



TOWN OF LOOMIS

6140 Horseshoe Bar Rd, Suite K
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number _____

Application Fee(s) _____

Receipt # _____ Date _____

Date Received _____

Paid \$ _____

PLANNING DEPARTMENT

Planning Application

1. **Project Title:** The Reserve - Tentative Parcel Map
2. **Street Address/ Location:** 5820 Rocklin Rd/ 5500 Barton Rd
3. **APN(s):** 045-161-033 **Acreage:** +/- 26.3 ac
Zoning: Rural Residential **General Plan Designation:** Rural Residential
Current Site Use: Single-family Residence
Surrounding Land Use(s): East/South/West: Residential; North: Residential & Quasi Public
4. **Property Owner:** Premier 40, LLC
Address: 8483 Douglas Plaza Drive, Granite Bay, CA 95746
City State Zip
Telephone: 209-256-1971 **email:** stefan@premierhomesca.com
5. **Project Applicant:** Stefan Horstschaer, Premier Homes, LLC
Address: Same as Owner
City State Zip
Telephone: _____ **email:** _____
6. **Project Engineer/Architect:** Casey Feickert, TSD Engineering
Address: 785 Orchard Drive, Suite 110, Folsom CA 95630
City State Zip
Telephone: (916) 608-0707 **email:** cfeickert@tsdeng.com
7. **What actions, approvals or permits by the Town of Loomis does the proposed project require?**

<input type="checkbox"/> Appeal	<input type="checkbox"/> Miscellaneous Permit
<input type="checkbox"/> Certificate of Compliance	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Second Unit Permit
<input type="checkbox"/> Design Review	<input type="checkbox"/> Sign Review
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Tentative Review
<input checked="" type="checkbox"/> Environmental Review	<input type="checkbox"/> Minor Land Division
<input type="checkbox"/> General Plan Amendment	<input checked="" type="checkbox"/> Subdivision
<input type="checkbox"/> Hardship Mobile Home Permit	<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Zoning Amendment (Rezone)
<input type="checkbox"/> Other _____	
8. **Does the proposed project need approval by other governmental agencies?**
☒ Yes ☐ no if yes, which agencies? _____
PCWA, SPMUD, SPFD, State Water Resources Control Board
9. **Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)**

Electricity <u>PG&E</u>	Natural Gas <u>PG&E</u>
Fire Protection <u>South Placer Fire District</u>	Water/Well <u>Placer County Water Agency</u>
Sewer/Septic <u>South Placer Municipal Utility District</u>	Telephone <u>Astound & AT&T</u>

10. **The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated 6/12/24 (Cortese List Online) and find:** Regulatory identification number n/a

Date of list 6/12/24 No problems identified none

Type of problem n/a

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated 9/16/24

Applicant Premier 40, LLC

By: Kevin Yttrup, Manager

11. **Project Description (Describe the project so that a person unfamiliar with the project would understand the purpose , size, phasing, duration, required improvements, duration of construction activities, surrounding land uses, etc. associated with the project. Attach additional pages as necessary.)**

- Subdivision of a single parcel of +/-26.29 acres into 20 single-family residential lots and a 0.28 ac lot for future homeowner association ownership (Lot A). All single-family lots will be zoned Rural Residential and are intended to be used for single-family residences, associated auxiliary buildings and accessory dwelling units. The applicant also proposes a variance to front setbacks as described in more detail in the technical documentation submitted with this application. The variance is intended to help protect existing natural resources on site.

