



Staff Report

October 8, 2024

TO: Honorable Mayor and Members of the Town Council
FROM: Christy Consolini, Planning Director
DATE: October 8, 2024
RE: CREEKSTONE SENIOR LIVING AND CARE FACILITY – APPLICATION #23-19
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL STUDY/MITIGATED
NEGATIVE DECLARATION –CONTRACT AMENDMENT #1 WITH HELIX
ENVIRONMENTAL PLANNING, INC.

Recommendation

Adopt Resolution #24-XX amending the California Environmental Quality Act (CEQA) review agreement with HELIX Environmental Planning, Inc (HELIX) for the Creekstone Senior Living and Care Facility Initial Study/Mitigated Negative Declaration (IS/MND) (Project #23-19) and authorizing the Town Manager to execute an agreement amendment authorizing a \$9,800 contract increase for the preparation of an aquatic resources delineation.

Issue Statement and Discussion

Breakers Property Group submitted a project application (#23-19) for a new 115-unit Senior Independent Living and Assisted Living facility located at the northwest intersection of Boyington Road and Chisom Trail. The project proposes 16 active senior living cottages (8 duplex units) and an apartment-style facility including 64 independent living units and 35 assisted living units. The project also proposes an internal vehicle circulation system, parking, outdoor gardens and gazebo, pickleball court, walking trails, and a pitch and putt golf course. Indoor amenities would include a movie theater, game rooms, bistro, main restaurant with outdoor patio dining, gym, library and community lounge areas, sunroom, and a beauty salon. The cottages would be approximately 1,350-square foot, 2-bed/2-bath units with laundry area, kitchen, 1-car garage, and porches. The 64 independent living apartment style units include studio, 1-, or 2-bedroom floor plans with kitchens. The 35 assisted living units would be available in studios or 1-bedroom units with kitchenettes and full dining service, care assistance and access to all amenities.

In March 2023, the Town circulated a request for qualifications for professional on-call environmental services. Seven proposals were received, and five firms were selected for the on-call list of pre-approved environmental consultants, one of which is HELIX. As one of the firms on the Town's pre-approved list of Environmental Consultants, HELIX was asked to provide a scope and budget for the preparation of a CEQA IS/MND for the project. HELIX provided a reasonable scope and budget which

was then provided to the project applicant who will be reimbursing the Town for the preparation of the IS/MND. The applicant supported the proposed scope and budget and asked that the Town proceed in contracting with HELIX.

The Town of Loomis entered into a contract for services with HELIX dated April 23, 2024 to provide CEQA environmental consulting services for the Creekstone Senior Living project in a not to exceed amount of \$68,220 (Resolution #24-23)

CEQA Requirements

There are no CEQA implications associated with the recommended action as the action is to augment the scope and budget for the sufficient preparation of a CEQA Initial Study/Mitigated Negative Declaration for the project. The preparation of the aquatic resources delineation report will provide analysis support for the CEQA document to adequately address aquatic resource impacts. Although a biological resources report was previously included in the contract scope of work, an aquatic resources delineation is an additional task not previously covered under the biological resources report.

Financial and/or Policy Implications

The project applicant previously provided a deposit of \$65,162 covering the original HELIX scope and budget of \$62,245 (minus the optional task for a Health Risk Assessment) as well as the Fish and Wildlife IS/MND filing fee (\$2,916.75). They will augment that deposit by \$9,800 covering the amendment cost for HELIX to prepare an aquatic resources delineation. This raises the not to exceed amount total for HELIX to \$78,020. Fees incurred for the IS/MND will continue to be drawn from those funds provided by the applicant until the IS/MND is complete.

Attachments

Attachment 1 – Resolution #24-XX

Exhibit A – HELIX Environmental Planning, Inc. – Contract Augment to Provide Additional Services for the Creekstone Senior Living Project

TOWN OF LOOMIS

RESOLUTION NO. 24-____

RESOLUTION APPROVING AMENDMENT #1 TO THE ENVIRONMENTAL SERVICES AGREEMENT WITH HELIX ENVIRONMENTAL PLANNING, INC., AND AUTHORIZING A \$9,800 INCREASE TO THE CONTRACT AMOUNT FOR THE PREPARATION OF AN AQUATIC RESOURCES DELINEATION IN ADDITION TO AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE EVALUATION OF THE CREEKSTONE SENIOR LIVING AND CARE FACILITY PROJECT (APPLICATION #23-19) NOT TO EXCEED \$78,020.

