



TOWN OF LOOMIS
ACTION MINUTES
REGULAR MEETING OF
LOOMIS TOWN COUNCIL
BLUE GOOSE EVENT CENTER
3550 TAYLOR ROAD, LOOMIS, CA 95650
www.loomis.ca.gov

TUESDAY

AUGUST 11, 2020

7:00 P.M.

PURSUANT TO EXECUTIVE ORDER N-29-20, CERTAIN PROVISIONS OF THE OPEN MEETING ACT ARE SUSPENDED DUE TO A STATE OF EMERGENCY IN RESPONSE TO THE COVID-19 PANDEMIC. CONSISTENT WITH THE EXECUTIVE ORDER, THE LOOMIS TOWN COUNCIL MEETING WILL INCLUDE TELECONFERENCING.

CALL TO ORDER Call to order at 7:07 p.m. by Mayor Clark-Crets. (Below will show the final action only, please refer to the attached verbatim minutes for more detail.)

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Mayor Jan Clark-Crets
Mayor pro tempore Jeff Duncan
Councilmember Brian Baker
Councilmember Rhonda Morillas
Councilmember Tim Onderko

Absent: None

PUBLIC COMMENT PROCEDURE

In order to protect public health and the safety of our Loomis citizens, Public viewing of this meeting will be offered through the Town's YouTube Channel at:

https://www.youtube.com/channel/UCy8o0_g9piGfhFmfkM1IZLQ.

AND

Via the Zoom platform

Public comment will be opened for each agenda item through the Zoom platform. Please note that YouTube livestream comments are disabled for the livestream.

How To Participate in the Meeting via Zoom

You can participate in the meeting via Zoom software or via telephone. When you join the meeting, you will be muted by default. To inform the Clerk that you would like to make a public comment, you will use the "Raise Hand" feature. Instructions for using the "Raise Hand" feature when using a computer or mobile device can be found at the link below:

<https://support.zoom.us/hc/en-us/articles/205566129-Raising-your-hand-in-a-webinar>

ZOOM Participation via computer or smartphone

You can join the meeting from your computer using a web browser or the Zoom software. You can join the meeting by clicking the following link: <https://us02web.zoom.us/j/82141961513>. Please note that you should only raise your hand during public comment on the agenda item you are concerned about.

ZOOM Participation by telephone (Audio Only Option)

1. Dial (669) 900-9128
2. When asked for the meeting ID, enter **821 4196 1513 #**.
3. When asked for your participant ID, press # to continue.

4. *You will be muted by default. To inform the Clerk that you would like to make a public comment during each agenda item, dial *9 to "Raise your hand". The Clerk will unmute you when it is your turn to speak and will identify you by the last three digits of your phone number. Please note that you should only raise your hand during public comment on the agenda item you are concerned about.*

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

This time is reserved for those in the audience who wish to address the Town Council on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details or vote on non-agenda items. The Council may refer your concerns raised during public comment to staff or placed on future agenda. **Please note that the audience will be allotted time to make public comments on any item on the agenda at the time it is heard.**

ADOPTION OF AGENDA

Council will typically adopt the agenda in the order listed or modify the order in a way that can best accommodate the people in attendance who wish to speak on agenda items. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three-minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.

A motion was made to adopt the Agenda. On motion by Councilmember Baker, seconded by Councilmember Morillas and passed by the following roll call vote:

Ayes: Baker, Clark-Crets, Duncan, Morillas, Onderko

Noes: None

Abstained: None

Absent: None

OPPORTUNITY TO COMMENT ON CONSENT CALENDAR: All items listed under the Consent Agenda are considered by the Council to be routine in nature and will be enacted by one motion unless an audience member or Councilmember requests otherwise, in which case, the item will be removed for separate consideration.

