

Costco Meeting on July 7, 2020

bainsdal@surewest.net <bainsdal@surewest.net>

Sun 7/5/2020 4:27 PM

To: Anders Hauge <ahauge@haugebrueck.com>; Sean Rabe <Srabe@loomis.ca.gov>; Costco Comments <CostcoComments@loomis.ca.gov>

Cc: Robert Auguscik <rdauguscik@gmail.com>

Hello:

This is Daljit Bains.

I am asking if the Town of Loomis will either hold the meeting on July 7, 2020 in a larger setting so everyone that wants to come to the meeting and speak will have the opportunity to do that. Due to the pandemic COVID-19, the Town of Loomis has stated that they STRONGLY encourage participation via the YouTube channel. This comments actually discourages the interested parties not to attend. Please do not discourage everyone from participating and voicing their comments. This is a constitutional right that everyone has. A lot of people have claimed that this is not the best way for them to make the comments on a project the size of Costco and the potential significant negative impacts it will have on the community, its residents and businesses. The Loomis residents and the public have a right to be able to attend the meeting in person and not be limited to about 30 people as is the Blue Goose Event Center. The Town of Loomis needs to provide an equal opportunity to all the interested parties to come to the meeting and make presentations. Due to the Pandemic and forcing people to stand outside and not be involved in this process is not encouraged.

Once again, please either change the setting or delay the meeting so this can be accomplished in a fair and equitable manner. All citizens have the right to attend and the Town of Loomis needs to have a setting where this can happen.

Thank you.

Daljit

July 7 2020 Meeting

bainsdal@surewest.net <bainsdal@surewest.net>

Sun 7/5/2020 4:52 PM

To: Anders Hauge <ahauge@haugebrueck.com>; Sean Rabe <Srabe@loomis.ca.gov>; Costco Comments <CostcoComments@loomis.ca.gov>

Cc: Robert Auguscik <rdauguscik@gmail.com>

Hello:

Oh yeah.

Couple other points.

Some people that might want to attend are not very tech savvy and would not be able to do YouTube.

And they are not able to communicate through a computer and can't visualize all the comments that will be made or presented at the meeting.

Also, more importantly, there are a lot of people that would want to attend but will not because of the COVID-19 Pandemic and the potential threat to their health and well-being.

Please consider having this meeting when everyone has an equal opportunity to attend without any fears of the COVID-19 Pandemic.

Thank you.


Daljit

FW: Costco REIR

Costco Comments <CostcoComments@loomis.ca.gov>

Mon 7/6/2020 8:36 AM

To: Matthew Gerken <Matthew.Gerken@edaw.aecom.com>

 1 attachments (876 KB)

740185E4-54DB-482D-8568-6595836B6B44.jpeg;

Anders Hauge
Town of Loomis
Costco Project Manager

From: Cheryl Benson <ca.benson@yahoo.com>
Reply-To: Cheryl Benson <ca.benson@yahoo.com>
Date: Monday, July 6, 2020 at 8:28 AM
To: Costco Comments <CostcoComments@loomis.ca.gov>, Jan Clark-Crets <JClark-Crets@loomis.ca.gov>, Sean Rabé <Srabe@loomis.ca.gov>
Cc: Cheryl Benson <ca.benson@yahoo.com>, Richard Jackson <jackson2223@sbcglobal.net>
Subject: Costco REIR

Greetings,

The 4th of July in Loomis was a horrible experience. I spent hours calming my dog that recently had back surgery. It's extremely important to his recovery he stays still. Regardless, of prescription calming medical, he was extremely effected by the fireworks. Clearly, due to the fact the fireworks were going off over my house. Fireworks so close you could see and smell massive amount of smoke. Burning pieces of illegal bottle rockets falling from the sky over my neighborhood and into my yard.

What became evident was no enforcement of the fireworks Law. Fireworks went off for a good hour at first. M-80s, bottle rockets and an array of illegal fireworks. When the bottle rocket exploded near my backyard window and pieces of the rocket fell in my house and in my yard, I'd had enough.

So, now what. The planning Commission and Town Council are about to review the Costco Project. Getting back comments from Citizens concerning the Environmental Impact for the Costco project. The biggest commercial project Loomis has ever been presented. Did we forget something? Did we the citizen forget the lacking law enforcement in Loomis. So much so, that vehicles speed though our town daily, run stop sign daily, rob local stores at an alarming rate and regardless, law enforcement is praised for doing a great job. What's wrong with this picture.

Costco goes in and the money gained goes to policing the effects of Costco. When Loomis can't even stop illegal fireworks or traffic problems in this very small town.

My conversation with law enforcement claimed lack of officers. With the officer's comment, Loomis has law abiding citizens and these people breaking the law don't live here. Well, most Costco shoppers won't be citizens of Loomis either. So, we can expect more of the same lawless behavior? This is not acceptable.

TOWN OF LOOMIS
P.O. Box 1330
3665 Taylor Road
Loomis, Ca. 95650

July 3,2020

REF. REIR/Proposed Costco
Hereafter referenced as "Project"

To whom This May Concern,

When I purchased my home, the project site was zoned residential estate. I do remember seeing residential estate in the 2000 general plan. Many, if not all, of my neighbors would have objected to the change of residential to commercial on the project site. It is unknown when and how that change occurred. Regardless, never in my wildest rural living dreams, did I expected Costco would be my neighbor.

So here we are. Having to deal with that change. What does that mean? Our home values decline. The area is overwhelmed with traffic. Vehicles will be all over the neighborhood attempting to turn around. The project shoppers will park in our neighborhood to avoid traffic jams at Costco. Quality of life will decline. What can be done to cushion the impact of this proposed project?

1. Don't allow the right in/right out access on Brace Road to include right out.
2. Put up residential only parking signs and issue permits. Not a popular choice.
3. Include a center island monument sign identifying the neighborhood entry. This sign will give the image of limited access in the adjacent residential area.

Finally, the Loomis Town staff have recommended the proposed north-east corner exit/entry of the proposed project be gates for emergency entry/exit only. Any other option is not acceptable and will create a serious reduction in quality of life and home values if the recommendation is not honored.

Reading the Mooney concern brings forward a multitude of issues created by the right in/right out access (west end of Sierra Meadows apartments) on Brace Road. How can this project builder/owner resolved these issues.

1. Costco can buy, lease, rent the last "Sierra Meadows Apartment" complex building closest to Sierra College Blvd. Or buy the Sierra Meadow Apartments.
2. The proposed project can build a wall that can stop diesel exhaust and noise from trucks arriving all night long. If that's even possible.

If Costco does buy Sierra Meadows Apartments, this does not change the adjacent neighborhood residence minds concerning the projects accesses on Brace Road. Access to this project is not wanted on Brace Road. The exception would be the proposed right in (only) truck access just east of Sierra College Blvd.

Currently, traffic backs on Brace Road at the end of the work day. There are school bus stops and children walking through our family oriented neighborhood. The proposed Costco Project will bring many visitors to our neighborhood. Our safety is very important to us. Please make the least painful changes possible. This is our home

Respectfully Submitted,

Cheryl Benson,
5515 Brace Road,
Loomis, California 95650

Mary Beth Van Voorhis

From: Eric Walder <ewalder@southplacerfire.org>
Sent: Monday, July 6, 2020 3:13 PM
To: Mary Beth Van Voorhis
Cc: Jeff Ingolia; Sean Rabe; Katrina Hoop
Subject: Costco - Staff Report Planning Commission

Hi Mary Beth,

After reviewing the staff report for the Planning Commission, I noticed a couple of items that mentioned the Loomis Fire District or Department. Both of these should be changed to South Placer Fire District.

- ❖ Page# 4B-2 #12 Reference to the Loomis Fire District
- ❖ Page # 4B-4 #27K Reference to the Loomis Fire Department

Thank you,

Eric G. Walder, EFO

Fire Chief

South Placer Fire District

6900 Eureka Rd

Granite Bay Ca, 95746

(916) 791-8464 Office

Proudly Serving Granite Bay, Loomis, and SE Newcastle

Cal OES Fire and Rescue Region IV Coordinator

The contents of this email message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply email or at (916)791-8464 and delete this message and its attachments, if any.

