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NOV 18 2010



TOWN OF LOOMIS

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

For Town Use

Att. 1

File Number #10-11
Application Fee(s) \$7,653-
Receipt # 18397 Date 11/18/10
Date Received 11/18/10
Paid \$ 7,653-

PLANNING DEPARTMENT

Planning Application

1. **Project Title:** REGINA CAELI PRIORY
2. **Street Address/ Location:** Southwest corner of Barton Road and Rocklin Road, Loomis
3. **APN(s):** 045-161-018, 020 and 021 **Acreage:** 40.07 acres [see Vicinity Map Appendix A RFE Preliminary Drainage Study, See also Aerial photo of property Appendix C]

Zoning: Residential Ag. 1 unit per 4.6 acres **General Plan Designation:** R-A

Current Site Use: Mostly undeveloped but includes a single family home, a manufactured home both in the Northwest corner of the site.

Surrounding Land Use(s): North includes a single family residential lot, PCWA water tank, and Shepherd of the Sierra Presbyterian Church, and the Sierra de Montserrat residential subdivision to the East; immediately to the West St. Francis Woods residential subdivision [1-acre minimum], and to the South St. Francis Woods 5-acre minimum residential sites and homes.

4. **Property Owner:** Dominican Sisters of Mary, Mother of the Eucharist – Loomis [DSMME-Loomis] Attention: Sister Mary Samuel Handwerker, O.P.

Address: 3256 Penryn Road, Suite 210, Loomis, CA 95650¹

Telephone: (916) 652-5001 **email:** Sr. Mary Samuel - srmarysamuel@sistersofmary.org

5. **Project Applicant/Attorney:** Brigit S. Barnes, Brigit S. Barnes & Associates, Inc.

Address: 3262 Penryn Road, Suite 200 Loomis, CA 95650

Telephone: (916) 660-9555 **email:** bsbarnes@landlawbybarnes.com; cc: noreen@landlawbybarnes.com

6. **Project Engineer/Architect:** RFE Engineering, Attn: Robert Eynck / PK Architects Attn: Jeff Pawlowski

Address: 8680 Greenback, Ste 107, Orangevale, CA 95662/1333 W. Broadway, Ste 101, Tempe AZ 85282

Telephone: (916) 989-3285 / (602) 283-1620 **email:** reynck@refengineering.com/jeff@pkarchitects.net

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 checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Second Unit Permit |
| <input checked="" 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 type="checkbox"/> Subdivision |
| <input type="checkbox"/> Hardship Mobile Home Permit | <input checked="" type="checkbox"/> Variance - lot line height |
| <input checked="" type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Zoning Amendment (Rezone) |
| <input checked="" type="checkbox"/> Other <u>Waiver of parking requirement due to specific use</u> | |

¹ Any formal correspondence should be copied to Dominican Sisters of Mary, Mother of the Eucharist, Attention: Sister John Dominic Rasmussen, O.P., 4597 Warren Road, Ann Arbor, MI 48105.

8. Does the proposed project need approval by other governmental agencies?

[] Yes [X] no if yes, which agencies? _____

9. Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)

Electricity Pacific Gas & Electric Natural Gas Suburban
Fire Protection South Placer Fire District Water/Well PCWA
Sewer/Septic SPMUD Telephone AT&T
High School Del Oro - Placer Union High School District Elem. School Franklin Loomis Union School Dist
Other property currently served with treated PCWA for residence.; will also be applying for untreated water for agricultural and landscaping uses

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 _____ and find: Regulatory identification number _____

I have relied upon the Phase I and Phase II surveys prepared by Earthtec included with this application

Date of list _____ No problems identified XX

Type of problem _____

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

Dated _____ Applicant Brigit S. Barnes, Brigit S. Barnes & Associates, Inc.

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.)

Please see project summary attached to this application.

in IS/MND.

12. Owner Authorization:

I hereby authorize Brigit S. Barnes, Brigit S. Barnes & Associates, Inc., 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)

Sister Mary Samuel Handwerker

Sister Mary Samuel Handwerker, O.P.

11/18/2010
Date

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)

Sister Mary Samuel Handwerker

Sister Mary Samuel Handwerker, O.P.

11/18/2010
Date

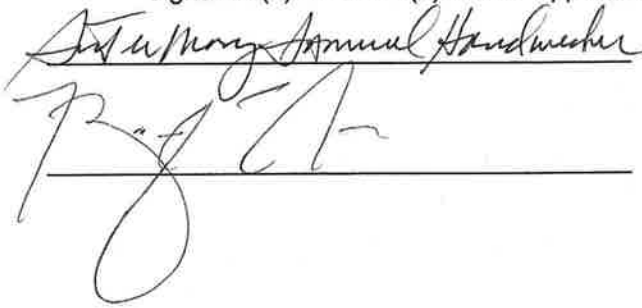
Date

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)



Sister Mary Samuel Handwerker, O.P.