A motion was made to approve the Consent Agenda. On motion by Councilmember Duncan, seconded by Councilmember Baker and passed by the following roll call vote:

Ayes: Baker, Clark-Crets, Duncan, Morillas, Onderko

Noes: None

Abstained: None

Absent: None

CONSENT AGENDA

RECOMMENDED ACTION

- | | |
|---|--------------------------------------|
| 1. Council Minutes – 7/14/20 | APPROVE |
| 2. Monthly Check Register | RECEIVE AND FILE |
| 3. Statement of Activity | RECEIVE AND FILE |
| 4. Treasurer's Report | RECEIVE AND FILE |
| 5. Planning Status Report | RECEIVE AND FILE |
| 6. Public Works Project Status Report | RECEIVE AND FILE |
| 7. Biennial Review of Conflict of Interest Code and Adoption of Amendments | APPROVE |
| 8. A Resolution of the Town Council of the Town of Loomis Adopting Amendment No. 5 to Placer County Contract No. 13507 for Sheriff Services | ADOPT RESOLUTION
Resolution 20-32 |
| 9. A Resolution of the Town Council of the Town of Loomis Adopting Authorizing the Examination of Sales and Use Tax Records | ADOPT RESOLUTION
Resolution 20-33 |

- | | | |
|-----|--|------------------|
| 10. | Reaffirmation of Local Emergency Declared March 17, 2020 | APPROVE |
| 11. | South Placer Heritage Foundation Rent Waiver for Blue Goose Property | APPROVE |
| 12. | General Plan Update Status Report | RECEIVE AND FILE |

CONSENT ITEMS FORWARDED

PUBLIC HEARING

13. **#17-01 LOOMIS COSTCO PROJECT - ENVIRONMENTAL IMPACT REPORT CERTIFICATION, ZONING CODE AMENDMENT, LOT LINE ADJUSTMENT, CONDITIONAL USE PERMIT, AND DESIGN REVIEW** (PUBLIC HEARING CONTINUED FROM AUGUST 4, 2020 SPECIAL COUNCIL MEETING)
- The Project is located on 17.41 acres at the southeast intersection of Sierra College Blvd. and Brace Rd. on the following parcels: APN 045-042-011, 045-042-012, 045-042-023, 045-042-034, 045-042-035, 045-042-036, and 045-042-037 owned by Costco. In addition to the parcels listed above, the proposed Lot Line adjustment includes parcel APN 045-042-016 which composes a portion of the Sierra Meadows Apartments owned by Robert Auguscik. The Project site is served by SPMUD, PCWA, PG&E, South Placer Fire Protection District, and Recology Auburn/Placer, and the site is vacant.

The Loomis Costco Project includes the construction and operation of an approximately 155,000-square-foot warehouse retail facility and an associated fueling station at the corner of Sierra College Boulevard and Brace Road. The warehouse retail space would provide approximately 149,500 square feet of floor space dedicated to storage, retail goods and services.

Recommended action: Staff recommends that the Town Council:

1. Conduct a public hearing on the proposed Zoning Code Amendment, Lot Line Adjustment and Conditional Use Permit for the Loomis Costco Project.
2. Adopt the following ordinance and resolutions:
 - a. Resolution 20-29, certifying the Environmental Impact Report for the Loomis Costco project, adopting the Findings of Fact and Statement of Overriding Considerations, and approving the Mitigation Monitoring and Reporting Program.
 - b. Ordinance 285, approving amendments to the Loomis Zoning Ordinance (Title 13) to allow, as a conditional use, warehouse retail within the CG-General Commercial Zone under Section 13.26.040, to modify Section 13.30.080 to define lighting height for warehouse retail uses, to modify Section 13.36.090 regarding compact parking stall dimensions, to modify Section 13.36.100 to define warehouse retail driveway requirements, to modify Section 13.36.110 to clarify warehouse retail loading space requirements, and to modify Section 13.80.020 to clarify the definition of warehouse retail and add a definition for fueling station.
 - c. Resolution 20-30, approving a lot line adjustment to combine "Existing Parcel One" (APN 045-042-034 and 045-042-035), with APN 045-042-011 and 045-042-012 into one parcel (adjusted Parcel 1), and adjust a portion of "Existing Parcel Two" (APN 045-042-016) eastward to include Starlight Lane, currently in APN 045-042-034.
 - d. Resolution 20-31, approving a Conditional Use Permit allowing warehouse retail, including an ancillary fueling station, within the CG-General Commercial Zone pursuant to the Loomis Costco Project and approval of Design Review for the proposed Costco Project

Public comment:

After further discussion on the matter, a motion was made to approve the following:

- Resolution 20-29, certifying the Environmental Impact Report for the Loomis Costco project, adopting the Findings of Fact and Statement of Overriding Considerations, and approving the Mitigation Monitoring and Reporting Program;
- Ordinance 285, approving amendments to the Loomis Zoning Ordinance (Title 13) to allow, as a conditional use, warehouse retail within the CG-General Commercial Zone under Section 13.26.040, to modify Section 13.30.080 to define lighting height for warehouse retail uses, to modify Section 13.36.090 regarding compact parking stall dimensions, to modify Section 13.36.100 to define warehouse retail driveway requirements, to modify Section 13.36.110 to clarify warehouse retail loading space requirements, and to modify Section 13.80.020 to clarify the definition of warehouse retail and add a definition for fueling station;
- Resolution 20-30, approving a lot line adjustment to combine "Existing Parcel One" (APN 045-042-034 and 045-042-035), with APN 045-042-011 and 045-042-012 into one parcel (adjusted Parcel 1), and adjust a portion of "Existing Parcel Two" (APN 045-042-016) eastward to include Starlight Lane, currently in APN 045-042-034;
- Resolution 20-31, approving a Conditional Use Permit allowing warehouse retail, including an ancillary fueling station, within the CG-

General Commercial Zone pursuant to the Loomis Costco Project and approval of Design Review for the proposed Costco Project.
On motion by Councilmember Baker, seconded by Councilmember Onderko and passed by the following roll call vote:
Ayes: Baker, Clark-Crets, Duncan, Morillas, Onderko
Noes: None
Abstained: None
Absent: None

COUNCIL COMMITTEE REPORTS

COUNCIL COMMITTEES

- Placer County Economic Development Board – Clark-Crets/Onderko as alternate
- Placer County Flood Control/Water Conservation District – Morillas/Clark-Crets as alternate
- Placer County Transportation Planning Agency – Baker/Clark-Crets as alternate
- - PCTPA Funding Strategy Update Steering Committee – Baker/Clark-Crets as alternate
- Placer County Mosquito Abatement – Russ Kelley as citizen rep
- Placer County Air Pollution Control District – Duncan /Onderko
- Sacramento Area Council of Governments – Onderko/Clark-Crets as alternate
- Borders Committee – Onderko and Clark-Crets
- Business Committee – Clark-Crets/Onderko as alternate
- Schools Liaison – Onderko and Baker
- SPMUD Ad Hoc Committee – Onderko and Clark-Crets
- Library Representative – Clark-Crets/Morillas as alternate
- Pioneer Board – Duncan/Clark-Crets as alternate
- Law Enforcement Liaison - Duncan

ADJOURNMENT Mayor Clark-Crets adjourned the meeting at 8:19 p.m.

Mayor Jan Clark-Crets

Charleen Strock, Town Clerk

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LOOMIS TOWN COUNCIL MEETING

August 11, 2020

1 MAYOR JAN CLARK-CRETS: Ready? Okay.
2 Ready, everybody? All right. Let's get going
3 with this meeting. Before we call it to order, I
4 have something I need to read.

5 Welcome to the August 11, Loomis Town
6 Council Meeting. Tonight's meeting is being
7 broadcast live to our YouTube channel and through
8 the Zoom platform. Links for both can be found
9 on tonight's agenda, available on the town's
10 website.

11 You'll note that we have instituted
12 physical distancing for those in attendance
13 tonight. In order to remain -- in order to
14 maintain that distance, please do not move your
15 chairs.

16 Tonight's meeting will follow this
17 format: Public comment for matters not on the
18 agenda; please do not comment on the Costco
19 project during this portion. We will then begin
20 the consent agenda. I will then open up the
21 public hearing for Costco. Staff will provide
22 remarks. The project applicant will then be
23 provided an opportunity to speak; they are
24 attending via Zoom tonight. The project co-
25 applicant will then be provided an opportunity to

1 speak. The Council will ask questions of the
2 project applicant and any additional questions
3 for staff. Public comment will be opened.

4 Public comment will be opened for each
5 agenda item for in-person comments and through
6 the Zoom platform only. Please note that YouTube
7 livestream comments are disabled for the
8 livestream. You can participate in the meeting
9 via Zoom software or via telephone. When you
10 join the meeting, you will be muted by default.
11 To inform the clerk that you would like to make a
12 public comment, you will use that raise-hand
13 feature. You can find the button to raise your
14 hand at the bottom of the screen if you are using
15 a Zoom meeting software. Please note that you
16 should only raise during public comment on the
17 agenda item you are concerned about

18 You can also participate in the meeting
19 by telephone, through Zoom, which offers an
20 audio-only functionality. In order to do that,
21 dial 669-9009128. When asked for the meeting ID,
22 enter 8214961513 and press the pound key. When
23 asked for your participant ID, simply press the
24 pound key to continue. You will be muted by
25 default.