FW: Loomis Meeting 7/7/20

Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>

Mon 7/6/2020 2:46 PM

To: Costco Comments <CostcoComments@loomis.ca.gov>

Forwarded message....

From: Tyler Aita <tylera@westerncare.biz>

Sent: Monday, July 6, 2020 2:38 PM

To: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>

Subject: Loomis Meeting 7/7/20

Hello, Mary Beth

It was nice chatting with you last week. This email pertains to a conversation I had with Mr. Anders Hauge, City Planner, regarding the proposed Loomis Costco project. The project as proposed will eliminate the left hand turn lane at 4020 Sierra College Boulevard in Rocklin utilized daily by our staff.

We are concerned about the removal of the turn lane and the safety of our staff. What are the plans for our left turn lane on Sierra College Boulevard? We would like to discuss the options available if the proposed project is to move forward.

Sincerely,

Tyler H Aita

Western Care Construction Co.

4020 Sierra College Blvd. #200

Rocklin, Ca 95677

C 916-716-7558

Picture of Sierra Meadows site

Robert Auguscik <rdauguscik@gmail.com>

Tue 7/7/2020 11:14 AM

To: Costco Comments <CostcoComments@loomis.ca.gov>; Anders Hauge <ahauge@haugebrueck.com>; Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>

 1 attachments (3 MB)

Sierra Meadows Apartment site map flow.pdf;

Anders, is there any way that you could please put this picture of our site up for me before I speak?

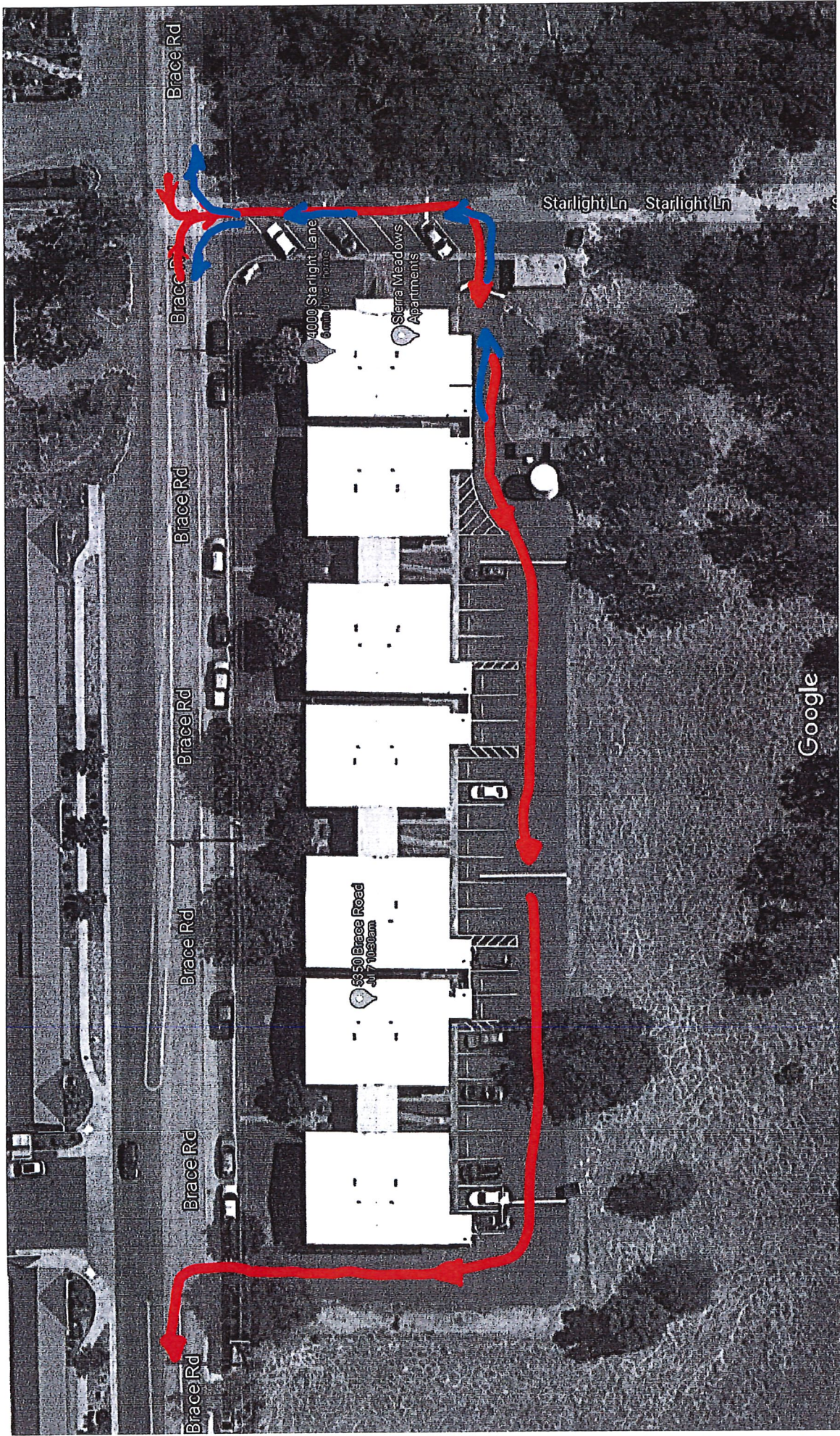
--

Robert D. Auguscik

Black Diamond Properties

CA DRE # 01196148

916 316-1309



Final EIR Comments Sierra Meadows Apartments

Robert Auguscik <rdauguscik@gmail.com>

Tue 7/7/2020 9:31 AM

To: Costco Comments <CostcoComments@loomis.ca.gov>

Cc: Don Mooney <dbmooney@dcn.org>; Sean Rabe <Srabe@loomis.ca.gov>; Anders Hauge <ahauge@haugbrueck.com>; Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>; Dobrota, Mike <mdobrota@northwestatlantic.com>

 3 attachments (3 MB)

Lot Line Agreement.tiff; Final Eir Comments.doc; Sierra Meadows Apartment site map flow.pdf;

Please find Final EIR Comments and attachments from Sierra Meadows Apartments

--

Robert D. Auguscik

Black Diamond Properties

CA DRE # 01196148

916 316-1309



May 31, 2019

VIA PERSONAL DELIVERY

The Auguscik Family Trust
Robert D. Auguscik, Trustee
Diane J. Auguscik, Trustee

Dear Trustees:

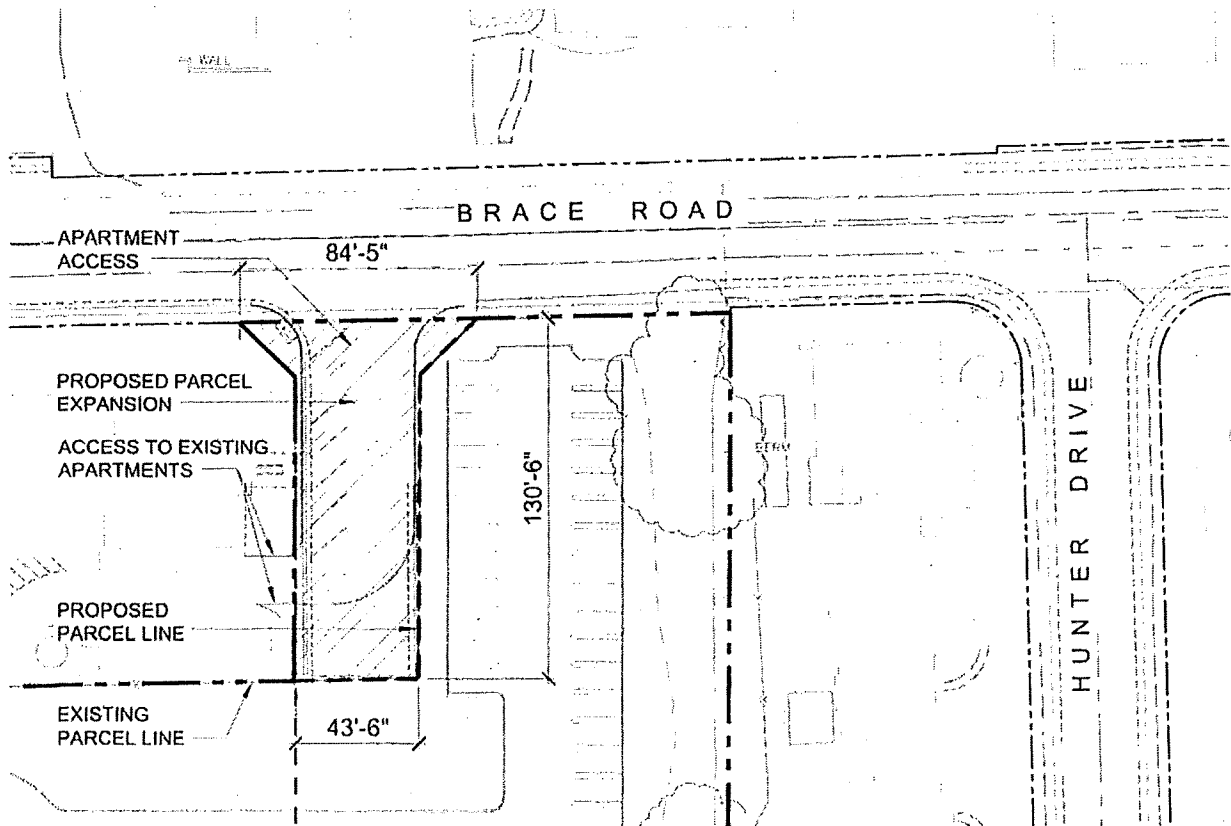
Costco Wholesale Corporation ("Costco") is in contract to purchase land (the "Ryan Property") adjoining your property (the "Auguscik Property") in the Town of Loomis, Placer County, California. As a condition to its purchase of the Ryan Property, Costco desires to resolve any issues regarding rights to access the Auguscik Property over the Ryan Property. Costco expects this resolution will not be possible until after it has acquired the Ryan Property. Therefore, Costco requests your agreement to finalize the resolution, if and promptly after Costco acquires the Ryan Property, on the following terms:

1. Costco shall process, at no cost to you, a lot line adjustment to move the boundary between the Auguscik Property and the Ryan Property eastward as depicted on the attached plat of the proposed lot line adjustment.
2. You agree to join in the lot line adjustment as depicted promptly following Costco's delivery of the lot line adjustment documents to you and to take all necessary actions reasonably requested of you to implement the lot line adjustment.
3. The lot line adjustment documents shall include, without limitation, quitclaim deeds and preliminary change of ownership reports by which you quitclaim to Costco any right, title and interest in the Ryan Property as it shall be described following the lot line adjustment, and Costco shall quitclaim to you any right, title and interest in the Auguscik Property as it shall be described following the lot line adjustment. The quitclaim deeds shall release and terminate any and all claims either party may have in the lands of the other party as revised by the lot line adjustment, including, without limitation, any and all claims to implied or prescriptive easements or any and all other right, title or interest of any nature whatsoever in the other party's property.
4. The land added to the Auguscik Property shall be transferred to you as-is, in its existing condition, without any representations or warranties.

If these conditions are acceptable to you, please sign a copy of this letter and return it to the undersigned by mail or email by no later than June 14, 2019, as follows:

Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027
Attn; Seth S. Katz, Corporate Counsel

Or by email to:
skatz@costco.com



AUGUST 22, 2017

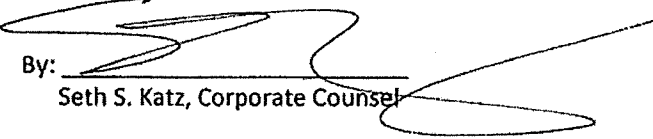
EXHIBIT 1

The Auguscik Family Trust
May 31, 2019
Page 2

Upon your sending a signed copy to Costco, this letter shall be an agreement binding on you and Costco, and our respective successors and assigns.

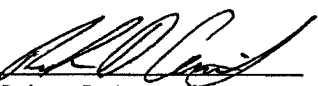
Sincerely,

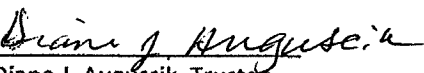
Costco Wholesale Corporation

By: 
Seth S. Katz, Corporate Counsel

We hereby accept the above terms and agree to be bound by and perform in accordance with them.

The Auguscik Family Trust

By: 
Robert D. Auguscik, Trustee

By: 
Diane J. Auguscik, Trustee

Sierra Meadows Apartments

P.O. Box 1217
Loomis CA. 95650

July 7, 2020

Dear Town of Loomis,

As owners of the Sierra Meadows Apartments for over 16 years, and Loomis residents for over 22 years, Robert and Diane Auguscik strongly object to the town's approval of this project as it currently stands. **The EIR has not sufficiently addressed the negative impacts of restricted access, traffic, sound walls, parking, noise, vibration, lights and problematic planning on the adjacent residential properties.** It refers to the Costco Project as an in-fill project when it clearly does not meet the criteria for one. It makes questionable assumptions regarding the use of residential parcels for commercial truck and emergency entrances to the Costco Warehouse. It alienates our small apartment community from the rest of its residential neighbors by surrounding it on all four sides with commercial property and sound walls, If this project is allowed to move forward in its current state it will have devastating operational and economic consequences on the Apartments and the Auguscik Family.

1. **Right In Right Out Restriction on Access**, Restricting the apartments access to a right in right out only on the west side will effectively close the entrance to residents and guest leaving the apartments. It will force all traffic to travel back through the parking lot and out through Starlight Lane. This is impossible to do given our current site restrictions and lack of parking.

For Context, the property known as Starlight Lane is made up off six angled parking spaces and a narrow drive that does not accommodate traffic in both directions. As you turn left the access narrows further into a single lane that runs behind the first two apartment buildings. The parking spaces on starlight lane are angled so that cars backing out of them are forced to go through the parking lot and out the west entrance. Repositioning of the parking spaces is not possible because it would further restrict access (Fire, Garbage, and vehicle) on Starlight lane. The traffic flow through the apartment complex only works because we have one-way flow coming in Starlight lane and leaving via the west entrance. Almost all traffic that exits the west entrance makes a left turn onto Brace road.(See Attached Site map) **Restricting our access to a right in right out on the west side will not only cause significant disruption to our traffic flow but is an obvious taking of our property access rights just to give Costco access. Restricting the apartment entrance is being done to accommodate Costco's entrance. I believe this is called Inverse Condemnation and would require the town and or Costco to compensate us for future loss of rents and property value, as required by the 5th Amendment to the Constitution**

2. **Sound Walls, Noise and Lights**, The 13-foot sound wall does little to stop noise and nighttime headlights because it will have to be set back from Brace Road far enough for cars leaving Costco and cars leaving the apartments to see each other as well as the oncoming traffic on Brace Road. The EIR states that delivery trucks will be restricted from using the entrance next to the apartments during nighttime hours, this is difficult to enforce, I have witnessed trucks entering the Roseville Costco from multiple entrances. The truck entrance needs to be relocated or mitigated. The EIR states that noise from trucks entering the tire shop will have a considerable cumulative impact and that the tire center will operate with its doors closed. The proposed sound wall does not mitigate these issues. The tire center should be relocated to bring noise levels down to acceptable levels. **The current residents have the right to quiet enjoyment of their property.** The towns mitigation measure Noise 2, includes construction of a sound wall around the apartment complex." Surrounding the apartment complex is not a solution. A sound wall around the apartment complex will make the apartments feel like a prison, restricting air flow and trapping heat and exhaust gases in and around our buildings. Our parking lot will be like a furnace. The residents have the right to enjoy a little breeze through their windows. A sound wall on three sides will have a significant negative impact on the desirability of the apartment's, their future rentability, and property value.