11/18/2010
Date

Brigit S. Barnes, Esq.

11-18-2010
Date

TOWN OF LOOMIS
PLANNING DEPARTMENT

RECEIVED

NOV 18 2010 ENVIRONMENTAL REVIEW APPLICATION

TOWN OF LOOMIS

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) REGINA COELI PRIORY
2. What is the general land use category for the project? Residential/agricultural 4.6/acre
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? 147,730/134,000 sq. ft. see discussion in Supplemental Narrative \$HB *SEE STAFF REPORT*
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. See A1-1 – Vicinity and Conceptual Map, the Project sits on the overall site of 40.07 acres, which currently includes a permanent residence and a manufactured home, which may be removed at a future time. These homes are served by PCWA water and septic, with standard residential parking, and accessed from Rocklin Road. Irrigation water provided by private agreement with Shepherd of the Sierra Presbyterian Church.
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 as described above, and the corner of Barton and Rocklin informally rented to proprietors of strawberry patch by prior owners.
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. Uncovered parking as shown on A1-0, with waiver from Town to reduce the amount of required parking. Because of the consecrated life style of the Sisters, they have requested that the parking required on the site be reduced to 53 spaces, 77 less than the normally required 130 parking spaces for a project of this size. [Please see discussion of traffic impact analysis prepared by KDAnderson & Associates, November 12, 2010, (Ex. "H") Project Traffic Impacts" pp. 12-19]

II. POPULATION AND HOUSING

1. How many new residents will the project generate? 75-80 permanent residents. The monastery building is designed to accommodate the whole community which is comprised of professed Sisters, novices, and postulants assigned to the monastery plus Sisters assigned to locations away from the monastery who return for community gatherings at Christmas and during Professions Week in July and August each year; thus allowing a maximum of 115 cells, while the Sisters anticipate that only 75-80 cells will be in use full time. The anticipated breakout would involve 20 returning Sisters during the special seasons, plus 15 cells available for guest/retreats.
2. Will the project displace or require the relocation of any residential units? Yes ☐ No ☒ If yes, the number. The Sisters may decide to remove the manufactured home at some future time.
3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) The general residential character will be preserved and enhanced. Every effort has been made to preserve and maximize open space and habitat for existing wildlife.
4. Will the project create or destroy job opportunities? Create ☒ Destroy ☐ Describe Temporary construction related jobs. The Sisters clean and maintain the monastery, probable permanent handyman-work on site, and basic landscaping after initial installation to be performed by resident sisters and novices.

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 ☐ Unknown at this time. Earthtec performed a Feasibility Geotechnical Study, Project No. 105187, dated 11/3/2005 (Ex. "N") which did not include adjacent properties.
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). Maximum cut is 10 feet. Maximum fill is 9 feet.

Estimate the grading area/quantities. 10.8 +/- acres ; 37,369 cy cut; 8,241 cy fill.
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. Excess material to be placed onsite as required.
4. Are retaining walls proposed? Yes ☒ No ☐ If yes, describe location(s), type(s), height(s), etc. Up to 8 feet in height as required.
5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. Straw bales, mulch, hydroseed, grassy swales, silt fencing, stabilized construction entrance
6. Will blasting be required during project construction? Yes ☐ No ☐ If yes, describe. Not known at this time.
7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes ☐ No ☐ Unknown at this time; beyond the scope of land uses for the site.

IV. HYDROLOGY AND DRAINAGE (See Preliminary Drainage Study, Ex. "Q".)

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. Unnamed pond between project site and St. Francis Woods development.
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 appropriate 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. Tributary to Secret Ravine.
5. What area/percentage of the project site is presently covered by impervious surface? Less than 5%.
What will be the area/percentage of impervious surface coverage after development? 25%
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. Existing pond at southwest corner of site.
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 ☒ If yes, describe.

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

10. Are there any areas of the project site that are subject to flooding or inundation? Yes ☐ No ☒ If yes, describe. _____
11. Will the project alter existing drainage channels and/or drainage patterns? Yes ☒ No ☐ If yes, describe. Onsite only due to project grading.

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 ☒ If yes, describe. Site is adjacent to local roads, Rocklin and Barton, but at least one-half mile from Interstate 80.
2. Describe the following emissions sources related to project development:
- Construction emissions - Extent and duration of site grading activities: Anticipated 6 months, involving construction of monastery building, necessary retaining walls, outdoor soccer and kickball fields.
- Stationary source emissions - Are woodstoves proposed in residential projects? Yes ☐ No ☒ Any fire place designs incorporated will include converters in compliance with Placer County APCD.
- Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:
As stated above, Sisters request a waiver of standard parking because they travel together. Current traffic assumptions, See KD Anderson report (Ex. "H") and §C.1of Supplementary Report. Present assumptions are that the Priory at full capacity will generate 88 daily trips, work days, peak seven in a.m. and one in p.m.
3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes ☐ No ☒ 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 ☒ If yes, describe. _____

5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions? Dust control during construction measures as mandated by Placer County AQMD; all trips will be multiple occupants (usually three Sisters to a vehicle).
6. Will vegetation be cleared from the project? Yes ☒ No ☐ If yes, describe the method of disposal. In compliance with recommendations of Arborist Report, See Ex. "I". See also Conceptual Landscape Plan, L.10, Ex. "E".

