overdevelopment of the adjoining property, however, the "quiet country atmosphere" is ruined. Our property value is negatively impacted, and our ability to sell is severely restricted.

III. Private Property Rights

a. The Ownership Bundle of Rights includes "The ability to enjoy the quiet use of our property without interference from others". The overuse of the land by FLEC - right up to our property line - makes it all but impossible to enjoy the most secluded and valuable part of our land. The area of our property line in the back of our land is filled with oak and eucalyptus trees planted many years ago by our family. This is our favorite part of our holding, but we cannot enjoy the use of it due to FLEC's interference. As noted above, the smell, flies, people, etc., make it unbearable to use this area.

b. Lack of a scenic buffer zone. The management of FLEC has systematically removed all the trees and natural foliage along our property line. We currently have no buffer zone. The public nature of the boarding facility means that there are always several people hanging around the barns, stalls, arena, and wash areas. The rail fences that remain between the properties do not offer any protection from the presence of so many strangers in such close proximity to our home. The arena is a particular source of this type of interference of enjoyment. The arena is a gathering place of sorts. People come to work out their horses, sometimes with a trainer barking out instructions or encouragement in a loud voice, with several more people hanging around in the area to watch, and they can become quite boisterous. An incompatible use like this needs a substantial buffer zone to protect our property.

The Placer County General Plan states:

The General Plan and the development review and approval process generally seek to locate land uses adjacent to one another that are compatible, related, mutually supportive, and similar in the amount of traffic they generate and types of transportation facilities they need. Thus, industrial uses are often located near commercial rather than residential uses; higher-density multi-family residential uses are often located between commercial or office uses and single-family residential uses; and low density or rural residential uses are often located between single-family residential and agricultural land uses. In some cases, however, existing land use or circulation patterns, the timing of development on properties with different owners, environmental constraints or other factors prevent new land use patterns from providing a "gradation" of uses to ensure compatibility and thus necessitate the use of other tools. **One of the most commonly used and effective means of minimizing conflicts between potentially incompatible land uses is to provide a "buffer zone" between the uses.**

LAND USE CONFLICTS

Goal 7.B: To minimize existing and future conflicts between agricultural and non-agricultural uses in agriculturally-designated areas.

Policies

7.B.1. The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.

At a minimum, if this use is allowed to continue in any form, a buffer zone must be provided as stated in the General Plan. If FLEC cannot operate under this requirement it is clear that the site is not suitable for this type of commercial operation, and it should not be allowed to continue.

c. Lack of Privacy. Because of the close proximity of the horse stalls, arena, and the horse owners, who we do not know, it is very uncomfortable for us to be outside. We feel as if we are under constant surveillance. The boarders are always looking over the fence onto our property, right into our home. We have no privacy.

d. This facility is inconsistent with the neighborhood use of private ownership and quiet country lifestyle with a reasonable number of horses. The General Plan allows for two horses per gross acre, which is a reasonable use. The placement of a public facility allowing a gross overuse and an unreasonable number of horses is inconsistent with the General Plan and zoning codes. There will be constant complaints, requiring county resources to follow up, as the facility is already poorly run now. It is unreasonable and unjust to impose this unwanted, inconsistent use in our backyard.

e. The horse trail leading to Sterling Pointe and the Folsom Lake trails crosses directly in front of our home on Lomida Lane. This trail was intended for the use of local residents and was placed on our side of Lomida after much negotiation with the Clos Du Lac developers. When the trail was placed it was never intended to be used by 50-60 additional people and horses. This constant horse traffic, right past our front door, is another current nuisance attributable to FLEC which will only be amplified by an increase in the number of horses.

There is a misrepresentation in the Recommended Conditions of Approval PMPCT 20060321 regarding the granting of the variance which states that there is an existing equestrian facility on the adjacent property (our property). We love horses, and our land is "horse property", but this is not an "equestrian facility", as has been mistakenly stated repeatedly by Charlene Daniels in several reports and statements. Just because we can have horses on our land does not justify placing a facility like this in such close proximity to our family home. We currently have no horses.

The management of FLEC has been openly hostile and defamatory towards us since they learned of our opposition to the expansion of this facility. We have been subjected to hateful, vile, and despicable remarks from managers, hands, and boarders. In fact, the verbal assaults became so numerous and vociferous that we were advised by the Placer County Sheriff's office to file an action seeking a harassment restraining order against their manager, Jennie Jordan, which we have done.

