

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

- 1. Project Name (same as on Planning Application) Creekstone ,Loomis
- 2. What is the general land use category for the project? CO(Commercial Office)
(residential, commercial, industrial, etc.)
- 3. What are the number of units or gross floor area proposed? 131,581 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. _____

- 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. 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? 130-135
- 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.) NA
- 4. Will the project create or destroy job opportunities? Create [] Destroy [] Describe This will provide 60-70 new full time jobs.
- 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). Grading is proposed throughout the entire site. Fill slopes reach a maximum of 6' on the drive aisle west of the multi-family building. Cut slopes reach 13' for the hillside north of the proposed multi-family building.
 Estimate the grading area/quantities. 6.32 acres 1,960 export 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. Exported Grading will be hauled off by trucks to local construction sites, or disposal sites as per local jurisdiction dictates. Contractor shall confirm with Town of Loomis prior to construction.
4. Are retaining walls proposed? Yes No If yes, describe location(s), type(s), height(s), etc. Retaining walls are proposed along the westerly property line, along the walkway on the south side of the site, along the building, and along the stairway on the north side of the site. Max height is 4'.
5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. This site will utilize boulders for grading near the proposed ponds to minimize erosion. An erosion control plan will be implemented prior to construction to protect all proposed slopes and existing waterways.
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. There is an un-named seasonal drainage creek running through the middle of the property north to south.
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. _____
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 closest off-site body of water is the Secret Ravine Creek located across the Interstate 80 from the subject property.
5. What area/percentage of the project site is presently covered by impervious surface? 2.4% / 6,896 sf
 What will be the area/percentage of impervious surface coverage after development? 61.5% / 176,521 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. On-site Runoff will be discharged to the natural drainage path.
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.
The on-site seasonal drainage creek will be re-graded into a creek with tiered ponds.
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9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes No
 If yes, describe. _____
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10. Are there any areas of the project site that are subject to flooding or inundation? Yes No If yes, describe.
The southwest portion of the site has evidence of past flooding.
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11. Will the project alter existing drainage channels and/or drainage patterns? Yes No If yes, describe.
The on-site seasonal drainage creek will be altered and graded into two ponds that will retain water. Any overflow will enter the natural drainage path.
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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. _____
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2. Describe the following emissions sources related to project development:
 Construction emissions - Extent and duration of site grading activities: _____
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- Stationary source emissions - Are woodstoves proposed in residential projects? Yes No
 Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: _____
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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).

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

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6. Will vegetation be cleared from the project? Yes No If yes, describe the method of disposal.

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?
Boyington Road & Chisom Trail

- 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. one egress driveway and a new driveway for cottage community

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? _____
(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). none

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). _____

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. walking trails around the property.

10. Will the project require provisions for parking? Yes No If yes, describe the number, size, location and access of the parking facilities proposed.
61 standatd size (10'x18') Parking spaces will be provided with apprach from Chisom Trail and additional exit on Boyington road.

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).
One shuttle van for resident excursions

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. Flat and clear area in upper section and wooded in lower section.

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 arborist report

3. Briefly describe wildlife typically found in the area. _____

4. Describe changes to site habitat(s) resulting from development of the project. There will be mature trees removed as a result of the development however, the new trees will be replanted.

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 [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 [x] No [] If yes, describe. I-80 Freeway

- 2. Describe the noise that will be generated by this project, both during construction and following project development. General construction noise during construction. Minimal noise once completed.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

- 1. Describe the nearest fire protection facilities (location, distance, agency). 1.2 miles from downtown Loomis South Placer Fire

- 2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). 600' +- to nearest hydrant.

- 3. Describe the fire hazard and fire protection needs created as a result of project development. extend fire line down Boyington to service project.

4. Describe the on-site fire protection facilities proposed with this project. Sprinklers

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? No
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. 61 stalls, 4 entry/exits for fire access.
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No] If yes, describe. _____

8. Estimate the number of persons on-site (residents or employees/visitors) 140-150

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). _____

2. Describe the security protection that will be provided on the site, if any. _____

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 No [] If yes, describe the district/area. Placer County Water Agency - WCC Lower Zone 6
2. Can the district serve the project? Yes No []
3. What will be the water source(s) for the project? Placer County Water Agency Mainline

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 If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [] No If yes, describe the method(s) and quantities (gpd). _____

 2. Is the project located within a sewer district? Yes No [] If yes, describe. Rocklin / Loomis Municipal Utility District

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

Is there sewer service in the area? Yes [] No [] If yes, what is the distance to the nearest collector line? There is a Sewer Main Located along the Project Site Frontage

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? TBD 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.) TBD

2. Describe the disposal method of this waste material. Containers in the back of main building.

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. loading zone for garbage truck, covered trash enclosure.

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? Less than a mile.
What is the name of this facility? Loomis Basin Community
2. Are any park or recreation facilities proposed as part of the project? Yes [] No [] If yes, describe. Yes, walking trails, pickleball gardening locations, pitch/putt course.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Del Cerro and Loomis Grammer

What are the distances to these schools from the project? Less than a mile.

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. It is consistent as it completes the continuum of senior living modalities with the neighboring memory care community.

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. Modern farmhouse design.

3. Describe the signage and/or lighting proposed by the project. _____
monument signage for main building and cottage neighborhood

4. Is landscaping proposed? Yes [] No [] If yes, describe. _____
Provide landscape improvement to a 20,059 S.F. senior living facility and (8) duplex buildings on a 2.60-acre site including drought tolerance planting, drip irrigation system, amenities, meandering walkway and a series of natural creeks and ponds.

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? _____

What is the name of this site? _____