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 and 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. The entrance to the monastery building will be on Barton Road, see Site Plan A-10.
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? Not applicable. Standard driveway in compliance with Fire Marshall's instructions. Mulch walking paths, see Site Plan A1-0 and Conceptual Landscape Plan, L.10.
(Show typical street sections(s) on the site plan.)
5. Will a new entrance(s) onto local roadways be constructed? Yes ☒ No ☐ Drive Way see A-10.
If yes, show location(s) on site plan. The entrance to the monastery will include a recessed security gate, and both Barton and Rocklin Roads will be enclosed for the protection of the Sisters with wrought iron fencing interspersed with pillars. However, because of the open space policies of the Town, and the Sisters concern for the wildlife, the wrought iron will be rounded at the top to avoid inadvertent injury to wildlife [see A1-2, PK Architects]. Additionally, a color rendering of the front entrance to the monastery is shown as "Chapel & Entry Courtyard 11.15.2010" (Ex."G").
6. Describe any frontage improvements to the local roadway(s). _____

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). See KD Anderson Traffic Study, November 10, 2010 (Ex. "H").
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. The Sisters have requested a waiver to reduce the required parking for the Project. Because of the consecrated life style of the Sisters, they have requested that the parking required on the site be reduced to 53 spaces, 77 less than the normally required 130 parking spaces for a project of this size. The parking proposed is shown on Architectural Site Plan, A1-0.
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. Please see additional Supplementary Discussion, §C "Discussion and Environmental Setting, Project Description", and Arborists Report, [The site now is substantially covered with oak trees, contain to natural drainageways which have been preliminarily delineated as wetlands and shares the lake with St. Francis Woods, of which 5.19 acres is lake. As part of construction activities, oak trees will of necessity be removed.
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. Edwin E. Stirtz, Sierra Nevada Arborists, who together with GSM Landscape Architects, has prepared the Initial Arborist Report and Protected Tree Inventory Summary dated October 19, 2010, which indicates that 35 of the 697 total oaks inventoried on the Property will need to be removed due to existing poor health as recommended by the arborist. Including the trees to be removed as part of construction activities, only 37% of the protected oak trees are presently scheduled for removal. [See full report attached as Ex. "I".] The Applicant is working with Staff to prepare a mitigation plan. Included with this submittal is the proposed Tree Removal Plan and Schedule L.20 and L.21 (Ex. "J").
3. Briefly describe wildlife typically found in the area. Native birds, including wild turkey, deer, and at least one beaver lodge located at the lake. No protected or endangered species located.
4. Describe changes to site habitat(s) resulting from development of the project. Construction of buildings and exercise fields, and walkways explicitly designed to avoid permanent adverse effect to habitat. Wrought iron fencing allows free movement of birds including turkey on site. Wildlife corridors around the lake side will remain open. Wrought iron fencing designed to avoid injury to deer, See A1-2. (Ex. "F").
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. In addition to the Jurisdictional Delineation Report (Ex. "K") already prepared in October 2009, the Sisters commissioned a Special Status Species Assessment Report, also performed by Gibson & Skordal and dated November 2010 (Ex. "L"), which made a preliminary determination that no endangered species were impacted by the proposed project. The Sisters also engaged Helm Biological Consulting, which, after receiving approval from US Fish & Wildlife, has completed a "dry season" branchiopod study [fairy shrimp] and has found no evidence of any of the protected species in any of the wetland areas on the Property. [See full copy of analysis and dry season conclusions dated October 2010, included in Ex. "L"] The "wet season" study is presently ongoing.
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.). See Gibson & Skordal Wetland Jurisdictional Delineation Report dated October 2009 (Ex. "K"), Table 2, and A1-0 (Ex. "B"): Pond 4.4146 acres; Seasonal Wetlands .0188 acres; Seasonal Wetland Swales .4596 acres.
9. If yes, will project development affect these wetland areas? Yes ☐ No ☒ If yes, describe. The location of the monastery on the Property has been carefully sited to completely avoid the wetlands identified on the site. The only "WS-3" crossing is the mulched pathway to the Grotto [L.10 (Ex. "E")].

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes [] No [X] The proposed pier into the lake, jointly owned with St. Francis Woods, will require a Dept. of Fish & Game 1602 permit, which is to be requested after the Town completes its initial study. Construction of the pier will be constructed with driven piles to avoid any potential of fill in the wetlands.