3. **Impact on Parking**, The Sierra Meadows Apartments were constructed in 1962 and consist of 28, 2-bedroom units housing approximately 80 residents. At that time, the towns approval process was a lot different than it is today. The apartments have a total of 30 onsite parking spaces including the 6 on Starlight lane. The apartments rely heavily on street parking on Brace Road. The current Loomis Municipal code requires 2 parking spaces per apartment as well as one guest parking space per 3 apartments, for a total of 65.3 parking spaces that would be required to build the apartments today. A Costco entrance, apartment entrance, and Homewood entrance entering Brace road next to each will cause an unsafe environment for parking on Brace road. This will eventually lead to the elimination of these spots. This would significantly impair the apartments ability to operate as an apartment complex. In 1962 the town must of considered the availability of street parking in their approval process, if the Costco project leads to the elimination of parking on Brace Road replacement parking has to be developed. I urge the Town Council and Planning Commission to look at this serious problem while something can still be done about it.
4. **Traffic**, the right in right out restrictions on the Costco and apartment entrances will force cars down Brace Road and cause them to make unsafe U-turns at the entrance to Homewood Lumber or further down on Starlight Lane. This would create unsafe traffic conditions and congestion that have not been sufficiently evaluated in the final EIR.
5. **Questionable Planning**, the proposed Costco entrance is too close to Sierra College Blvd and the west entrance of the Sierra Meadows Apartments. The entrance does not meet Loomis land development requirements and is being proposed on residential property. Inserting a commercial truck entrance and emergency entrance on residential parcels is poor planning and does not adhere to the Loomis General Plan. The final EIR states that residential properties can be used for parking, it does not address using them for commercial entrances.
6. **Emergency Entrance**, It is my fear that the proposed emergency entrance is a place holder for a future entrance. Consideration should be given to keeping the residential zoning on the east side of the apartments along Brace Road to maintain a buffer between existing residential properties and the Costco Warehouse. This would also eliminate the need for a sound wall on the east side. If this entrance was ever opened, all parking on Brace Road would more than likely be eliminated.
7. **Lot Line Agreement with Costco and complaint Filed in Placer County Superior Court**. The EIR does not accurately interpret the Lot Line Agreement between Costco and the Augusciks. The agreement was entered into prior to Costco's purchasing the property and prior to the current EIR.

In May of 2019 the Augusciks decided that they were ready to retire and sell the Sierra Meadows Apartments . They called and interviewed with several brokers as well as meeting with their CPA to look at the tax consequences of the sale of the apartment's. They made the decision to list the property with Brett Swarts a local broker specializing in Multifamily properties. The multifamily market was on fire, and the Augusciks felt like it was a good time to cash in on their decades of hard work. While working on one of many of the day to day projects at the property the Augusciks noticed a survey crew on what they thought was their property. As the crew was packing up the Augusciks struck up a conversation with one of the men and were told that the apartment access and parking on Starlight lane were part of Costco's property. The following is a narrative that describes what the Augusciks have been dealing with over the last year and a half that has prevented them from selling the apartments. A major portion of the Auguscik's net worth is in the Apartments . With the Pandemic, resulting layoffs and economic turmoil multifamily properties all over the country are struggling. The Augusciks have suffered a significant loss of value in the apartments because of delays that Costco and the Town of Loomis have forced on them.

October 9,2017 Without any notice or prior discussion, Costco sent a letter to Mr. Auguscik asking the Auguscik's to sign an easement to preserve the existing prescriptive easement over a part of the Costco property commonly known as Starlight Lane in Loomis CA, a private drive used as access for the Auguscik's apartment property since their

construction in 1962. The Augusciks did not understand the terms of the easement, told Mike Dobrota (Costco) they had concerns, and did not sign the easement. **(Exhibit B)**

August 22nd, 2018 Listing appointment with Brett Swarts The Augusciks met with Real Estate Broker Brett Swarts with the Intent to list the Sierra Meadows Apartments. After discussing the findings of the site survey, it was decided that the apartments could not be effectively marketed and sold until issues with the property lines were mitigated.

April 2019 The Augusciks were again contacted by Costco. In a phone conversation the Augusciks were told that Costco had no intentions of using the Starlight Lane property and therefore was willing to do a lot line adjustment (LLA) giving the property to the Augusciks via the binding agreement. The Augusciks were getting tired of the rental business and told Costco that they were getting ready to sell the apartments. Costco assured them that the LLA would be done shortly after the close of escrow, a few months at the most.

May 31, 2019 the Auguscik Family trust and Costco enter into the LLA agreement. The agreement specifically provided that after Costco acquires the property, Costco shall at no cost to the Augusciks, promptly process a lot line adjustment to move the boundary between the Auguscik's property and Costco's property eastward as depicted on the plat of the lot line adjustment attached to the agreement. The agreement had no contingencies regarding what Costco was going to do with the property and seemed very straight forward. The Augusciks felt comfortable and entered into the binding agreement. **(Exhibit A)**

June of 2019 Costco acquires the property. This acquisition triggered Costco's obligation to promptly submit the lot line adjustment. Costco assured the Augusciks that they were working on it. After several months of asking Costco to Submit the LLA the Augusciks had to hire Attorney Don Mooney. The Augusciks with Don Mooney's help continued to ask Costco to do the LLA.

November 19, 2019 During a Loomis Planning Commission Meeting, Costco representatives and the Town of Loomis presented a site plan for the new Costco Project showing the east entrance to the apartments closed and a new shared entrance that would require the apartment residence to enter and exit the apartment complex through the Costco Parking lot. The Auguscik surprised by this, stated that they would not allow their entrance to be closed. The Town attorney responded by saying that the site plan is not correct, and that the apartment entrance would be left open. **(Tape of Meeting available upon request)**

November 22, 2019 After an exchange of letters between the Augusciks and Costco, **(Exhibit C)** Costco forwarded an application for the LLA to the Augusciks. **(EXHIBIT D)** The application showed no changes to the apartment entrance and after discussing the application with Costco and the Town of Loomis, as well as written correspondence making it very clear that our agreement showed our entrance remaining open and was not contingent on any other approvals Costco was seeking, the Augusciks signed the application and returned them to Costco. Costco said that they would complete all the necessary maps and documentation and submit the application.

January 9, 2020 Costco submitted an application for a LLA to the town of Loomis. The Augusciks never received a copy of the completed application from Costco. After asking the Town of Loomis to provide a copy of the application, it was clear that the application was being submitted as part of Costco's development proposal. It became very clear that Costco, along with the Town of Loomis were planning something much more than a simple LLA as agreed to in the agreement with the Augusciks.

March 4, 2020 The Augusciks sent a letter to Costco again stating that their agreement with Costco was not contingent on any approvals and was not a part of their approval process. **(EXHIBIT E)** They asked Costco to resubmit the LLA application to reflect the agreement. Costco replied that they would make any necessary changes resubmit the application. **(EXHIBIT F)**