We ask that you grant the appeal, deny the application from FLEC, and enforce the current zoning, either allowing 12 horses on 8.5 acres per the non-conforming use permit, or allowing two horses per gross acre per the General Plan. Any other use is an endorsement of the tactics employed by Mr. Miller, and a slap in the face to all of the people who already lived here or bought homes in the area, relying on the protection of our local officials and zoning codes to stop this type of development from happening in our backyard.

We request that the Planning Commission require FLEC to move all barns, stalls, arenas, parking, trailers, and equipment 50 feet from our property line, and replant the natural landscaping and trees they have destroyed; enforce a scenic buffer zone of 50 feet to allow us the quiet use of our own land, and move all animal pens and wash down areas 100 feet away from our well per county ordinance.

We appreciate the Planning Commission's involvement in this matter, and we rely on your judgment to protect our property rights.

Sincerely,



Robert N. Vance



Lori A. Vance

Last month's Board

As of March 26, 03

Nevada Naranaga (Duke)

Carol Starnaway }
Barndit
Kaskaoka
Al
Fox

Larry White } Tricia

Kath Kataoka } He

Lucy Kataoka } Dream

Christine Wisbart } Mante

G Susan Reed } Gus

Sue Jones } Rocky

José Sanchez } Ned

Richard Humphrey } Celebrity

Sorhala Boraty } Lace

} Peggy

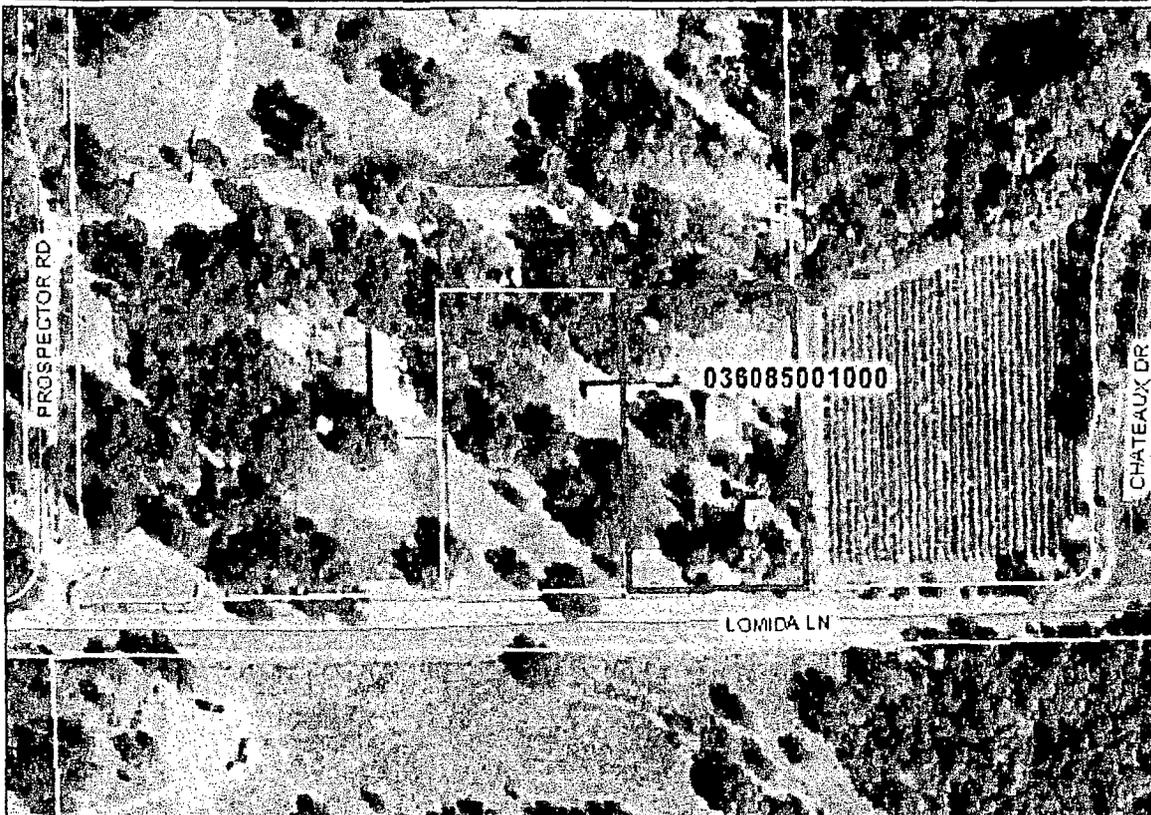
Sheila Fitzpatrick Legend

Hi up till July 2003

PLACER COUNTY, CALIFORNIA

9421 Lomida Lane

APN	036-085-001-000
Address	9421 LOMIDA LN, LOOMIS
Approx. Acres	0.9589
Zoning	RA-B-X 4.6 AC. MIN. PD = 0.44
Community Plan Area	Horseshoe Bar/Penryn CP
General Plan	Rural Residential 2.3 - 4.6 Ac. Min.
Supervisor District	BOARD OF SUPERVISORS DIST 4
MAC Area	HORSESHOE BAR MAC
Fire District	
School District	LOOMIS UNION ELEMENTARY SCHOOL DISTRICT