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. Standard construction, grading and possibly explosives for removal of granite rock. See Feasibility Geotechnical Study dated November 2005 (Ex. "N"). All equipment used on site will contain all currently mandated muffling equipment. Following construction, the only noise anticipated from the monastery is the twice daily ringing of the bell tower, once at noon and once at 6:00 p.m. The ringing would continue for something less than two minutes at each time. See Supplementary Narrative §C.5

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). Loomis Fire District, Horseshoe Bar Road/Taylor; 2.6 miles.
2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). Public Water adjacent to site on Barton Road. PCWA.

3. Describe the fire hazard and fire protection needs created as a result of project development. Structure fire. Grass fire. Onsite fire hydrants around proposed building and fire sprinkler system in building.
4. Describe the on-site fire protection facilities proposed with this project. Onsite fire hydrants around proposed building and fire sprinkler system in building.
5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? On frontage. Barton Road.
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. Access from Barton Road with circular drive around building. Approximately 55 parking spaces.
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) Maximum 115.

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Access from Barton Road through gate.
2. Describe the security protection that will be provided on the site, if any. Automatic security gate at entrance; wrought iron fencing on Barton and Rocklin Roads connecting to adjacent St. Francis Woods' fencing.
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. A combination of wall packs and light pole standards will be used for lighting of the vehicle parking lot and equipment storage areas. See A1-0 for light pole locations, and A1-2 for fixture cut sheets. Light levels will be a minimum of two-foot candles at parking areas and five-foot candles at 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? Public water from PCWA.
4. What is the estimated usage and peak usage of the project? Estimated usage is 16,525 gpd, with an estimated peak usage of 19,200 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 [X] No [] If yes, describe the method(s) and quantities (gpd). Septic tank and leach field for existing single family residence on Rocklin Road.
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 [X] No [] If yes, what is the distance to the nearest collector line? Along Barton Road frontage.

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 15,2000 gpd South Placer Municipal Distirct.
4. Will there be any unusual characteristics associated with project wastewater? Yes [] No [X] 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 [] Unknown at this time. Earthtec performed a Feasibility Geotechnical Study, Project No. 105187, dated 11/3/2005 (Ex. "N").

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.) Standard domestice solid waste and will participate in recycling.
2. Describe the disposal method of this waste material. One three-yard dumpster with weekly local trash pickup by Recology Auburn-Placer.
3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. From Barton Road entrance to mechanical yard area on north side of proposed building.

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 1.76 miles.
What is the name of this facility? Franklin School Community Park.
2. Are any park or recreation facilities proposed as part of the project? Yes [X] No [] If yes, describe. Indoor basketball, kickball and soccer fields.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Franklin Elementary School and Del Oro High School.

What are the distances to these schools from the project? 1.76 miles and 3.7 miles

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [X] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. The area surrounding the site is dominated by uses which are residential in nature, except for the Shepherd of the Sierra Presbyterian Church, and are wholly consistent with large lot and Residential/Agricultural zoned property. Thus, an institutional, residential use is consistent with its zoning and the Town's Land Use Plan, and Zoning Tables (Ex. "C"), and the project use is both complementary and compatible with these surrounding uses. The Project sits on the overall site of 40.07 acres, which currently includes a permanent residence and a manufactured home, which may be removed at a future time. Of the 40.07 acres, approximately 5.19 acres are lake, shared with St. Francis Woods. The Project site is bordered on the north by Rocklin Road, one single family residence, a PCWA water tank, and the Sierra Presbyterian Church; on the east by Barton Road, the Sierra de Montserrat residential subdivision; and on the west and south by St. Francis Woods, with one-acre minimum home sites to the west and five-acre minimum home sites to the south. The Sisters intend to retain the residence located at 5820 Rocklin Road after construction, which will be used to house priests to assist the community. The residence will continue to use the Rocklin Road access, but the residence will likely only have two priests residing there at a time.

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes ☒ No ☐
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. The modified mission style for the monastery is compatible with many of the homes already constructed in St. Francis Woods, and Sierra de Montserrat.
3. Describe the signage and/or lighting proposed by the project. Two monument signs supported by rock pillars, located at either side of the entrance to the Priory, See A1-2 (Ex. "F").
4. Is landscaping proposed? Yes ☒ No ☐ If yes, describe. Surrounding the monastery please see Conceptual Landscape Plan L.10 (Ex. "E").

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. No artifacts have been located as of the present.
2. What is the nearest archaeological, historical or paleontological site? The partially destroyed foundation to the old stagecoach stop is located on the adjacent property South of site and preserved as part of St. Francis Woods.

What is the name of this site? St. Francis Woods.