1 If you are listening in via phone, in
2 order to inform the clerk that you would like to
3 make a public comment, during each agenda item,
4 dial star nine to raise your hand. The clerk
5 will unmute you when it is your turn to speak,
6 and identify you by the last three digits of your
7 phone number. Please note that you should only
8 raise your hand during public comment on the
9 agenda item you are concerned about.

10 Be prepared to comment on the specific
11 agenda item you wish to comment when I announce
12 the item. You will have three minutes to comment
13 per agenda item.

14 Public comment will be open for each
15 open agenda item through the following means:
16 First, by those in attendance inside the
17 facility. Please stand on the blue X marks in
18 the center of the floor, in order to maintain
19 physical distancing. Please do not touch the
20 microphone when you are speaking. Once you are
21 done speaking, please head directly back to your
22 seat. Once all of those inside the facility are
23 done speaking, we can call in those who are
24 waiting outside. Those speakers will need to
25 form a cue following the blue X marks on the

1 floor.

2 Once a commenter is finished speaking,
3 we ask that they follow the tape marks and head
4 back outside in order to maintain the capacity of
5 the facility.

6 When all members of the public in
7 attendance have commented, we will open comments
8 up to those commenting on the Zoom platform.
9 Once public comment is finished, we will bring it
10 back to the council for deliberation.

11 And with that said, I want to call our
12 meeting to order. It's 7:07, August 11th. Let's
13 do the Pledge of Allegiance.

14 GROUP: I pledge allegiance to the flag
15 of the United States of America, and to the
16 Republic for which it stands, one nation, under
17 God, indivisible with liberty and justice for
18 all.

19 MAYOR JAN CLARK-CRETS: May we have
20 roll call, please?

21 TOWN CLERK CRICKETT STROCK:
22 Councilmember Morillas?

23 COUNCILMEMBER RHONDA MORILLAS: Here.

24 TOWN CLERK CRICKETT STROCK:
25 Councilmember Baker?

1 COUNCILMEMBER BRIAN BAKER: Here.

2 TOWN CLERK CRICKETT STROCK:

3 Councilmember Duncan?

4 CONCILMEMBER JEFF DUNCAN: Here.

5 TOWN CLERK CRICKETT STROCK:

6 Councilmember Onderko?

7 COUNCILMEMBER TIM ONDERKO: Here.

8 TOWN CLERK CRICKETT STROCK: Mayor

9 Clark-Crets?

10 MAYOR JAN CLARK-CRETS: Here. All
11 right. Now we will have public comment for items
12 not on the agenda.

13 PAM BLAKE: Hello. My name is Pam
14 Lake, longtime resident. And I want to bring up
15 something new this time on how all five of you
16 represent, you know, the town of Loomis, but not
17 everybody in the town of Loomis can vote or are
18 represented -- thank you, Brett. Not everyone is
19 represented by the decisions, you know, that you
20 make. And I know the town limit map that I've
21 looked at is just like -- it's all over the
22 place. So, I would like to see it expanded out
23 more to include other people, because when you
24 raise the trash rate, you raise it for them, you
25 know, too. And so we, all of us pay. And also -

1 - well, it was canceled this year, but they also
2 can't go to the community, you know, trash day.
3 So, I don't know what you guys can do, but I
4 wanted to bring that up; that you're making
5 decisions for, you know, people that don't have
6 any input. Thank you.

7 MAYOR JAN CLARK-CRETS: Thank you, Pam.
8 Any other public comment for items not on the
9 agenda? Do we have any online? Okay. Do you
10 want to wait a couple of seconds or -- okay.

11 Let's move into adoption of the agenda.

12 COUNCILMEMBER TIM ONDERKO: So move.

13 COUNCILMEMBER RHONDA MORILLAS: Second.

14 MAYOR JAN CLARK-CRETS: Can we have a
15 roll call, please?

16 TOWN CLERK CRICKETT STROCK:

17 Councilmember Baker?

18 COUNCILMEMBER BRIAN BAKER: Aye.

19 TOWN CLERK CRICKETT STROCK:

20 Councilmember Morillas?

21 COUNCILMEMBER RHONDA MORILLAS: Aye.

22 TOWN CLERK CRICKETT STROCK:

23 Councilmember Duncan?

24 CONCILMEMBER JEFF DUNCAN: Aye.

25 TOWN CLERK CRICKETT STROCK:

1 Councilmember Onderko?

2 COUNCILMEMBER TIM ONDERKO: Aye.

3 TOWN CLERK CRICKETT STROCK: Mayor

4 Clark-Crets?

5 MAYOR JAN CLARK-CRETS: Aye. All

6 right. Now we have an opportunity to comment on

7 consent calendar. Does anybody have any comments

8 on the consent calendar? And do we entertain a

9 motion then?