12. **Owner Authorization:**

I hereby authorize Premier Homes, LLC, the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s)

Printed Name(s)



Premier 40, LLC

By: Kevin Yttrup, Manager

Date

9/16/24

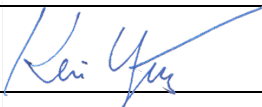
Date

13. **Applicant and/or Owner Hold Harmless:**

Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s)

Printed Name(s)



Premier 40, LLC

By: Kevin Yttrup, Manager

Date

9/16/24

Date

14. **Applicant and/or Owner Acknowledgment:**

Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant

Printed Name(s)



Premier 40, LLC

By: Kevin Yttrup, Manager

Date

9/16/24

TOWN OF LOOMIS

PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Tentative Parcel Map - The Reserve - Premier Homes
2. What is the general land use category for the project? Residential
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? 20 SFR
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. Residential home with septic system, non-active well
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 & vacant land
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? 49.4 (assuming 2.6 per unit, minus 2.6 existing)
2. Will the project displace or require the relocation of any residential units? Yes ☒ No ☐ If yes, the number. 1 - replacement of existing residence
3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) _____
None. Proposed lot size & architecture will harmoniously blend and transition with and between neighboring uses
4. Will the project create or destroy job opportunities? Create ☒ Destroy ☐ Describe _____
Construction jobs during horizontal and vertical construction
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). _____
See preliminary grading plans provided with submittal.
-
- Estimate the grading area/quantities. _____acres _____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. _____
See preliminary grading plans provided with submittal. Various locations to protect resources (i.e. wetlands and trees). Type (rockery or CMU) still to be determined.
-
5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. Preparation of erosion control plans as part of improvement plans, compliance with SWPPP and implementation of BMPs (e.g. erosion control blankets, wattles, plantings). Also see Drainage Study provided with submittal.
6. Will blasting be required during project construction? Yes ☐ No ☐ If yes, describe. _____
Unlikely but possible.
-
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. _____
Site includes roughly 2.9 ac of a +/- 5.0 ac man-made stock pond.
-
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. _____
Unnamed stock pond shared with Sir Francis Woods community
-
5. What area/percentage of the project site is presently covered by impervious surface? +/- 1.4%
 What will be the area/percentage of impervious surface coverage after development? +/- 20.8%
-
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. _____
Unnamed stock pond shared with Sir Francis Woods community; drainages beyond
-
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 [] No [X] If yes, describe. _____

2. Describe the following emissions sources related to project development:
- Construction emissions - Extent and duration of site grading activities: _____
Infrastructure improvement construction during 6-month summer period.

- 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:
Normal vehicle traffic associated with residential use.

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?
California green building code requirements and provision of additional measures to reduce emissions
(e.g. electric car chargers, oversized solar systems, whole house battery systems)

6. Will vegetation be cleared from the project? Yes [X] No [] If yes, describe the method of disposal.
Removed trees will be hauled off for firewood. Conventional slash removal methods. Site will be grubbed.

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?
Rocklin Road & Barton Road
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. Encroachment for private cul-de-sac roadway serving 20 residential parcels
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? _____
Modified "Class B"; see cross section on Tentative Map
(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). _____
Construction of half section of Rocklin Road along project frontage per General Plan
7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). Normal traffic-generation rates for single-family residential use.
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. _____
Cross section will allow for parking on one side. Long driveways and long road frontage per lot will provide higher than average number of parking spaces.
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. _____
See plant survey, tree inventory, cultural resource report, environmental submittal memo and wetland delineation provided with application.

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. _____
See tree inventory and tree removal calculations

3. Briefly describe wildlife typically found in the area. _____
The Study Area supports a variety of common wildlife species. Red-shouldered hawk, California quail, killdeer, bushtit, acorn woodpecker, northern flicker, American crow, brewers' blackbird, red-winged blackbird, western bluebird, California jay, Northern mockingbird, lesser goldfinch, wild turkey, California towhee, black phoebe, European starling, house finch, mourning dove, black-tailed deer, black-tailed jackrabbit, and American bullfrog have been observed within the Study Area.
4. Describe changes to site habitat(s) resulting from development of the project. The Project will directly impact non-native annual grassland, oak woodland, wetlands and other waters within the Study Area. Indirect impacts to preserved habitats within the Study Area may include degradation of wetlands due to hydrology changes that alter the inundation period or quality of stormwater runoff, or introduction of invasive species during construction and operation. Future off-site projects also have the potential to negatively affect water quality within wetlands through increased runoff from impermeable surfaces and disturbed areas.
5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes ☐ No ☒ If yes, describe. _____
No rare or endangered species have been documented in the study area.
6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes ☐ No ☒ If yes, describe. _____
No federally-listed threatened species, or candidates for listing, have been documented in the Study Area.
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. The following sensitive natural communities are present Goodding's willow – red willow riparian woodland and forest (S3), Iris-leaf rush seep (S2?), bulrush marsh (S3) and Valley oak riparian forest and woodland (S3)
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.). _____
See wetland delineation