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**TOWN OF LOOMIS
PLANNING DEPARTMENT**

**TOWN OF LOOMIS OPEN SPACE
SUPPLEMENTARY APPLICATION FORM**

1. Briefly describe site vegetation (habitat value, native or specimen trees, large oak woodlands, wetlands, part of a riparian or wildlife corridor, any rare, endangered, federally listed or candidates for listing species)
40.07 acre site containing substantial woodland cover including 697 "protected" trees (Blue Oak, Interior Live Oak, and Valley Oak) and two main wetland corridors without protected species (See Special Status Species Assessment Report prepared by Gibson & Skordal, November 2010)
Site shares lake with St. Francis Woods Community.
2. Describe the number, size and condition of any trees to be removed.
35 trees removed because of defect.
3. Briefly describe wildlife typically found in the area (any rare, endangered, federally listed or candidates for listing species.)
No rare, endangered, or federally listed species. Native Turkey and deer on site regularly. Beaver lodges identified at lake.
4. Describe changes to site habitat(s) resulting from development of the project.
No long term impact anticipated because of construction designed to minimize impacts to wildlife habitat.
5. Does your project involve any public use or value, including visual access?
No.
6. Does your project propose to include any open space? If so, what is its size (in square footage and as a percentage of your project area)? How does any open space you propose "work" with the adjacent property development; is any open space you propose continuous or contiguous to development within or outside of your project?
The site will maintain all but 4.7% in open space but will be utilized privately for the sisters.
7. Does your site contain anything of historic or cultural value? Any unique features (such as rock outcroppings, quarries, etc.)?
None on site as far as known - stagecoach stop is located to South of the site on St. Francis Woods property.

I hereby acknowledge that I Have read this application and state that the information given is correct. I agree to comply with all Town ordinances and State laws regulating property division.

Date November 18, 2010

Signature

Printed Name

Brigit S. Barnes

REGINA COELI PRIORY
ROCKLIN AND BARTON ROADS/LOOMIS

USE PERMIT / DESIGN REVIEW /
ENVIRONMENTAL ASSESSMENT

SUPPLEMENTAL NARRATIVE
TO
TOWN OF LOOMIS
PLANNING APPLICATION
AND
ENVIRONMENTAL REVIEW APPLICATION

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TOWN OF LOOMIS

*Not updated.
See IS/MND for
Project Details.*

I. INTRODUCTION

*Not updated since
Nov. 2011. See IS/MM
for project detail.*

A. Summary.

This document is intended to supplement the Application for Use Permit and Design Review, and Environmental Assessment forms prepared by this office for review by the Town of Loomis ("Town") on behalf of the Dominican Sisters of Mary, Mother of the Eucharist - Loomis ("Sisters" or "Owner").

The project site is located on the southwest corner of Rocklin Road and Barton Road in the Town of Loomis, California, showing APN Nos. 045-161-018, 045-161-020, and 045-161-021 ("Property") [see **Exhibit A**, Vicinity and Contextual Map A1-1]. The Property was given to the Sisters in 2009 by the Cordova Foundation. It consists of approximately 40.07 acres and carries a land use designation of Residential-Agricultural [RA], which generally allows one residential dwelling unit for every 4.6 acres. According to Loomis Municipal Code §13.24.040, property carrying this designation permits an organizational house such as a monastery with a use permit.

The Sisters are proposing to construct a monastery on the site as shown on the Architectural Site Plan A1-0 [see **Exhibit B**] prepared by PK Architects. The Sisters will use the monastery when constructed as a Priory which would provide a home for the continuing formation and education of the Sisters, allowing them to welcome more vocations and to educate future teachers. The north wing of the monastery (most close to Rocklin Road) will be used to house novices and sisters still in formation; and the south wing will house Professed Sisters who serve as teachers in the Diocese of Sacramento and beyond.

B. The Owner.

The Dominican Sisters of Mary, Mother of the Eucharist is a Roman Catholic community of women religious based in Ann Arbor, Michigan, founded in 1997. The Dominican Sisters of Mary, Mother of the Eucharist – Loomis is a California religious corporation formed to hold and develop the Property for the benefit of the community.

The community was founded in the Dominican tradition to spread the witness of religious life in accord with Pope John Paul II's vision for a new evangelization. As Dominicans, their primary apostolate is the education and formation of young people. Shortly after their canonical establishment, they began teaching in the Diocese of Lansing and soon gratefully accepted the opportunity to administer and staff the Spiritus Sanctus Academies located in Ann Arbor, Michigan. While their Motherhouse is in Ann Arbor, the Sisters' apostolic endeavors frequently bring them to other parts of the United States and beyond. The Dominican Sisters of Mary now have seven teaching missions that service 10 different Catholic schools at the elementary, junior high, and high school levels located in six states: Michigan, South Carolina, Florida, Texas, Arizona, and California. The Regina Coeli Priory would serve as the West Coast location for permanently housing 75 to 80 Sisters in various stages of formation. As they complete their

formation, the Professed Sisters are able to engage in the education and formation of young people in area schools. As the Sisters expand their teaching apostolate to further distances from the Priory, they will be housed near the Catholic schools where they are serving, as is the case of the five Sisters presently assigned to Presentation School of the Blessed Virgin Mary in Sacramento.

