

**TOWN OF LOOMIS**  
**Park, Recreation and Open Space Committee**  
**Project Review Form ("Green Sheet") Council Approved format July 2010**

**Date:** August 16, 2011

**Project Number & Name:** #10-11 Regina Caeli Priory Project

**Location/Address:** Southwest corner @ Barton & Rocklin Rd.s; APNs: 045-161-018,-020,-021

**Zoning and Total Acreage:** Residential Agricultural (RA); ±40.07 acres

**PROSC Participants:** The entire PROS Committee commented on this project after multiple site visits.

**Statement of Purpose:** The PROSC Project Recommendations are to 1) promote, educate, and encourage developers and/or construction proponents to be aware of and include the rural lifestyle of Loomis and the surrounding areas when developing their plans and/or projects, and 2) to support the Loomis staff, Planning Commission and Town Council in upholding the Town's General Plan, Zoning Ordinances, Parks, Recreation & Open Space Master Plan and other documents and policies that protect the rural nature of Loomis.

**Project Description:** To construct a 134,000 square foot monastery building, which would house approximately 75-80 Sisters (Dominican Sisters of Mary, Mother of the Eucharist) full time. The proposal includes two (2) recreational fields for the sisters as well. A 55-foot bell tower is being proposed as part of this project.

**Site Visit Observations and Photos**

The 40 acre Priory property has a wide variety of indigenous Oaks, Pines, perennials, annuals, insect and animals to be considered. The property has gently rolling terrain; the southwest quadrant has the lowest elevation on site (pond)- the highest elevation points of the property are the northwest, northeast and southeast quadrants. As indicated above. there is a large pond on site (southwest quadrant) to which the entire property naturally flows/drains to. The property also contains delineated wetlands, granite outcroppings, a commercial strawberry patch, a mobile home, and a house.

**\*Committee Recommends:**

- 1) Project shall meet tree mitigation requirements per Loomis Municipal Code 13.54.060. Onsite mitigation should plant as many trees onsite as possible and mitigation Valley Oaks should be planted on the northwest edge of the property and be planted in a "natural succession forest". If onsite mitigation is not practical, offsite mitigation to take place by the following ways: a)mitigation bank at Heritage

- Park; b) Priory purchases public easement for a trail between Homewood and Heritage Park; c) Priory Purchases tree covered property and dedicates it to the Town of Loomis or a local land trust.
- 2) Flipping the soccer fields to the Southeast, Northeast, or Northwest quadrants of the property for maximum tree retention as per Loomis Municipal Code 13.54.020.
  - 3) A bridge connecting the existing house to the Priory without touching or impacting the wetlands a per Loomis Municipal Code 13.58.040 and appropriate federal or state codes.
  - 4) Minimum impact on and preservation of onsite rock outcroppings and installation of fencing suitable to the movement of wildlife as per Loomis Municipal Code 12.04.020.

\* Committee Suggests:

- 1) Applicant should dig up and transplant onsite Milkweed.
- 2) Applicant should save two Foothill Pines located on the Northwest portion of the property.
- 3) Applicant should retain all Valley Oak seedlings/saplings (under 6" dbh).