9. If yes, will project development affect these wetland areas? Yes ☒ No ☐ If yes, describe. _____
Regrading of some drainages to allow for proper drainage post-construction.

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 [X]

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 [X] If yes, describe. _____

2. Describe the noise that will be generated by this project, both during construction and following project development. _____
Construction noise associated with land development activities and heavy machinery. Likely need for
mechanical hammering using excavators and potential for underground blasting during construction.
Normal noise levels associated with residential land use after construction.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). _____
Rocklin Fire Station No. 23. 2.0 miles west of project site
South Placer Fire Station No. 19. 2.9 miles southeast of project site.
2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency).
Fire hydrants at multiple locations along project frontage on Rocklin Rd & Barton Rd
3. Describe the fire hazard and fire protection needs created as a result of project development. _____
Residential fire protection services for 20 homes.

4. Describe the on-site fire protection facilities proposed with this project. Fire hydrants along cul-de-sac, defensible space requirements and residential sprinkler systems
5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? Yes, siteplan has been coordinated with South Placer Fire District (Jeff Ingolia & Katarina Hoop)
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. Parking along 1 side of the road, standard encroachment onto Barton Rd
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) _____
40 to 50 at normal home occupancy rates.

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Standard encroachment onto Barton Rd
2. Describe the security protection that will be provided on the site, if any. Placer County Sheriff's Department
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. n/a

WATER

1. Is the project within a public domestic water system district or service area? Yes [X] No [] If yes, describe the district/area. Placer County Water Agency
2. Can the district serve the project? Yes [X] No []
3. What will be the water source(s) for the project? Placer County Water Agency treated water
4. What is the estimated usage and peak usage of the project? 800 gpd/unit 2,000 gpd/unit
5. Are there any existing or abandoned wells on the site? Yes [X] No [] If yes, describe (location, depth, yield, contaminants, etc.) Northwest corner of project site. No well reports available. Proposed abandonment.

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [X] No [] If yes, describe the method(s) and quantities (gpd). Leachfield for existing residence. Leach area mapped as part of recent BLA.
Proposed abandonment.
2. Is the project located within a sewer district? Yes [X] No [] If yes, describe. South Placer Municipal Utility District

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? 6" line along Barton Rd frontage

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 200 gpd/unit to be treated by SPMUD
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. Due to elevations and low residential unit count, project will install individual grinder pumps for each home and utilize pressurized main line in private cul-de-sac to discharge to gravity line in Barton Rd.
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.) Normal residential household waste
2. Describe the disposal method of this waste material. Weekly pickup by Recology.
3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Normal road access.

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 1.0 mile west
What is the name of this facility? Monte Verde Park, Rocklin
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? Franklin Elementary School: 1.5 miles
Del Oro High School: 3.75 miles

What are the distances to these schools from the project? See above

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes ☒ No ☐
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. 1-acre density matches Sir Francis Woods community to the west and provides a logical transition to the 2.3 acre and 4.6 acre zoning of the surrounding land uses from the denser uses along Sierra College Blvd.
2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes ☒ No ☐
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. Envisioned homes will have architectural detailing comparable to the custom homes in Sir Francis Woods and the Sierra de Monteserrat community to the east of the project.

3. Describe the signage and/or lighting proposed by the project. _____
Landscape lighting at entry feature and (likely) in front yards of homes. No overhead/street lighting.

4. Is landscaping proposed? Yes ☒ No ☐ If yes, describe. _____
Entry feature of proposed community; frontyard landscaping

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? _____
See cultural resources report

What is the name of this site? _____