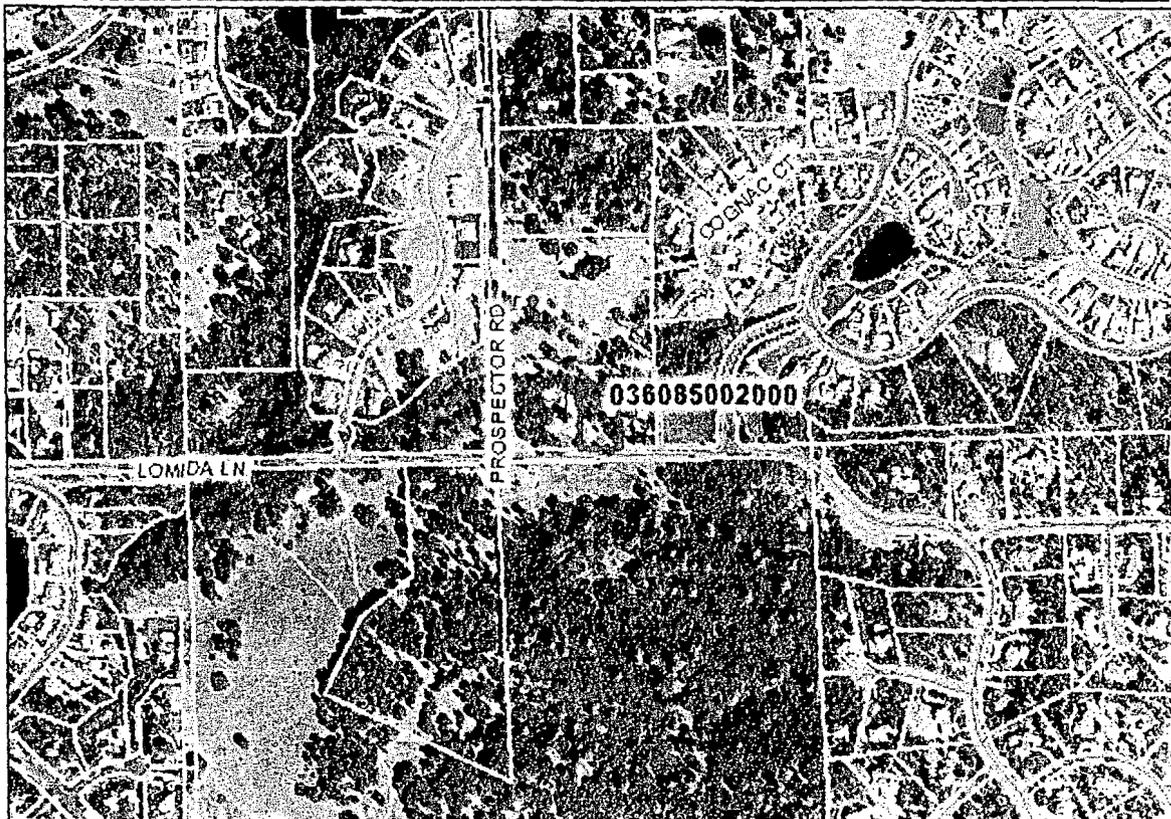


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PLACER COUNTY, CALIFORNIA

Land

APN	036-085-002-000
Address	NO ADDRESS ON FILE , LOOMIS
Approx. Acres	0.9813
Zoning	RA-B-X 4.6 AC. MIN. PD = 0.44
Community Plan Area	Horseshoe Bar/Penryn CP
General Plan	Rural Residential 2.3 - 4.6 Ac. Min.
Supervisor District	BOARD OF SUPERVISORS DIST 4
MAC Area	HORSESHOE BAR MAC
Fire District	
School District	LOOMIS UNION ELEMENTARY SCHOOL DISTRICT



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June 3, 2008

Placer County Environmental Health Department
3091 County Center Drive, Suite 180
Auburn , CA 95603

We are writing to formally complain about the placement of 19 portable horse stalls within 6 feet of our property line, some within 10-12 feet of our existing well. This creates a health risk to our family. There are 25 horse stalls (including 6 on the opposite side of the barn, which is also too close to the property line) within 100 feet of our well, and we are very worried about contamination of our sole source of water. Placer County ordinance states that no animal pen shall be placed within 100 feet of a domestic well.