May 28, 2020, Augusciks File Complaint in Placer County Superior Court

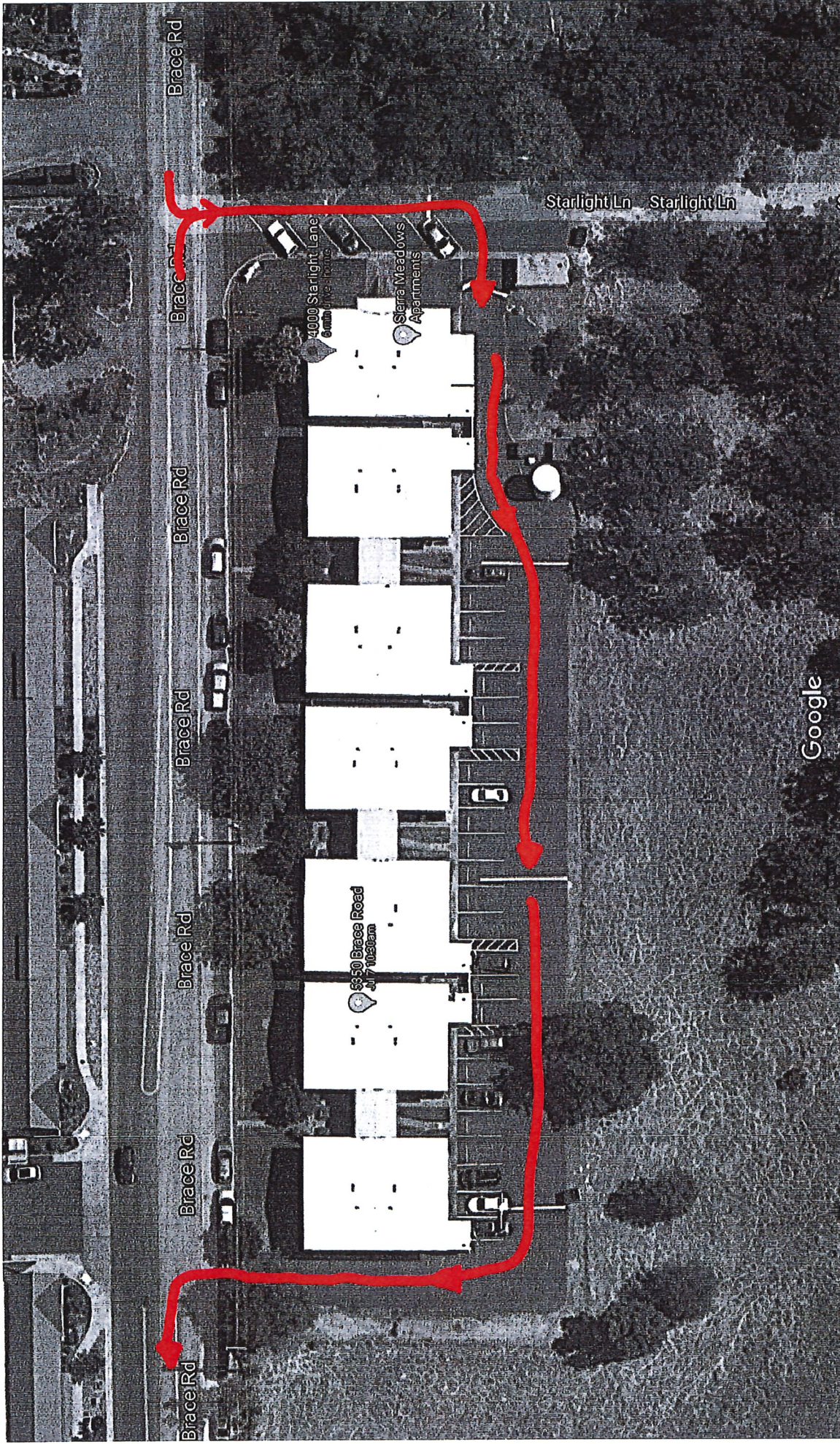
It has now been over a year since the agreement was entered into and It has become clear that Costco is not honoring the agreement the way it was written and that the town of Loomis is doing everything possible to help Costco. The Augusciks have had to put their entire life plans on hold and cannot effectively sell the property until this matter is resolved. Costco's breach of the agreement and the towns willingness to help delay the Lot Line Applications have caused a substantial financial loss to the Augusciks due to changes to the economy and multi-family market in recent months. Exhibits are not being attached with these comments, the Augusciks will provide them upon request. a copy of the original agreement is attached.

The final EIR for the proposed Costco Warehouse has not sufficiently addressed the negative impact of restricted access, traffic, sound walls, parking, noise, vibration, lights, and problematic planning on the adjacent residential properties. It refers to the Costco project as a in-fill project when it does not meet the criteria for one. It makes questionable assumptions on use of residential parcels for a commercial truck entrance and emergency entrance. It alienates a small apartment community by surrounding it on all four sides with commercial property, severely restricts access and devalues the property. This is insanity! For these reasons we strongly ask the Loomis Town Council and Planning Commission to reject the final EIR. If the Costco project is allowed to move forward without addressing these important issues, it will have devastating operational and economic consequences on the Apartments and the Auguscik family.

Sincerely,

Robert & Diane Auguscik

Sierra Meadows Apartments



Mary Beth Van Voorhis

From: bainsdal@surewest.net
Sent: Tuesday, July 7, 2020 12:04 PM
To: Costco Comments; Anders Hauge; Sean Rabe; Mary Beth Van Voorhis; jclark-crets@loomis.cal.gov; Jeff Duncan; Brian Baker; Rhonda Morillas; Tim Onderko
Subject: Proposed Loomis Costco - Comments to FEIR
Attachments: Loomis Costco Comments 7-7-20 - Bains.pdf; 20200706_171713 - Weight Limit Brace Road.jpg; 20200703_124708 NB Stanford Ranch Road.jpg; 20200703_132824 Fuel Queuing Negative Impact.jpg

Hello:

I hope everyone is doing well. I look forward to tonight's presentation and Planning Commission Meeting. I thank you in advance for your valuable time.

I am hopeful that the Planning Commission will review my comments before the meeting tonight. Feel free to include some of your responses to these comments in your presentation.

Please also review the attached pictures as well. Please share these pictures with the Costco Representatives. Please have these pictures and the truck video clip ready for my presentation when and if I call upon them.

My attorney will also be submitting comments as well before the deadline.

Once again, thank you and God Bless.

Daljit

Presentation Materials

Costco Comments <CostcoComments@loomis.ca.gov>

Tue 7/7/2020 12:34 PM

To: bainsdal@surewest.net <bainsdal@surewest.net>

Cc: Sean Rabe <Srabe@loomis.ca.gov>; Sabrina Teller <steller@rmmenvirolaw.com>; Jeffrey Mitchell <jmitchell@kmtg.com>; Mona Ebrahimi <mebrahimi@kmtg.com>

Mr. Bains,

The Town will have the video you provided available to play during your 3 minute public comment. All other graphics you wish to present must be provided as hard copies. The Commission has received your comments including the photos and video. Again, you will have three minutes to make your presentation.

Anders Hauge

Town of Loomis

Costco Project Manager

July 7, 2020

Town of Loomis

From Daljit Bains

RE: Costco FEIR - Comments

Dear Town of Loomis Planning Commission

Good morning

LOOMIS DESERVES BETTER

Please note that it is up to the Town of Loomis as to how this site should lay out and what actually fits here. **The Town of Loomis is in the driver's seat, not Costco.** Costco can't tell the Town of Loomis what to approve. They can only ask the Town. It is the Town's responsibility to approve a project that will fit and meet the needs of the current infrastructure that is in place. It is the Town's responsibility to approve a project that is the BEST project for the Town of Loomis and for the Loomis Residents. It would not be prudent to approve a project that the Town of Loomis knows will have significant negative impacts to the Town of Loomis and the Loomis businesses and Loomis Residents. **Please consider all of the comments and make the necessary changes to the site plan and the infrastructure that would support this Costco. It would not look good for the Town Planning Commission and/or the Town Council if this project was approved in a way that it's own Businesses and Residents take the same action as the Village Project. And it would not be good if this proposed Costco project takes the same direction as the failed Village Project. This would basically state that**

the Loomis leaders are not approving projects that are in line with their General Plan, Land Development Manual, Circulation Element, health and safety of the surrounding community.

I am asking and pleading with the Town of Loomis to study this EIR and the site plan more carefully before taking the steps to certify the Final EIR, approve a conditional use permit for a warehouse and fuel facility, along with the Resolutions. It would be wise for the Town to review all of the impacts now rather than have to deal with consequences of certifying an EIR that doesn't meet the legal requirements of the CEQA process. Not to mention that there is a long list of opponents that have identified the concerns on the significant impacts that remain. As a matter of fact, the local residents and ALL of the Loomis businesses near this project and the City of Rocklin have expressed the major impacts that need to be successfully mitigated prior to approval.

- 1.) Citizens object to the access on the East side of the apartments. That also means the emergency exit that is too close to the apartment access. This access will be difficult to implement in the case of an actual emergency. And not to mention that Brace Road is not designed to handle all of the Costco traffic in case of an emergency. Costco customers will be trapped and suffer potential life threatening consequences with this design. Please note that an emergency can happen and preparation for one is vital to save lives. Please recall the unfortunate fires recently and if that was to occur, this emergency access is limited and will not be sufficient to evacuate the site and save lives. Please work with the neighbors and other agencies to design a better site plan with better emergency access that can actually accommodate all of this Costco traffic in case of an emergency. Please recall that this Costco anticipates well over 12,500 trips/day, and more than likely much more.

