

TOWN OF LOOMIS

PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Pure Life Pilates
2. What is the general land use category for the project? Commerical
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? +/_1,325 SF
4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes ☒ No ☐
If yes, show on the site plan and describe. Single family dwelling (1,325 sf), two outbuildings (40x20=800 sf), 18'x18' covered patio/Green House, no well/Septic
5. Is adjacent property in common ownership? Yes ☐ No ☒ If yes, Assessor's Parcel Number (s) and acreage(s). _____
6. Describe previous land use(s) of the site over the last 10 years. Residential
7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes ☐ No ☒
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. _____

II. POPULATION AND HOUSING

1. How many new residents will the project generate? 0
2. Will the project displace or require the relocation of any residential units? Yes ☐ No ☒ If yes, the number. _____
3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) Converting residential building to commercial use
4. Will the project create or destroy job opportunities? Create ☒ Destroy ☐ Describe 2 Employees, one on site at a time
5. Will the proposed project displace any currently productive use? Yes ☐ No ☒ If yes, describe. _____

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes ☐ No ☒ If yes, describe. _____

2. Will grading on the site be required? Yes [☒] No [☐] If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). Typical grading activities associated with construction of a new parking lot, frontage improvements, driveway, road widening, and minor drainage improvements
- Estimate the grading area/quantities. 0.10 acres 150 cubic yards
3. Will site excavation and fill quantities balance? Yes [☒] No [☐] If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. _____
4. Are retaining walls proposed? Yes [☐] No [☒] If yes, describe location(s), type(s), height(s), etc. _____
5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. Only minor erosion potential would be during construction. Typical erosion & sediment control measures such as hydromulch, fiber rolls, and inlet protection will be utilized to avoid erosion during construction.
6. Will blasting be required during project construction? Yes [☐] No [☒] If yes, describe. _____
7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes [☐] No [☒] If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes [☐] No [☒] If yes, name/describe the body of water and show on the site plan. _____
2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes [☐] No [☒] If yes, describe. _____
3. If water will be diverted, does the project applicant have an appropriative or riparian water right? Yes [☐] No [☐] If yes, describe. N/A
4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. The nearest streams are Sucker Ravine about 1,500 feet south west from the site, and Secret Ravine Creek located 0.4 mile SE of the site
5. What area/percentage of the project site is presently covered by impervious surface? 5,500 sf
What will be the area/percentage of impervious surface coverage after development? 7,500 sf
6. Will any runoff from the project site enter any off-site body of water? Yes [☐] No [☒] If yes, identify the destination of the runoff. _____
7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes [☐] No [☒] If yes, identify/describe the materials/contaminants present in this runoff. _____

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

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

10. Are there any areas of the project site that are subject to flooding or inundation? Yes [] No [X] If yes, describe. _____
11. Will the project alter existing drainage channels and/or drainage patterns? Yes [] No [X] If yes, describe. _____

V. AIR QUALITY

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

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [X] No [] If yes, describe. I-80 is located just east of the project site.

2. Describe the following emissions sources related to project development:
- Construction emissions - Extent and duration of site grading activities: Typical construction equipment will be used associated with construction of the new small parking lot, frontatge improvements, road widening & minor drainage improvements. Duration is anticipated to last 60-days.
- Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No [X]
- Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: Vehicle parking at business

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

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

5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?
N/A

6. Will vegetation be cleared from the project? Yes [X] No [] If yes, describe the method of disposal.
Anticipate site will be stripped down to stable subgrade, with topsoil stockpiled for use in planters.

VI. TRANSPORTATION/CIRCULATION

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

1. Does the project front on a local roadway? Yes ☒ No ☐ If yes, what is the name of the roadway?
Horseshoe Bar Rd
- If no, what is the name and distance of the nearest roadway? _____
2. Will new entrances onto local roadways be constructed. Yes ☒ No ☐
If yes, describe. A new driveway along with widening of Horseshoe Bar Road will be required. This will replaced the existing driveway.
3. Would any non-automobile traffic result from the development of the project? Yes ☐ No ☒ If yes, describe. _____
4. If applicable, what road standards are proposed within the project? _____
Horseshoe Bar Road will be widened and improved to Town of Loomis Standards
(Show typical street sections(s) on the site plan.)
5. Will a new entrance(s) onto local roadways be constructed? Yes ☒ No ☐
If yes, show location(s) on site plan.
6. Describe any frontage improvements to the local roadway(s). Horseshoe Bar Road will be widened and improved with curbs, gutters and sidewalks along the project frontage per Town of Loomis Standards
7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). Business Hours are M-F 7am -7 pm, Hourly Class's include (1) instructor and up to 6 clients (7 Total People max) - Estimate 36 -40 clients per day ~ 84 trips per day
8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?
Yes ☐ No ☒ If yes, describe. _____
9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes ☐ No ☒
If yes, describe. _____
10. Will the project require provisions for parking? Yes ☒ No ☐ If yes, describe the number, size, location and access of the parking facilities proposed. 8 parkings stalls are proposed via access off Horse Bar Road. Size of stalls (7)-10' x 20' & (1) 9' x 16'
11. Will there be company vehicles associated with the project? Yes ☐ No ☒ If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). _____