All of these stalls are heavily utilized. The manure is **not** cleaned regularly, and urine is left standing in deep puddles. We are very concerned that this facility will contaminate our sole source of drinking water. The horse stalls are portable, meaning that they could be easily moved away from the well.

The massive amount of manure and urine created daily by these animals is not being adequately cleaned up. This creates a health risk to our family due to the sheer volume of the feces, and the cavalier attitude of the management of FLEC about cleaning it up. That this situation has developed on our property line is an indication of how little FLEC management cares about their impact on us. Even after the situation became public, they have made no attempt to do a better job of cleaning up the stalls or mitigating the dust. The manure bins are still open pits, currently placed about 20 feet from our property line, and still not picked up regularly.

The arena is in almost constant use and there is an enormous amount of dust flying through the air over the property line towards our home. This poses a substantial health hazard to our family, and covers everything in our house and outside with a thick coating of dust. Dust from the arena flies over the fence unabated. Clouds of dust are kicked up every day by the heavy use of the arena, which is also too close to the property line, and poorly maintained. The arena is within 4 feet of the property line in some places. The arena is made of portable fence sections which could easily be moved to a better location.

Insects, flies, and mosquitoes drawn by the horse smell create another health risk. Mosquitoes are known to carry West Nile virus, and this use increases our health risk substantially. The fly problem will explode in the summer months ahead, due to the negligent cleaning of stalls as well as the volume of manure.

We request that a buffer zone of 30 feet be enforced and all horses, stalls, and wash down areas be moved at least 100 feet away from our well as stated in the county ordinance.

Sincerely,

Robert N. Vance

Lori A. Vance

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**Placer County
Health and Human Services Department**

Richard J. Burton, M.D., M.P.H.
Health Officer and Director

Jill Pahl, R.E.H.S.
Director, Environmental Health

June 13, 2008

Robert and Lori Vance
9421 Lomida Lane
Loomis, CA 95650

Dear Mr. and Mrs. Vance,

On June 3, 2008 this office received your complaint regarding the Folsom Lake Equestrian Center (FLEC). In your letter you expressed that you were worried that conditions at FLEC result in contamination risks to your well and health risks to your family. A site visit was conducted on June 6, 2008 by Will Kirschman, Associate Environmental Health Specialist, to investigate the possible health risks. This letter outlines the observation of the investigation, corrective action that has been required of FLEC, and provides additional information that may help alleviate your concerns about health risks to your family.

In your complaint you indicated FLEC maintained horse stalls within close proximity to your well. Water Well Standards: State of California Bulletin 74-81 and its supplement, Bulletin 74-90, address setbacks from proposed wells to "animal enclosures" (which includes "barnyard and stable areas"). The recommended setback is 100 feet, but this distance may be increased or decreased by the enforcing agency on a case by case basis (depending on site conditions and well construction methods). During the inspection, it was observed that several portable horse stalls, a barn with paddocks, and horse washing stations are within 100 feet of your well.

An Official Notice has been mailed to the property owners of FLEC requiring all horse washing stations within 100 feet of your well, and all portable horse stalls located along their southeast property line that are within 100 ft of your well be removed within 30 days. However, the barn structure with paddocks to the west of your well will not be required to be removed. This decision was made because the portable stalls and wash stations were recently installed, while the barn appears to have been there for quite some time. We were unable to obtain information as to when the barn was built, and may predate the well construction. The drainage from this structure does not appear to put your well at risk, and there is no known documentation that your well has been contaminated by existing structures and enclosures.

Your well appears to be properly constructed. The well is elevated and records indicate the required annular seal was installed. The purpose of the annular seal is to prevent surface drainage or poor quality subsurface water from entering the well. There does not appear to be any drainage from FLEC towards your well, which further reduces the risk of contamination. It is recommended to have wells sampled periodically regardless of contamination threats. Doing so may help alleviate some of your concerns about the water quality in your well. Wells can be contaminated from such things as hose bibs, backflow from irrigation, during repair work, etc. A bacteriological test is relatively inexpensive. Sample bottles may be obtained from the county public health lab. You may contact the lab at (530) 889-7205. Additional information on well testing, maintenance, and disinfection can be found on our website, at www.placer.ca.gov/Departments/hhs/env_health; click the "Land Use" tab on the left side menu, from the Land Use page click on "Residential Wells."