The Sisters continue to reach hundreds of young women annually through retreats, visits and talks on college campuses, and speaking engagements across the country. In sum, the Sisters' public witness and apostolic endeavors regularly reach a variety of audiences at the national and – thanks to electronic media – an increasingly global population through its website (www.sistersofmary.org) and television. The Sisters have been experiencing enormous growth, and are outgrowing the Ann Arbor Motherhouse, making the establishment of Pories in Loomis, California, Washington D.C., and Texas immediate priorities.

II. PLANNING ANALYSIS

A. Introduction.

Many considerations were incorporated into the planning process for the monastery project ("Project"). These considerations included the surrounding land uses, the visual orientation of the site, the general vehicular circulation in the vicinity of the site, and a number of environmental and design issues affecting the surrounding neighbors. The Applicant submits this narrative to expand the explanations provided in the Town of Loomis Planning Department's Planning Application and Environmental Review Application.

B. Land Use Impact.

In the planning process of the Project, much care was given to the efficient and economical utilization of the site. The proposed use is compatible with the adjacent land uses. The area surrounding the site is dominated by uses which are residential in nature, except for the Shepherd of the Sierra Presbyterian Church, and are wholly consistent with large lot and Residential/Agricultural zoned property. Thus, an institutional, residential use is consistent with its zoning and the Town's Land Use Plan and Zoning Tables [see **Exhibit C**, Excerpt of Land Use Map and Loomis Municipal Code], and the Project use is both complementary and compatible with these surrounding uses [see **Ex. B**].

The Project sits on the overall site of 40.07 acres, which currently includes a permanent residence and a manufactured home, which may be removed at a future time. Of the 40.07 acres, approximately 5.19 acres are lake, shared with St. Francis Woods. The Project site is bounded on the north by Rocklin Road, one single-family residence, a PCWA water tank, and the Shepherd of the Sierra Presbyterian Church; on the east by Barton Road and the Sierra de Montserrat residential subdivision; and on the west and south by St. Francis Woods, with one-acre minimum home sites to the west and five-acre minimum home sites to the south. The Sisters intend to retain the residence located at 5820 Rocklin Road after construction, which will be used to house priests to assist the community. The residence will continue to use the Rocklin

Road access, but the residence will likely only have two priests residing there at a time [see Vicinity and Contextual Map, **Ex. A**].

The Project is the construction of the monastery building of approximately 134,000 sq. feet of Conditioned Building Area,¹ with two stories and a partial basement housing the mechanical facilities and storage area, including a private chapel for the Sisters, two wings to house the novices and Professed Sisters, extensive kitchen and laundry facilities, indoor recreation facilities, libraries, auditorium, and infirmary. A defining and essential characteristic of formation in Dominican religious life involves the layout of the monastery, which takes into account the need for separate living areas for those sisters “in formation” and those sisters who have been professed. As a result, those sisters in formation have sleeping areas and rooms for study and recreation that are separate from those in which the Professed Sisters carry on the same activities. The monastery building is designed to accommodate the whole community, which is comprised of Professed Sisters, novices and postulants assigned to the monastery, plus Sisters assigned to locations away from the monastery who return for community gatherings at Christmas and during Professions Week in July and August each year; thus allowing a maximum of 115 cells, while the Sisters anticipate that only 75-80 cells will be in use full time. The anticipated breakout would involve 20 returning Sisters during the special seasons, plus 15 cells available for guests/retreats [see **Ex. B**].²

The anticipated height of the monastery building excluding the basement is 34 feet. Heights for the building are detailed on A3-1C and A3-2C [see **Exhibit D**, Overall Elevations and Courtyard Elevations], and on A2-3, A3-1, and A3-2, and total square footage for each floor is detailed on A1-0C [**Ex. B**]. Exterior development includes a bell tower immediately adjacent to the private chapel for the Sisters, parking areas for use of the monastery, soccer and kick-ball fields in the northeastern quadrant of the Property, a meditation grotto [“Our Lady’s Grotto”], and mulched walking paths throughout the Property, including a path between the monastery building and the lake including The Stations of the Cross connecting with the grotto. [See **Exhibit E**, Conceptual Landscape Plan L1.0, discussed in §C.2 below.]