VII. BIOLOGICAL RESOURCES

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

1. Briefly describe site vegetation. Site vegetation appears to be entirely non-native ornamental plants and volunteers.

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes [☒] No [☐] If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. (1) 22" Palm Tree to be removed - ~5%

3. Briefly describe wildlife typically found in the area. N/A

4. Describe changes to site habitat(s) resulting from development of the project. N/A

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

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

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes [☐] No [☒] If yes, describe. _____

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes [☐] No [☒] If yes, describe (type, acreage, etc.). _____

9. If yes, will project development affect these wetland areas? Yes [☐] No [☒] If yes, describe. _____

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes [☐] No [☒]

VIII. HAZARDOUS MATERIALS

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

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

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

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

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

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

IX. NOISE

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

1. Is the project located near a major noise source? Yes [☐] No [☒] If yes, describe. _____

2. Describe the noise that will be generated by this project, both during construction and following project development. During construction - Noise generated by construction equipment to build the parking lot, After Construction - noise to be limited to general vehicle noise from employees and customers.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). South Placer Fire Station, 1/4 mile away on Horse Shoe Bar Road

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). A fire hydrants exists directly across the street in the planter finger of the drive entrance into the Raley's Shopping center

3. Describe the fire hazard and fire protection needs created as a result of project development. None

4. Describe the on-site fire protection facilities proposed with this project. None
5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? 25' to Horseshoe Bar Rd
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. 8 parking spots including one van ADA parking stalls
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No [X]
If yes, describe. _____
8. Estimate the number of persons on-site (residents or employees/visitors) 7-8 people Max. (6 customers / 2 Employees)

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Open
2. Describe the security protection that will be provided on the site, if any. Video Surveillance
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. _____

WATER

1. Is the project within a public domestic water system district or service area? Yes [X] No [] If yes, describe the district/area. PCWA
2. Can the district serve the project? Yes [X] No []
3. What will be the water source(s) for the project? The existing PCWA water service will be utilized for this project
4. What is the estimated usage and peak usage of the project? _____gpd/_____gpd
5. Are there any existing or abandoned wells on the site? Yes [] No [X] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [] No [X] If yes, describe the method(s) and quantities (gpd). _____
2. Is the project located within a sewer district? Yes [X] No [] If yes, describe. SPMUD

If yes, can the district serve the project? Yes [X] No []

Is there sewer service in the area? Yes [☒] No [☐] If yes, what is the distance to the nearest collector line? SPMUD- Connection to site in ROW

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? _____gpd _____
4. Will there be any unusual characteristics associated with project wastewater? Yes [☐] No [☒] If yes, describe any special treatment processes that may be necessary for these wastes. _____

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

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) N/A
2. Describe the disposal method of this waste material. N/A
3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. N/A

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 1/4 mile
What is the name of this facility? Blue Anchor Park
2. Are any park or recreation facilities proposed as part of the project? Yes [☐] No [☒] If yes, describe.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Grammar School and Del Oro High School
What are the distances to these schools from the project? 0.6 Mile to Loomis Grammar School and 1.2 miles to Del Oro High School

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [☒] No [☐]
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. The site/business is surrounded by business professional and retail uses
2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [☒] No [☐]
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. No proposed changes to the existing structure

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3. Describe the signage and/or lighting proposed by the project. Signage includes a building mounted sign, externally illuminated and a monument sign indirectly illuminated. Site lighting will be accomplished via building mounted light fixtures or a pole light as necessary to meet required f.c. spread and Title 24.
4. Is landscaping proposed? Yes [☒] No [☐] If yes, describe. The proposed landscape will be 100% drought tolerant, irrigated with a subsurface drip system.
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XII. CULTURAL RESOURCES

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

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [☐] No [☒] If yes, describe. _____
- _____
- _____
2. What is the nearest archaeological, historical or paleontological site? N/A
- _____
- _____

What is the name of this site? _____