Your letter also discussed concern about the animal wastes generated at FLEC. The site visit on June 6, 2008 did not reveal any excess manure, odor or fly problems at the time of the inspection. Puddles of urine, as described in your letter, were also not observed. Other site visits on January 11, 2008; April 8, 2008; and May 27, 2008 also did not reveal excess manure, urine or vector control problems. The visit of April 8, 2008 included Christine Turner, Agriculture Commissioner, Roger Ingram, University of California Cooperative Extension, Livestock Farm Advisor, and Leslie Lindbo, Supervising Environmental Health Specialist. During this site visit, manure management, and vector (flies and mosquitoes) control procedures were evaluated and found to be well managed and to not create a nuisance. The onsite manager explained stalls are lined with a deep layer of decomposed granite, so as to prevent urine from puddling. According to FLEC's Manure Management Plan, manure is removed from stalls twice a day and is removed from the property two times per week. During the site visits no fly larvae (which would indicate manure not being removed frequently enough) were observed in the manure storage area. Automatic fly spray units are located in the barn and the use of fly larvae predators are used on the ground.

The site visits on April 8, 2008 and June 6, 2008 noted the location of the manure storage area. Although it does not violate any codes or ordinances, it was recommended that this manure enclosure area be moved away from your property line so as to reduce the risk of causing a nuisance. The owner has agreed to move this enclosure away from your property line.

Your letter mentioned dust from the arena was causing a nuisance. An inspection of the arena area revealed that the entire area is covered by sprinklers for dust control. The sprinklers are on an automatic timer that is set to run three times per day. The sprinklers were tested while on site and found to adequately cover the arena area and reduce the creation of dust. Your letter implied that the arena should be moved and requested a general buffer zone be enforced within 30 feet of your property. Environmental Health has no requirements for setbacks of arenas or similar uses and structures to property lines.

Your letter expressed concern about horses attracting mosquitoes and the possible risk of exposure to West Nile Virus. Mosquito populations are not increased by horses, but rather by allowing breeding areas of stagnate water, such as ponds and irrigation ditches. The operation of the FLEC has not shown to maintain or create mosquito breeding habitat. However, you should still protect yourself and your family from mosquitoes. To find out more information about West Nile Virus and how to prevent mosquito breeding, please visit the Placer County "Fight the Bite" webpage at www.placer.ca.gov/Departments/hhs/community_health/comm_diseases/; click on "West Nile Virus." Also, visit the Mosquito Abatement Districts webpage at: http://www.placemosquito.org/west_nile_virus.php

As described above, this Division has observed that the operation of the Folsom Lake Equestrian Center is consistent with their Manure Management Plan and does not pose a health risk. Additionally, the corrective measures discussed above should eliminate risks to possible well contamination from animal enclosures. The additional information and resources provided should help you protect your family from other health risks. We hope we have reduced any concern or anxiety you have about the health risks to your family. Should you have other concerns or questions, please call me.

Sincerely,



Will Kirschman
Associate Environmental Health Specialist

July 25, 2008

Placer County Environmental Health Department
3091 County Center Drive, Suite 180
Auburn, CA 95603

RE: FLEC

Dear Mr. Kirschman,

Thank you for your response to our letter of complaint dated June 3, 2008. We appreciate the involvement of the Health Dept in removing some of the horse stalls abutting our property line, and making our land a little more livable.

However, we heartily disagree with the assessment that there is not excessive manure, odor, and fly problems at the site, and we invite you to view the situation from our perspective. It is disconcerting that your investigation of our complaint included an interview with the FLEC site manager, but we were not even contacted.

The horse facility operated by FLEC has been working without a business license, and in violation of their existing conditional use permit (allowing 12 horses on 8.5 acres) for several years due to their manipulation of the application process. This illicit business has used our property line as a dumping ground for horse stalls, barns, manure bins, and a dirt arena as they continue to expand their operation. This facility produces a substantial stench, swarms of flies, and dust clouds that encroach on our land and make our side of the property line practically unusable.

The enclosed pictures were taken at various times over the past several months. As is obvious from the images, FLEC's maintenance is still wholly inadequate. The manure is not cleaned consistently, urine is left standing, and manure is still being stored in an open bin near our home.

The poor maintenance employed by FLEC on a daily basis demonstrates their blatant disregard for the well-being of the animals, and, combined with the close proximity of the storage and stalls, presents a manifest nuisance to us. The stench is palpable, and the flies are such a constant nuisance that we cannot enjoy being outside. Dust from the arena flows over our white fence, which has turned a very brown color along the arena area.