2.) Citizens object to the fueling facility and its location near the proposed light on Sierra College Blvd. The traffic report indicates that the impacts have not fully been mitigated going Southbound and Northbound when entering this proposed Costco. Please consider two lanes entering Costco from Southbound and add other full access points into this Costco. Please consider two left turn lanes for the Westerncare property across the street for future use. I believe the current design of Sierra College Boulevard has raised medians for safety concerns. I also believe the proposed design eliminates this median only to make enough room for the added Southbound lane going into the Costco. This design can't solely meet the needs of Costco, but also needs to meet the needs of future projects and keep the same design and safety measures in place. These recommendations were also proposed by other agencies. Please work with Westerncare across Sierra College Blvd on this design. I don't believe the Town of Loomis has had any conversations with Westerncare to design this site and the intersection to meet their needs as well. Westerncare has 54 acres that also will need the necessary access to their site from Sierra College Blvd. Costco has selected a site that is very confined and has limited access. As a result, they will now have to make the tough decision on whether to force something with many remaining impacts or downsize this project to provide some mitigation by making the store smaller or getting rid of fuel, or relocating fuel. Please provide mitigation to this impact by selecting an alternative without fuel or relocating the fueling facility further from Sierra College Blvd., and/or designing a smaller store. Other agencies, Loomis residents, and the City of Rocklin have recommended this as well on many occasions. This alternative could alleviate some of the impacts at the proposed lighted intersection. Even the FEIR suggests that this is the best alternative for this confined lot with limited access.

The FEIR suggests that this meets most of Costco's objectives. Costco claims that they need to build this store to provide relief for the Roseville Costco. The Roseville Costco already has fuel. Fuel is not necessary to provide relief for the Costco customers at Roseville.

3.) There has to be an effort made by the Town of Loomis to honestly deal with the concerns of the owners of the apartment complex which will be surrounded by this Costco with very tall sound walls to make an attempt to mitigate the noise levels at this complex. The FEIR states that the noise will still have a considerable cumulative impact and not be below threshold with the trucks entering and the tire center noise. The staff report indicates that the tire center will keep its doors closed. The tire center at a Costco does not close its doors. The residents on the East side will also be impacted by the location of this tire center. Please direct Costco to relocate the tire center in order to mitigate the noise and bring it down to acceptable levels. Please review the video that was sent of the Roseville Costco with the excessive truck noise. The trucks are screeching their tires along with all the other associated truck noise. Note that the excessive vibration from the trucks will also cause significant negative impacts to the apartment building that is only 30-40 feet away. A noise study would show that these impacts are significant and the vibration is significant. These impacts need to be mitigated.

4.) The traffic pattern at the apartment complex is a one-way traffic currently. The tenants enter on Starlight lane as the parking in front of the office is diagonal. These tenants then leave around the building which has a narrow point for only one way traffic near the well. These same customers then make a left turn towards Sierra College Blvd. on the West side of the apartments. By restricting the West access to a right turn only, this will force a traffic pattern for the apartments that is not safe, not feasible, and not acceptable. This will cripple the owners of this apartment complex and significantly impact their value and this apartment complex will

suffer significant exposure to accidents and liability risks. Please note any access this close to the apartment complex causes health and safety risks that do not justify approving an overriding consideration that outweighs the benefits. It is never acceptable to approve an overriding consideration when there are health and safety risks. Please provide mitigation and/or just compensation to make the improvements to the apartment complex to avoid unsafe conditions and financial damages for the loss of quiet enjoyment for their tenants, negative rentable factor for the noise, the negative visibility due to the sound wall, and the fact that they can't open their windows, and liability for the apartment owners. Or please consider taking this access away and find other alternative much safer access routes by working with neighbors and other agencies.

5.) The installation of a median and the Westerly access on Brace Road will cripple Homewood Truss truck access on Brace Road and cause significant damages to their business operations. This median will also cause conflict in their internal lot with many Costco customers making a left turn into their lot to go onto Sierra College Blvd interrupting their business operations and causing financial damages to their business. This will also make their property less marketable since this is an industrial property and all businesses will have some form of truck operations at this site. Please provide mitigation and/or just compensation to make the improvements to the configuration for Homewood Truss and financial damages to their real estate value and the financial damage to the marketability of their site for future tenants. Or please consider taking this access away and find other alternative much safer access routes by working with neighbors and other agencies.

6.) Approving a truck access for Costco on Brace Road on the West side of the apartments is very unsafe. Please note that this continues to be so close to the access on the West side of the apartments causing major conflicts to all customers that will be leaving both access points at the

same time. The proposed access on Brace Road and the existing access for the apartments on the West side is being proposed in an offset manner. Meaning that these access points are not lined up and the visibility for two cars to leave at the same time and make a right out is unsafe, unconventional and does not warrant making an overriding consideration. This will cause huge liability for the apartment owners and for its tenants. Also, the sound wall will create major visibility concerns for both access points as the customers exit. **The posted truck weight signs are located near the entrance to this proposed entrance. Please see the attached picture. The Costco trucks will exceed these weight limits and this is an unsafe route for trucks. Please note that Homewood Truss approval required that all truck deliveries would be off of Sierra College Blvd. not Brace Road.** That is because Brace Road is not an official truck route. Please re-route truck deliveries from another access to mitigate this concern. Please mitigate this significant impact. Do not make an exception for truck access on Brace Road for Costco. This wasn't done for Homewood Truss. Please consider taking this access away from the site plan and find other alternative much safer routes by working with neighbors and other agencies.

7.) The Costco parcel on the West side of the Apartments is a residential parcel. Approving a major truck access for Costco for commercial deliveries is not an approved use for a residential parcel. Will the Town of Loomis begin approving all residential parcels as a potential truck entrance to commercial properties? This would be an unacceptable method of land development and would be destructive to set as a precedent. I am not aware of any other Loomis residential parcels serving as a truck entrance for a commercial property the size of a Costco. Please leave this buffer as residential for the apartment complex. Please consider another access from a

property that is zoned commercial. Please provide mitigation for the loss of residential property at a time where residential zoning is so important based on SB330.

8.) Loomis refers to the Costco property to be an “in-fill” project. The definition of an in-fill project does not meet the location nor the description of this property. Loomis is using this description to meet the needs of Costco in order to avoid the impacts that Costco would have to mitigate if this was not an in-fill project and making exceptions to the General Plan in order to avoid dealing with the impacts if this was not referred to as an “in-fill” property. Loomis needs to provide an alternative to the site plan in order to not make an exception.

9.) A portion of the Costco property that is designated to be residential per Loomis planning. This is a rectangular piece of property that goes from Starlight Lane to the Southern boundary of the Costco parcel. This is residential and Loomis is using this parcel for commercial parking and this will never be used for residential in the future. After the approved lot line, there would be no direct access to this parcel from the depicted site plan. In essence, this parcel will never be residential and will not serve it’s initial purpose which was to create a buffer from the commercial property on Sierra College and for the apartments. In essence, even if the Costco parcel was to be used for some other commercial use in the future, this Westerly residential property is landlocked and would never be used for residential as its intended use in the General Plan. Please comply with the General Plan. Please leave this buffer and preserve it for residential as was the intended use by Loomis in the General Plan. Please keep this property for residential and leave this very necessary buffer for the residential as was intended.

10.) Please note that the parking barely meets the standards for this Costco project. This proposed project keeps pushing the limits on all sides. The parking impacts will be significant and cause severe negative impacts. The FEIR states that the peak queues will extend back into

the Costco site and block some of the westerly parking aisles (including the trucks coming out from the truck docks.) Also, the parking behind the store is not very visible and will be not utilized as they would be if the site layout was improved. The location of this parking is questionable and brings up its own negative and unsafe impacts. Now the customers are supposed to walk all the way around through the truck route in order to enter the store. This is very unsafe and an unimaginable and desperate attempt to fulfill the parking requirements. Costco's attempt to meet the required parking at this site only proves how small this site is for their intended use. Also, Loomis concedes this by reducing the size of their compact parking spaces in order to help Costco's attempt to meet the parking requirement. Instead of working together to create a health and safety issue, please work together to offer a genuinely better site plan with parking spaces that will actually be used and please make sure these parking spaces are big enough so they will be used.