WHEREAS, on May 14, 2024, The Town Council adopted Resolution 24-23 approving a contract for Environmental Services with HELIX Environmental Planning, Inc (HELIX) to prepare the CEQA Initial Study/Mitigated Negative Declaration for the Creekstone Senior Living and Care Facility Project (#23-19) in an amount not to exceed \$68,220; and

WHEREAS, the Town has determined that due to the presence of a canal, wetland features and drainage areas, an aquatic resources delineation is necessary to determine potential impacts to aquatic resources based on the project footprint, which was not included in the original scope of work and budget; and

WHEREAS, the contract allows for contract amendments, to complete the additional services described above and in the amended scope and budget prepared by HELIX, the Town and Consultant have agreed to amend the Contract to increase the total amount payable by \$9,800, to reflect a revised, total not to exceed amount of \$78,020; and

WHEREAS, the project applicant provided an initial deposit of \$65,162 to prepare the IS/MND (minus the optional HRA task) and the Fish and Wildlife IS/MND filing fee (\$2,916.75), and will submit an additional deposit of \$9,800 to the Town to augment the cost of the preparation of the IS/MND per the scope and budget in Contract Amendment 1, from which the Town will fund HELIX for the work to be completed.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town Manager of the Town of Loomis is hereby authorized and directed to execute Amendment #1 to the Environmental Services Agreement with HELIX for the Creekstone Senior Living and Care Facility Project (#23-19) CEQA Initial Study/Mitigated Negative Declaration, authorizing a \$9,800 increase to the contract amount, bringing the total amount payable under the contract to a not to exceed amount of \$78,020.

PASSED AND ADOPTED by the Council of the Town of Loomis this 8th day of October, 2024 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Stephanie Youngblood, Mayor

ATTEST:

Carol Parker, Deputy Town Clerk

HELIX Environmental Planning, Inc.
1180 Iron Point Road, Suite 130
Folsom, CA 95630
916.435.1205 tel
619.462.0652 fax
www.helixepi.com



September 18, 2024

02497.00006.000

Christy Consolini, Planning Director
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Subject: Contract Augment to Provide Additional Services for the Creekstone Senior Living Project

Dear Ms. Consolini:

The original written contract dated April 23, 2024, between HELIX Environmental Planning, Inc. (HELIX) and the Town of Loomis is hereby augmented as follows:

SCOPE OF WORK (See attached)

CURRENT CONTRACT TOTAL	\$68,220
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Task Number	Task Name	Cost
8	Aquatic Resources Delineation	<u>\$9,800</u>
	Subtotal	\$9,800
	TOTAL REVISED CONTRACT	\$78,020

Sincerely,

A handwritten signature in black ink that reads "Lesley Owing".

Lesley Owing
Environmental Planning Group Manager

I hereby authorize HELIX to continue work in accordance with this Augment and the original Terms and Conditions and Schedule of Fees.

Town of Loomis

By: _____
Wes Heathcock
Town Manager

Date: _____



SCOPE OF WORK

Task 8. Aquatic Resources Delineation

HELIX wetland scientists will conduct an Aquatic Resource Delineation (ARD) for the ±6.6-acre Creekstone Senior Living project site. Mapping of aquatic resources will follow the mapping guidelines stipulated by the U.S. Army Corps of Engineers (USACE) (February 10, 2016) *USACE Updated Map and Drawing Standards for the South Pacific Division Regulatory Program* and will be consistent with the State Water Resources Control Board (April 6, 2021) *Procedures for Discharges of Dredged or Fill Material to Waters of the State* (Section III, *Wetland Delineation*). HELIX will also follow the USACE Wetlands Delineation Manual (USACE 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0; USACE 2008).

Upon completion of the desktop and field assessments, HELIX will prepare a preliminary ARD Report presenting the methods and results of the delineation. The ARD report will be based on HELIX's quantification of waters of the U.S. and State on the project site using the current regulations, written policies, and guidance from the regulatory agencies. The jurisdictional boundaries identified within the ARD are subject to verification by the applicable resource agencies. HELIX will also incorporate comments from the USACE, as applicable, and will attend a field verification meeting with USACE, if necessary (up to four hours including travel time).

Deliverables: Draft and Final Aquatic Resources Delineation Report (electronic format)