In your response letter, you stated that the barn and paddocks to the west of our well would not be required to move because you were "unable to obtain information as to when the barn was built, and may predate the well construction". We have first-hand knowledge that the barn was purchased by Tim Trueblood (the previous owner, and Lori's father) in 1991, a fact that was recently verified by Tim Trueblood via phone. There is a manufacturers' date stamp on our well equipment of February 1987 (see enclosed photos), and we have first-hand knowledge that the well was installed in August of 1987, confirmed by Diamond Well Drilling via phone.

During the construction of the barn, Lori's late mother, Jan Trueblood, stopped the work, and sent the construction workers home. She called Tim Trueblood to object to the barn being built too close. We believe she may have also complained to the county about the barn, but received no action because of the nature of the dispute (a divorced couple). So, Jan Trueblood let the matter drop rather than continue to fight with her ex-husband.

Because Lori (Trueblood) Vance is the daughter of the previous owners of *both* properties involved in this dispute, she has a unique knowledge of the facts as they happened. It is clear that our well predates the barn by several years. We again request that you enforce the setbacks so that none of the stalls encroach the 100 foot setback from our well. The barn and stalls are portable, and can easily be moved far enough away from the property line.

The arena is another serious health issue that has not been adequately addressed. In your response, you stated that the sprinklers in use at FLEC, "reduce the creation of dust". However, the arena produces so much dust and is so close to our property line that the sprinklers alone are inadequate, and we are exposed to a high volume of dust crossing over the property line.

While Environmental Health may not have a requirement for setbacks of arenas, the Placer County Air Pollution Control District has a local rule addressing the emission of fugitive dust in Placer County. Placer County District Rule 228, Fugitive Dust, establishes the minimum requirements for the control of dust and sets standards for compliance. The following passages were copied directly from the Placer County website:

213 FUGITIVE DUST: Any solid particulate matter that becomes airborne, without first passing through a stack or duct, directly or indirectly as a result of the activities of man (i.e. anthropogenic), including the raising and/or keeping of animals.

230 VISIBLE EMISSIONS: Visible emissions means any particulate matter that is visually detectable without the aid of instruments other than corrective lenses.

301 VISIBLE EMISSIONS NOT ALLOWED BEYOND BOUNDARY LINE: A person shall not cause or allow the emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area (including disturbance as a result of the raising and/or keeping of animals or by vehicle use), such that the presence of such dust remains visible in the atmosphere beyond the boundary line of the emission source.

404 COMPLIANCE WITH STANDARDS: Any person conducting active operations, or who is responsible for the man-made condition of open storage piles, disturbed surface areas (including disturbance as result of the raising and/or keeping of animals or by vehicle use), and inactive disturbed surface areas, shall take the measures necessary to comply with Section 300. The property owner, contractors, and any person, that conducts active operations that result in conditions generating fugitive dust is responsible for complying with the provisions of this rule.

We are concerned about the possibility of naturally occurring asbestos as well as numerous other possible contaminants in the dust. Per the Placer County website, "Naturally occurring asbestos is present in several foothill areas of Placer County. When naturally occurring asbestos containing material is disturbed asbestos fibers may be released and become airborne, thereby creating a potential health hazard".

The arena at FLEC is a nuisance and a daily fugitive dust violation posing a substantial health hazard to our family. The enclosed pictures were taken at various times over the past months, and clearly show the dust crossing the property line. We request that you reevaluate the dust problem, and we invite you to visit our property to do the investigation, as our perspective is fundamental to an objective evaluation. The arena is made of portable fence sections which could easily be moved to a better location.

This facility and the people who use the facility generate a constant daily commotion and too much noise. The voices, vehicles, trailers, parking lots, barns, stalls, and arena produce a general clatter and din that is invasive and carries far across our property line. Heavy equipment noise is very loud and heard frequently, disruptive as early as 7 a.m. on Sunday mornings. The noise violates our serenity and is a significant intrusion and nuisance.

The excessive grading and eradication of the undergrowth and trees by FLEC has destroyed the natural beauty of the property line. FLEC located a road, stalls, and trailers just across the north side of our holding, and more stalls and a stark dirt arena on the west side. They wiped out all the naturally occurring foliage exposing us to the back side of their operation. Nearly every single plant or tree along the entire fence line has been chopped down and the area stripped bare. Our view of our property line has been ruined. According to the Placer County General Plan's section on Visual and Scenic Resources:

Goal 1.K: To protect the visual and scenic resources of Placer County as **important quality-of-life amenities for County residents** and a principal asset in the promotion of recreation and tourism.

