



TOWN OF LOOMIS

NOTICE OF PUBLIC HEARING

BEFORE THE TOWN COUNCIL

- PROJECT:** APPLICATION #17-01 (Loomis Costco Warehouse & Fueling Station)
- APPLICANTS:** COSTCO (Warehouse and Fueling Station & Lot Line Adjustment)
Robert Auguscik (Lot Line Adjustment)
- REQUEST:** **Following the Planning Commission's unanimous (5-0) recommendation, that the Town Council** Approve the Loomis Costco Project through the following actions:
1. Certification of the Loomis Costco Environmental Impact Report (EIR), and adoption of the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP) as per the California Environmental Quality Act (CEQA);
 2. Amendment of the Town of Loomis Zoning Code;
 3. Approval of a Lot Line Adjustment; and
 4. Approval of a Conditional Use Permit and Design Review for a warehouse retail use with an accessory fueling station, subject to conditions of approval.
- PROJECT LOCATION:** Southeast corner Sierra College Boulevard and Brace Road
- ASSESSOR'S PARCEL NUMBERS:** Costco: APN 045-042-011, 045-042-012, 045-042-023, 045-042-034, 045-042-035, 045-042-036, and 045-042-037
Sierra Meadows Apartments, Robert Auguscik: APN 045-042-016
- MEETING DATES:** August 4, 2020 Town Council Special Meeting Public Hearing
August 11, 2020 Town Council Regular Meeting, Project Approval; Second Reading and Adoption of Ordinance
- MEETING TIME:** Starting at 7:00 p.m. or as soon thereafter as the matter MAY be heard
- PLACE:** **The meeting may be viewed at Town of Loomis YouTube page at:**
(https://www.youtube.com/channel/UCy8o0_g9piGfhFmfkM1IZLQ)
- Or via Zoom Webinar at:**
<https://us02web.zoom.us/j/89142011180>
- Or Telephone by dialing:**
1 (669) 900-9128; Webinar ID is: 891 4201 1180
- Or, in person at:**
Blue Goose Event Center
3550 Taylor Road, Loomis, CA
- SOCIAL DISTANCING:** The Town **STRONGLY** encourages participation in the meeting via the Zoom Webinar, in order to protect the public health during the COVID-19 pandemic. It will be possible to participate in the Zoom Webinar, and to make comments, by phone or computer.

For those who do not want to participate in the Hearing via Zoom, the Town Council Hearing will be set up to maintain social distancing for in-person attendance. Please follow the guidance provided at the Hearing.