Entrance to the monastery will be on Barton Road, as shown on A1-0. The entrance to the monastery will include a recessed security gate, and both Barton and Rocklin Roads will be enclosed for the protection of the Sisters with wrought iron fencing interspersed with pillars. However, because of the open space policies of the Town and the Sisters’ concern for the wildlife, the wrought iron spires will be rounded at the top to avoid inadvertent injuries, especially to deer [see Fence Detail on **Exhibit F**, Architectural Details A1-2]. Additionally, a color rendering of the front entrance to the monastery is shown as “Chapel & Entry Courtyard 11.15.2010” [see **Exhibit G**].

In addition to the Use Permit and Design Review required for the monastery on this site, preliminary discussions with Staff have determined that the Project will require one variance:

¹ The Architectural Site Plan A1-0 shows 147,730 sq. ft. of building area, which is the “Total Built Area Under Cover”, as defined by the Zoning and Building Codes.

² See also §VI Traffic Analysis, where KdAnderson has Project traffic assuming regular occupancy of the monastery at 75 Sisters for 90% of the year, with a high of 115 Sisters during peak times.

the bell tower is projected to be 55 feet high, which exceeds the 35-foot height requirement [see **Ex. D**]. Additionally, the Sisters have requested a waiver to reduce the required parking for the Project. Because of the consecrated life style of the Sisters, they have requested that the parking required on the site be reduced to 53 spaces, 77 less than the normally required 130 parking spaces for a project of this size. [Please see discussion in **Exhibit H**, Traffic Impact Analysis prepared by KdAnderson & Associates, November 12, 2010, "Project Traffic Impacts" pp. 12-19 in support of the Sisters' request for waiver.]

The coverage percentage is only 4.6% when compared to the overall size of the Property, and the actual exterior building mass is substantially concealed by the existing oak trees and vegetation. [Please see Renderings from North, East, South, and West, to be provided as soon as possible.]

C. Discussion of Environmental Setting, Project Description.

As discussed in the Environmental Review Application, more specifically detailed below and in the Studies submitted with this Application, there is no adverse environmental impact which would result from this Project being constructed that cannot be completely mitigated, that being the necessary removal of certain oak trees, representing only 37% of the protected trees located on the Project. The increased use in water and sanitary services will have an inconsequential effect on PCWA's and SPMUD's delivery systems, both of which already provide service to the site [see Water Analysis in Environmental Review Application, p.7]. The site is currently served by all major utilities. The Project's proposed stormwater management and erosion control plans will minimize impact on the adjacent property and existing stormwater systems. Please see detailed analysis of on-site drainage included in RFE Engineering, Inc.'s Preliminary Drainage Study, pp. 5 and following, **Exhibit Q**.

Specific sections of the Environmental Review Application requiring more detail are correlated to the Application below:

1. Section VI, Transportation.

The transportation consultant firm of KdAnderson & Associates has been retained to conduct a Traffic Impact Analysis for the proposed Priory [**Ex. H**]. The Traffic Analysis evaluates existing roadway capacity and operational efficiency, and also projects future traffic demands within the defined study area road network. This evaluation includes an assessment of the impact of the subject project on the road network. The assessment uses methodologies which conform to Town of Loomis guidelines for projects consistent with adopted General Plan land uses approved by the Town of Loomis, and is based on study parameters proposed between KdAnderson and Applicant and includes analysis of three scenarios: "Existing" Conditions, "Existing Plus Project" conditions, and "Cumulative Plus Project" Conditions applicable to site access only, per direction from the Town. The KdAnderson Traffic Analysis [**Ex. H**] also points out the anomaly of a relatively large structure housing approximately 80 full time novices, postulants, and Professed Sisters, which have such minimal traffic impacts. Given that no new convents or monasteries have been constructed in the vicinity in some time, KdAnderson engaged a traffic consultant to physically "count the cars" coming in and out of the Sisters'

priory in Ann Arbor during August 2010, one of the months when the highest level of traffic could be anticipated because of the large number of family and friends visiting the Mother House during Professions of the Sisters. See Discussion of Trip Generation Estimates, which shows that the Ann Arbor facility houses 93 sisters in a similarly sized priory, but that the monastery generates a total of 70 trips (35 trips each way), with lower trips on the weekends [see **Ex. H**, pg. 12].

2. Section VII, Biological Resources – Oak Trees.

As part of construction activities, oak trees will of necessity be removed. The Sisters have engaged Edwin E. Stirtz, Sierra Nevada Arborists, who together with GSM Landscape Architects has prepared the Initial Arborist Report and Protected Tree Inventory Summary dated October 19, 2010, which indicates that 35 of the 697 total oaks inventoried on the Property will need to be removed due to existing poor health as recommended by the arborist. Including the trees to be removed as part of construction activities, only 37% of the protected oak trees are presently scheduled for removal [see full report, attached as **Exhibit I**]. The Applicant is working with Staff to prepare a mitigation plan. Included with this submittal is the proposed Tree Removal Plan Schedule and areas for mitigation locations L.20 and L.21 [**Exhibit J**].