And;

1.K.3. The County shall require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas

We request that FLEC be required to restore the vegetative landscape along our property line to its former natural forested state. A variety of trees and landscaping utilizing native plants would provide some transition and eventually restore the former view. A scenic buffer zone of 50 feet would restore the landscape and mitigate the smell, dust, noise, and well nuisances. All common areas, parking, trailers, equipment, barns, arenas, horses, stalls, and wash down areas should be required to be moved 50 feet away from our property line, behind the scenic barrier, and 100 feet away from our well. The open pit manure storage needs to be moved as has been promised for months.

Thank you for your attention to these matters. We appreciate the involvement of Placer County officials in protecting and preserving the quality of life that we all enjoy, living in this beautiful place. Please enforce the existing rules and ordinances and protect us and our property from the abuse of others.

Sincerely,

Robert N. Vance

Lori A. Vance

Kathi Heckert

From: Chuck-Muriel Davis [chamdavis@yahoo.com]
Sent: Wednesday, August 06, 2008 3:46 PM
To: Kathi Heckert
Cc: Jim Holmes
Subject: Folsom Lake Equestrian Center - 8/14/08 PC hearing letter

RE: Folsom Lake Equestrian Center - Appeal of use permit approval (PMPC 20060321)

To: Planning Commissioners (hearing scheduled for 8/14/08)

PLEASE vote in favor of the appeal and send this project back to the planning department for reconsideration to reduce the number of horses!

- 1) to allow **13 horses per acre** on this 3.77 site is unreasonable, and unfair for the horses and for the many neighboring property owners! The smell from 2 horses on 2 acres is bad enough.
- 2) If the Center needs this many horses to stay in business, they should NOT be splitting the property and crowding the horses into a smaller area!
- 3) There is absolutely no reason to allow the variances to reduce the setbacks...these setbacks keep the area rural and uncrowded, and protect adjoining property owners.

Please uphold the rights of property owners in the area, and not the self-interest of the horse owners who do NOT live near the Center and do not have to withstand the increased odor from the horses, nor the increased traffic from the customers.

Sincerely,
Muriel Davis
8/6/08
916-663-4123
cc: Supervisor Jim Holmes

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THIRD PARTY APPEAL- PLANNING
COMMISSION'S APPROVAL OF A MINOR USE
PERMIT AND VARIANCE – "FOLSOM LAKE
EQUESTRIAN CENTER" (PMPC T20060321)

CORRESPONDENCE

RECEIVED BY
Clerk of the Board

May 13, 2008

Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, California 95603

Re: Folsom Lake Equestrian Center – Appeal

Dear Supervisor,

The purpose of this letter is to urge you to grant the proposed appeal and NOT allow the increase of horses to 60 from its originally allowed Right to Board 12 horses. Allowing this increase will have substantial negative quality of life, financial and precedent setting impacts.

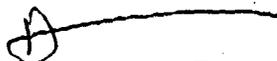
The **quality of life** issues for hundreds of community residents include: unpleasant animal and machine odors; increase of flies limiting use of outdoor living spaces; increased mosquitoes, which are potential carriers of West Nile Virus; stirred dust affecting allergies, homes, furniture, etc; heightened noise from tractors, diesel trucks and overall on-site traffic; and finally traffic congestion and safety issues along Lomida Lane and Prospector Road.

Financially this increase will benefit only the developer. It will have a negative impact on the surrounding homeowners as well as the County. Such a facility will decrease property values not only to homes closest to the site but will affect neighboring homes through appraisal comparisons. Additionally, the required disclosure of the Equestrian Center will impact any home sale offerings. For the County, decreased property tax and increased costs for monitoring and compliance of the facility will have a negative impact.

Finally, this project is simply **not in compliance with the General Plan**. The currently permitted use is for only 12 horses on 8 acres and the Minor Use Permit was based on an incorrectly stated baseline of 30 horses and is further impacted by the proposed lot split to provide only 3.7 acres. The MUP only sets further precedent for other non-conforming facilities next to existing neighborhoods. The MUP should not have been issued and the developer should be required to abide by the rules already established.

This opposition to the increase and request for appeal is not about the horses, but the inappropriate location of such a facility and the resulting negative impacts. Our objective is very simple – to return the use to the currently allowed Right to Board 12 horses. **The approval of the Minor Use Permit is only beneficial to the developer and a detriment to the surrounding communities, homeowners, and the County.**

Sincerely,



Signature

Print Name

Douglas Jeffries

Address

9623 Clos du Lac Circle

Loomis, CA 95650

RECEIVED

OCT 28 2008

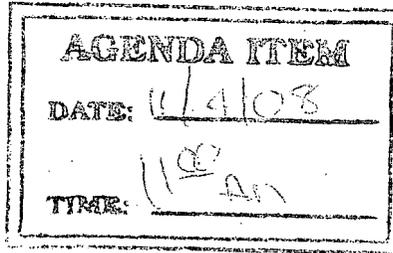
CLERK OF THE BOARD OF SUPERVISORS

October 28, 2008 (Email: BOS@Placer.Ca.Gov)

Placer County Board of Supervisors: NOTE: Please deliver ASAP.