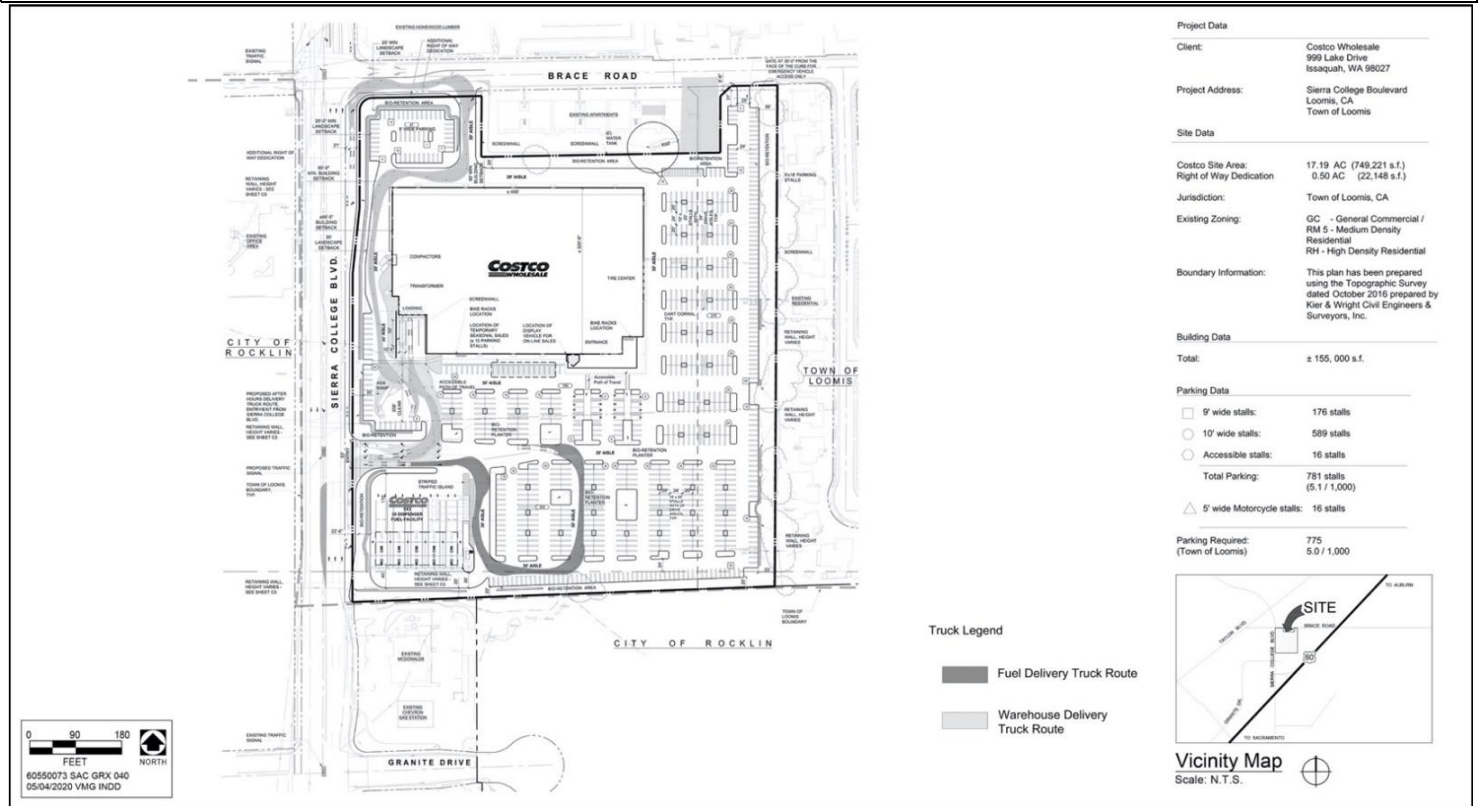
The Town requests you provide your comments in writing or email (costcocomments@loomis.ca.gov) to the Town no later than 5 PM on August 4th. The Town Council will be provided the full printed copies of comments received as of 5 PM on August 4th, but written comments will not be read. Oral public comment will be accepted in person or via Zoom. YouTube Livestream comments will be disabled for this meeting.

BRIEF DESCRIPTION OF THE PROJECT:

The Loomis Costco Project includes the construction and operation of an approximately 155,000-square-foot warehouse retail facility and an associated fueling station. The warehouse retail space would provide approximately 149,500 square feet of floor space dedicated to storage, retail goods and services. The warehouse building would include an approximately 5,500-square-foot tire center. The station would initially have fueling capacity for 24 fuel positions, with the potential to expand to five fueling bays and 30 fuel positions as demand warrants. Access to the Project includes the main 59' driveway on Sierra College Boulevard, a 30' right-in/right-out access on Brace Road, a 25' gated emergency-access-only driveway on Brace Road, and a potential future access point to Granite Drive through the adjacent commercial parcel at the southern boundary of the site.

Access to Sierra Meadows Apartments would continue to occur at the existing two driveways. The western driveway would be a right-in/right-out-only driveway due to the proposed median on Brace Road; the primary (eastern) access driveway (Starlight Road) for the apartments would continue to be full access as a result of the lot line adjustment.

Loomis Costco Proposed Site Plan



You are advised that administrative remedies must be exhausted prior to anything initiated by you in a court of law. If you challenge the proposed project described above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the Town at, or prior to, the Public Hearing.

All interested persons should either attend the hearing or submit written comments at, or prior, to the hearing. Further information may be obtained by contacting the Planning Department at the Loomis Town Hall, 3665 Taylor Road, Loomis, CA 95650 - (916) 652-1840. Please visit www.loomis.ca.gov, select Current Planning Projects which will link you to the Costco Project, including the Final Environmental Impact Report, Staff Report and comments received on the Project through 5 pm August 3, 2020.

Mary Beth Van Voorhis, Planning Director

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