The alternate fuel queuing proposed will also block many needed parking spots and create significant impacts that will back up onto Sierra College Blvd. and parking aisles and could cause unsafe parking and vehicle movements. Please mitigate this parking deficiency by creating more parking and propose another alternative for queuing for the fueling facility and please relocate the fueling facility away from the intersection.

11.) At the proposed lighted intersection, all of the estimated 35 to 40 trucks a day will be exiting as will all of the 12,500 trips/day as well as all the fueling customers. The FEIR and traffic study do not address the fact that the trucks are longer and take more time to turn into and out of the site as they maneuver around to deliver fuel and pull into the docking area, which is also close to the entrance. All of the Trucks are leaving the site from this same Sierra College entrance. Seven fuel trucks/day and 26 to 30 delivery trucks/day ranging in various

sizes. Having an entrance that is already very unsafe and combining that with the fueling facility and the docking area next to it basically exacerbates this entrance to a point of no return. This design needs to be modified so the fueling area and the docking area and the entrance are not in the same location. When you take into consideration that the fuel trucks will not be 2-axle single trucks as you mention in the project description, this will be a major impact. Most gas delivery trucks are 3-axle and more are 4-axle tractor-trailer rigs or 3-axle tractor-double trailer rigs. Notice that the gas truck path barely makes it as some points in the aisles it runs on but it also appears that what is depicted is a tractor trailer rig. The project description states that most deliveries would occur when the store is not in operation. Actually, the deliveries will occur during the day when the store is in operation as well. This means that store deliveries would normally enmesh in the queuing problems. But note again on the site plan, truck drivers would have to pick absolutely perfect lines to avoid overrunning the limits of the aisles at some points. Because Loomis and Costco were not prepared to deal with bringing in trucks on nighttime delivery from Sierra College Blvd, the design is not conducive for this to be safe as depicted in the site plan. Note that the project description says that when the store is not in operation, deliveries would come in directly from Sierra College Boulevard entrance, loop around, presumably on the gas delivery path and then back up to the loading docks (which involves some tricky backing since it would involve blind right backing turns which no competent designer of a truck terminal would ever contemplate.) Add this to the fact that Loomis is conceding that this site is a major issue for this project. Loomis concedes by offering multiple zoning code amendments to make this work. Please review the Staff Report, page 17. Warehouse is not allowed at this site, fuel is not allowed at this site.

Costco needs to redesign this site so it doesn't put the lives of their drivers at risk just to force this entrance to work for the truck drivers. Redesign the site layout so it will be safe for the customers and not back up traffic dangerously onto Sierra College Blvd from both directions and cause significant queuing issues. Please mitigate these significant impacts.

12.) Previous comments requested a bus turnout be added to the site plan on Sierra College Boulevard and/or on the site plan. Has this been accomplished. If not, please add a bus turnout to mitigate some of the significant traffic impacts and help with the parking deficiency where a lot of the parking will not be utilized because of the truck interference and blocked parking spaces.

13.) The truck turning template indicates that warehouse delivery trucks will need to encroach into adjacent through lanes on Sierra College Boulevard in order to turn right onto Brace Road. This will impact roadway and signal operations as well as create potential safety concerns.”

Also, the trucks will also encroach into the left turn lane that goes into Homewood Truss off of Brace Road. This will be a direct conflict with trucks exiting Brace Road. Please note Brace Road is not a truck route and its posted weight restrictions will not allow Costco trucks which will exceed these limits.

Please note that it would be worth the time for Loomis to visit the Roseville Costco and see how the trucks move around this property and you will be able to verify this to be the case. If you measure the distances from the proposed plan and study these distances, you will see that the trucks will be encroaching when they enter and when they exit from Sierra College Blvd. If you want my help to show you this, please let me know and I can meet you at the local Roseville Costco facility. It is very important to observe all safety related guidelines and avoid any potential issues down the road. Please provide mitigation to this significant impact to create a

better truck route by offering more radius for trucks at Sierra College Blvd and internally, and as they exit the facility.

14.) Leigh Chavez from Placer County states:

“Based on a review of other Costco FEIR’s, additional information should be provided regarding the assumptions for pass-by and diverted trips as the percentages. (33.3% and 31.5% respectively.) Percentages used in the FEIR are significantly higher than those used in recent documents for similarly sited projects.”

Please revise the FEIR and VMT analysis to more accurately reflect the pass-by and diverted trips.

15.) The sound wall proposed on the border of the Costco property and the apartment complex will create significant hazards and safety issues for any vehicles that exit from the Costco site and the apartment building. The truck entrance is now being proposed at 50 feet versus 75 feet and is now even more impactful and dangerous to this area. Please note that the Land Development Manual clearly states that the driveways on arterials like Brace Road should be at least 250 feet apart. The proposed Costco driveway is within 30 feet of the apartment driveway. This is not even close to the 250 feet requirement. Also, the driveway is actually about 150 feet from Sierra College Blvd., which also does not meet the Loomis requirements. Please note that the Homewood Truss approval shows their access within the guidelines of the Loomis Land Development Manual standards. Also, the Homewood Truss approval did not allow them to make any truck deliveries off of Brace Road. **This conflicts with the exceptions that Loomis is making ONLY for Costco.** This is a discriminatory practice within the Loomis Planning. The staff report states that an exception is warranted. Please relocate the

truck entrance in order to mitigate this significant impact and be in compliance with the Loomis Land Development Manual and Loomis General Plan.

16.) An email from Britton Snipes to Neelam Dorman on Thursday, April 13, 2017 at 7:29 AM, states “.....we are concerned as to whether one such access driveway is sufficient.” I believe Brit hit the nail on the head on this comment from day one. I encourage Loomis to work with Brit, the adjoining landowners and entities to create additional access points as Brit mentioned, so you are able to mitigate the impacts that continue to loom since that day Brit made those comments. I know that the Town of Loomis is very motivated to make this work, but when you force something to work that just doesn't fit, and create safety concerns along the way, the end result for the project and the customers, residents and neighbors is never good. It would be foolish of the Town of Loomis and the Council and the Commission to certify a project with looming significant CEQA impacts to the public, properties and neighbors. The FEIR should adequately analyze all of the issues raised during this period from day one and respond to all of those comments put forth by neighbors, residents, public, agencies, and any other individuals. Please work with the neighboring properties and other agencies in order to have additional access points into this Costco facility.

17.) Once again, two of the storages are not sufficient. The one lane northbound entering Costco needs more storage as the Traffic Study suggests. The one lane southbound going into Costco needs more storage and looks like they would need to close the left turn movement into the office building to make this happen. This is discussed in the Staff report. Please consult with Westerncare and work with them to create more storage capacity or add two lanes going southbound and turning left into Costco. These two are very important. They also didn't account for the fact that there are probably going to be bigger vehicles coming to Costco and need more

storage than assuming all same size vehicles. Costco customers also have bigger vehicles than most other retailers. Please include the holiday peak shopping hours in your analysis. Please speak with Costco and the manager of the Roseville Costco and the City of Roseville. I am confident that they can attest to the fact that the Costco holiday shopping needs to be addressed. Please redesign the site plan to avoid traffic backup onto Sierra College Boulevard. Also all of the trucks are leaving the site from this same Sierra College entrance. Seven fuel trucks/day and 26 to 30 delivery trucks/day ranging in various sizes. Please work with the neighbors and local agencies for more access points into Costco.

18.) I have attached some pictures from Friday, July 3, 2020 that show how bad the traffic impacts are at the Roseville Costco that still have not been mitigated. What other retailer has stop signs in their parking lot. The customers were getting mad and honking at each other because they felt someone was going in front of them. All this was happening right near the fuel facility, in the parking lot and at the entrance on Stanford Ranch Road. At this same time, there was a fuel truck coming for delivery that also caused congestion with the customers. Please consult with the City of Roseville on when this situation started getting unacceptable. The impacts were always bad even before gas, but got so much worse when they put fuel at this facility. Before fuel, the City of Roseville had to keep putting caution cones on Five Star Blvd to prevent certain movements on the road because of the lingering negative impacts. After fuel, Costco and the City of Roseville and Caltrans had to make significant changes to the Northbound lanes to extend storage making a left turn into Costco, they had to add an extra lane on Stanford Ranch Road, just for the freeway entrance going Northbound, and add an electronic sign to the existing interchange so the cars coming off of Fairway Drive could not make a right turn going Southbound while the cars coming Northbound were making U-turn movements. Sierra College

Blvd does not have the capacity nor the funding to make these necessary infrastructure designs right now. Not to mention, all of these will be major impacts to the City of Rocklin. Costco and the Town of Loomis can provide funding for these improvements that are vital to this project. The time is now to mitigate all of the impacts that continue to loom at the proposed Loomis Costco.