- Dist. 1: Mr. Rocky Rockholm
- Dist. 2: Mr. Robert Weygandt
- Dist. 3: Mr. Jim Holmes
- Dist. 4: Mr. Kirk Uhler
- Dist. 5: Mr. Bruce Kranz

175 Fulweiler Avenue
Auburn, CA 95603



DATE: 10/28/08

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning (3082)

Gentlemen:

As taxpayers & homeowners, we have at least minimum expectations that County Government will abide by its own codes.

The County approved residential building at Clos du Lac & Monte Sereno. When we purchased our property the Zoning Ordinance stated two horses per acre. Mr. Trublood who owned the property at the time maintained approximately 12 horses. That number of horses on 8 acres did not provide any SIGNIFICANT negative impact on our homes or on our interest in purchasing a lot and building a home on Monte Sereno Drive, Loomis.

However, when Mr. Miller purchased the property in 2003, he began increasing the number of horses to approximately 38 today on only 3.77 acres and approved up to 50 by the recent Planning Commission hearing decision.

That is the purpose of this letter. We have a significant amount of increased flies and odors in our back yard that keeps us from enjoying our back yard. This is due to the increased number of horses at FLEC as well as Mr. Miller moving the "temporary" horse stalls immediately adjacent to Prospector Road.

- 1) There is no doubt that several homes in our neighborhood and adjacent to Folsom Lake Equestrian Center will suffer reduced home values as a result of this impact. We will have to add a Negative Declaration on the Folsom Lake Equestrian Center on our home sales.
- 2) In the public hearing 11/4/08, we have a situation of one property owner with no vested interest in the property other than financial gain requesting a number of horses far exceeding the code negatively impacting all surrounding neighborhoods.
- 3) This boarding facility with such a high number of horses "just doesn't fit".

In closing, Mr. Ken Miller was part of Granite Bay Ventures who developed & sold the lots in Monte Sereno in 2001. We would like to suggest that if this same hearing were being held in 2001, Mr. Ken Miller would be standing representing Monte Sereno opposing the very same request, because he would be arguing the impact on the Monte Sereno properties his Company was selling. We would NOT have purchased property on Monte Sereno if we had known Placer County would not adhere to its own code of two horses per acre.

We respectfully request that the Placer County Board of Supervisors decline approval for the increased horses at Folsom Lake Equestrian Center.

Sincerely,

Patricia Conger, President
Board of Directors
MONTE SERENO HOMEOWNERS ASSOCIATION

Cheryl Shakro

From: Chuck-Muriel Davis [chamdavis@yahoo.com]
Sent: Wednesday, October 29, 2008 7:50 AM
To: Placer County Board of Supervisors
Subject: Appeal of the Folsom Lake Equestrian Center approval -PMPC T20060321

RE: Appeal of Planning Commission's approval of the MUP & Variance for Folsom Lake Equestrian Center (PMPC T20060321). Hearing date: Nov. 4, 2008.

To: The Board of Supervisors

We request the Board consider the environmental impact to the neighboring residents and **VOTE FOR THE APPEAL** and send this project back to the Planning Department to:

1. REDUCE the number of horses for this small space of 3.77 acres.
PCC 17.56.050, F.5.c.i says "no more than 2 horses...per gross acre".
PCC 17.56.050, F.9.a says "no more than two animals per (gross) acre of site area shall be permitted...".
Our planning department and zoning administrator need to follow this zoning code recommendation!

2. Reinstate the 75 ft front setback requirement. This center is being allowed to encroach upon their neighbors with this setback variance for no valid reason.

This Folsom Lake Equestrian Center had a permit for fewer horses on over twice the acreage and continually violated their permit. Please support the county residents and their right to not be encroached upon and to not have the adverse effect of having 50 horses (15+ horses per acre!) stabled right next to their property lines.

Sincerely,

Muriel & Chuck Davis
10/29/08
POB 397
Penryn, CA

RECEIVED
OCT 29 2008
CLERK OF THE
BOARD OF SUPERVISORS

DATE: 10/29/08
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning Dept

AGENDA ITEM
DATE: 11/4/08
TIME: 11:00AM

10/29/2008

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