3. Section VII, Biological Resources – Wetlands, Species.

The location of the monastery on the Property has also been carefully sited to completely avoid the wetlands identified on the site. [See **Exhibit K**, Gibson & Skordal Wetland Jurisdictional Delineation Report dated October 2009, and A1-0.] The only crossing is the mulched pathway to the Grotto [see **Ex. E**, L1.0]. In addition to the Jurisdictional Delineation Report already prepared in October 2009, the Sisters commissioned a Special Status Species Assessment Report, also performed by Gibson & Skordal and dated November 2010 [**Exhibit L**], which made a preliminary determination that no endangered species were impacted by the proposed project. The Sisters also engaged Helm Biological Consulting, which, after receiving approval from US Fish & Wildlife, has completed a “dry season” branchiopod study [fairy shrimp] and has found no evidence of any of the protected species in any of the wetland areas on the Property. [See full copy of analysis and dry season conclusions dated October 2010, included in **Ex. L**.] The “wet season” study is presently ongoing.

The proposed pier into the lake jointly owned with St. Francis Woods will require a Dept. of Fish & Game 1602 permit, which is requested after the Town completes its initial study. Construction of the pier will be constructed with driven piles to avoid any potential of fill in the wetlands.

4. Section VII, Biological Resources – Open Space Issues.

Please see the Town of Loomis Open Space Supplementary Application Form attached as **Exhibit M**. With a total use of only 4.6% of the total acreage in one large centrally located building, a substantial preservation of open space is achieved, much more than could be the case if the site were eventually developed with eight homes, their attendant outbuildings, etc. The Sisters’ design maintains all riparian and related corridors and wetlands on the site, and 63% of

all native oak woodlands, thus substantially supporting the Town of Loomis's Open Space Committees Recommendations, including its recommendation of "clustered development".

5. Section IX, Noise.

Noise generated during construction of the Project will be standard construction and grading noise, and possibly explosives for removal of granite rock. [See **Exhibit N**, Feasibility Geotechnical Study dated November, 2005.] All equipment used on site will contain all currently mandated muffling equipment.

As is described above, the chapel, while large enough to house all the Sisters, is intended for their private use only. Masses open to the public are not intended by the Order. The bells are intended to ring briefly at noon for the Angelus and at 6:00 p.m., for approximately 1-1½ minutes each time.

The outdoor exercise fields for soccer and kick ball have been deliberately sited away from St. Francis Woods to the west and south, and are separated from the Sierra de Montserrat subdivision substantively by the monastery building and treed canopy.

D. Development Timetable.

Because overcrowding at the Michigan Motherhouse is already an issue, the Sisters are anxious to complete their entitlement requirements with the Town of Loomis and move forward with construction. As a religious order, they must raise the funds for construction of the monastery and anticipate that they could be in construction in 2012, assuming approvals by the Town of Loomis in 2011. Construction would take a minimum of two years.

E. Benefits of the Project (Justification Statement)

Given that the alternative development of the site would be 8 single-family residences, which would carve up the site with driveways and a probable cul-de-sac, allow piecemeal for fragmented removal of trees from the site, and segregate remaining tree canopies by individual fencing to accommodate eight different homes, and generate at least as much traffic as the monastery,³ development of the site in one centrally located use, such as proposed by the Sisters, is the best use of the site and is explicitly permitted by the Town's land use tables. In contrast to a residential subdivision of 8 new homes, day-to-day use by an order of consecrated religious ensures that the peace and quiet of the surrounding residential properties will be disturbed as little as possible by the occupants, with lights out at 10:00 p.m. The Sisters will not increase the burden on local schools and many other Town services such as police, but will patronize to the extent possible the Town's businesses. Because of the Sisters' vow of poverty they own very little, and attempt to be frugal in day-to-day living and recycle all possible waste products, thereby generating relatively little waste and consuming less water for washes, etc.

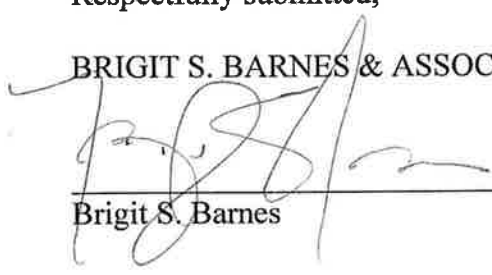
³ KdAnderson, §VI, pg. 14.

III. CONCLUSION

For the foregoing reasons, the Applicant submits that this application meets all applicable standards of Loomis planning and development guidelines, is consistent with the purposes and intent of the Zoning Regulations, and that this proposed use is the best available development alternative for the site, and Applicant seeks Staff's concurrence that the appropriate level of environmental review is a mitigated negative declaration.

Respectfully submitted,

BRIGIT S. BARNES & ASSOCIATES, INC.



Brigit S. Barnes

Date: November 18, 2010