An email from Laura Matteoli from the City of Roseville in the past confirms that the Roseville site is in need of dire relief. Please consult with Laura if needed and the staff at the City of Roseville to confirm their findings and the fact that the impacts in Roseville are definitely in dire need of relief. Please provide a better site layout so these traffic impacts internally and on Sierra College Boulevard and Brace Road will be mitigated.

After you review the attached pictures from the Roseville Costco, please observe the traffic light blocked from the freeway and the long line which exceeded the queuing on Stanford Ranch Road. And also look at the lines at the fueling facility that exceeded the queuing capacity and blocked the entrance from Stanford Ranch Road. These excessive queues exist even with two lanes from I-80 going left into the Costco. The proposed Loomis Costco only has one lane with significantly less storage than the one in Roseville. The situation in Loomis will be so much worse! Please provide mitigation by improving the infrastructure on Sierra College Blvd.

These are the reasons why the local residents and neighbors over the last 3 years have encouraged the Planning Department to work with local neighbors and agencies to present an FEIR and site plan that complies with CEQA and mitigate all of the impacts that are extremely important. There is a reason why ALL of the local neighbors and business are concerned with this FEIR and are asking you to deny this project with the proposed site plan, conditional use

permit with fuel, Final EIR and proposed Traffic Study. Certifying an FEIR with a Statement of Overriding Considerations that remain significant and pose extreme danger to the Costco customers, residents and pass by traffic would be irreversible. I ask the Town to take your time and review the attached pictures, go visit the site at Roseville, recall Laura Matteoli's email, recall Brit Snipes email to Neelam Dorman at the beginning stages of this project, regarding how negatively impactful this proposed site plan is. Brit Snipes' email hit the nail on the head when he said he was very concerned from day one regarding having only one access. Please note there is no substitute for having multiple access points into a Costco facility. The attached pictures are proof of the unsafe conditions that the Costco has in Roseville. Approving this project does not outweigh the unavoidable adverse environmental effects.

I respectfully ask you to consider mitigation for all of these impacts prior to approving the project.

LOOMIS DESERVES BETTER

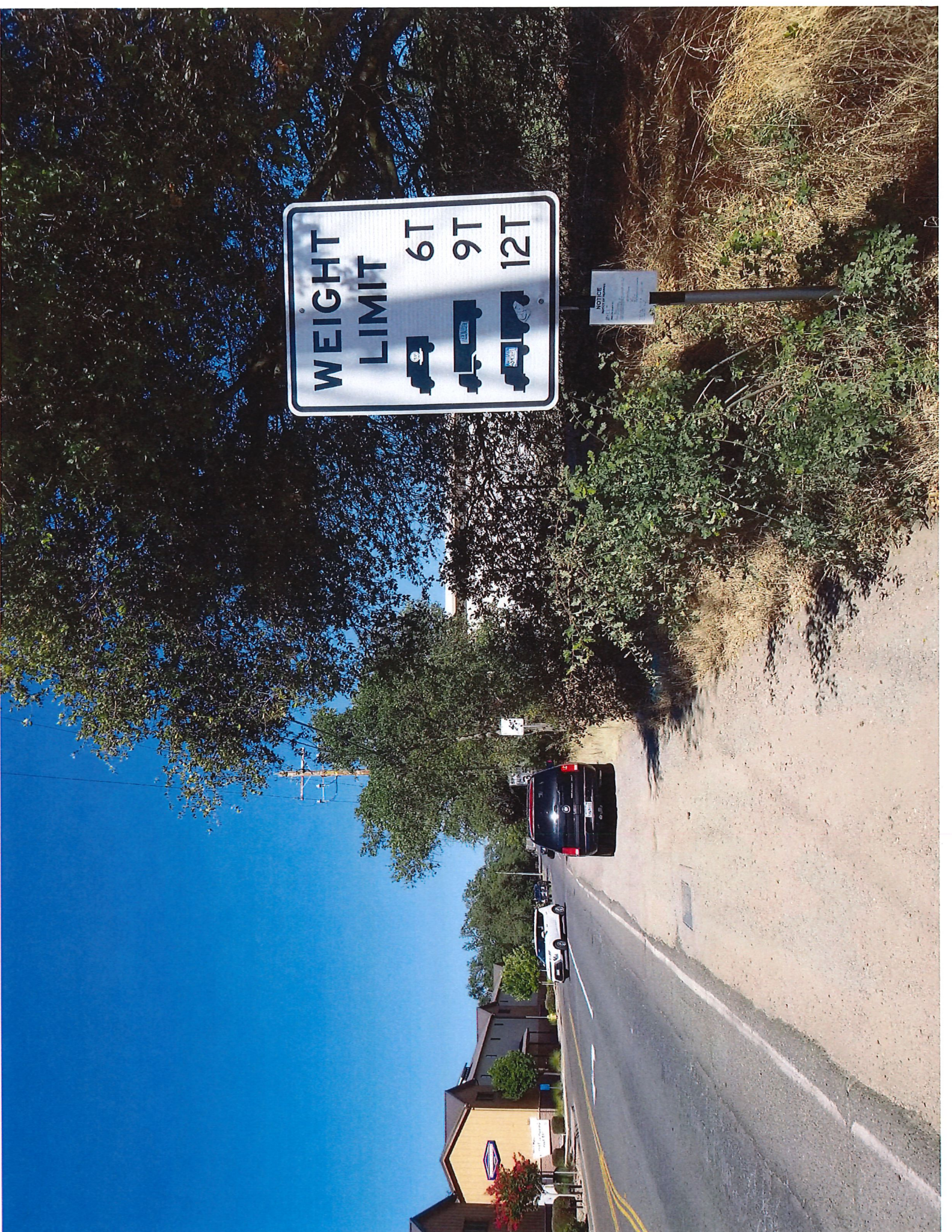
Thank you

Daljit Bains

**WEIGHT
LIMIT**

	6T
	9T
	12T

NOTICE
City of ...
...







6PQS432
California
SILCO STATE

CIVIC

Cento Sp.
FIVE STAR CENTER
FRESH FISH
CERAMAZULY

INCO



Mary Beth Van Voorhis

From: Cox, Fallon@DOT <fallon.cox@dot.ca.gov>
Sent: Tuesday, July 7, 2020 7:46 AM
To: Costco Comments; Carol Parker; Mary Beth Van Voorhis
Cc: Sean Rabe; Sabrina Teller
Subject: RE: Costco FEIR Review

Good Morning,

Thank you for including the California Department of Transportation (Caltrans) in the Consultation review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

I have circulated this document to Caltrans Hydraulics and Freeway Operations for review. They have determined that Caltrans has no comment in reference to this FEIR.

Thank you and have a wonderful day!

Fallon Cox

Planning Liaison for Placer and Nevada Counties
Transportation Planning- East
Division of Planning, Local Assistance & Sustainability
Office: (530) 741-5180
Email: fallon.cox@dot.ca.gov
www.dot.ca.gov/d3/

From: Costco Comments <CostcoComments@loomis.ca.gov>
Sent: Tuesday, June 30, 2020 11:57 AM
To: Cox, Fallon@DOT <fallon.cox@dot.ca.gov>; Carol Parker <cparker@loomis.ca.gov>; Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Cc: Sean Rabe <Srabe@loomis.ca.gov>; Sabrina Teller <steller@rmmenvirolaw.com>
Subject: Costco FEIR Review

EXTERNAL EMAIL. Links/attachments may not be safe.

Good Morning,

Thank you for reaching out to the Town of Loomis regarding the Loomis Costco Project.

The Planning Commission will be conducting a public hearing on July 7th and a continued hearing on July 21st. The Town will consider comments received at these public hearings.

Your comments would be appreciated prior to the Planning Commission Public Hearing on July 7th.