10 COUNCILMEMBER JEFF DUNCAN: I move to

11 adopt the consent calendar.

12 COUNCILMEMBER BRIAN BAKER: Second.

13 MAYOR JAN CLARK-CRETS: Roll call,

14 please.

15 TOWN CLERK CRICKETT STROCK:

16 Councilmember Duncan?

17 COUNCILMEMBER JEFF DUNCAN: Aye.

18 TOWN CLERK CRICKETT STROCK:

19 Councilmember Baker?

20 COUNCILMEMBER BRIAN BAKER: Aye.

21 TOWN CLERK CRICKETT STROCK:

22 Councilmember Morillas?

23 COUNCILMEMBER RHONDA MORILLAS: Aye.

24 TOWN CLERK CRICKETT STROCK:

25 Councilmember Onderko?

1 COUNCILMEMBER TIM ONDERKO: Aye.

2 TOWN CLERK CRICKETT STROCK: Mayor
3 Clark-Crets?

4 MAYOR JAN CLARK-CRETS: Aye. All
5 right. Now, we're going to move to the public
6 hearing. Let's see. We're going to open it up
7 for staff first.

8 TOWN MANAGER SEAN RABE: Thank you,
9 Madam Mayor. Sean Rabe, Loomis Town Manager.
10 I'll actually turn it over to our consultant,
11 planning consultant, Anders Hauge, to present
12 this item to you.

13 ANDERS HAUGE: All right. Anders
14 Hauge, consultant to assist in the processing of
15 the Costco project. The Town Council received
16 response to comments on all the comments received
17 through your August 4th meeting. Since that
18 meeting, there had been two additional comments
19 received, and the Council has received those.
20 After you take public comments tonight, the staff
21 will come back and respond to all the comments
22 received since the August 4th meeting, where you
23 actually have our responses in writing.

24 Tonight you're going to be asked to
25 open up the public hearing again that you closed

1 on August 4th; take public testimony. Public
2 testimony will close. The staff is probably
3 going to want a small break to go and discuss the
4 comments that had been made. Then we will come
5 back, make a presentation to you, and at that
6 point in time, it will be opened for you to make
7 a decision on the Costco project.

8 We're recommending tonight that you
9 certify the Loomis Costco environmental impact
10 report; you adopt the CEQA findings, you adopt
11 the statement of overriding considerations, and
12 you adopt the mitigation monitoring and reporting
13 program, in compliance with the California
14 Environmental Quality Act.

15 We're recommending that you amend the
16 Town of Loomis Zoning Code and have the second
17 reading. You had the first reading on August
18 4th. We also recommend that you approve the lot
19 line adjustment, and we recommend that you
20 approve a conditional use permit and design
21 review for a warehouse retail use, with the
22 accessory fueling station, subject to the
23 conditions of approval.

24 If you have any questions of staff
25 since the last meeting, we're here to answer

1 those.

2 MAYOR JAN CLARK-CRETS: Does anybody
3 have any questions for staff? No? No? No?
4 Okay. All right. The project applicant will be
5 speaking now or --

6 ANDERS HAUGE: I see him online, so if
7 you would like to speak, Michael?

8 MICHAEL OKUMA: Good evening, Mayor
9 Clark-Crets and the members of the Loomis Town
10 Council. I'm Mike Okuma. I'm the Director of
11 Real Estate Development for Costco Wholesale.
12 This has been a long journey to get to this point
13 tonight. I don't (sound drops). Hear me now?
14 How about now? Okay.

15 Good evening, Mayor and the members of
16 the Loomis Town Council. My name is Michael
17 Okuma. I'm the Director of Real Estate
18 Development for Costco Wholesale.

19 This has been a long journey to get to
20 this point tonight. I really don't know what
21 else to say, except that your staff, your Town
22 Manager, has been great to work with and has
23 enabled this project to move correctly through
24 the process.

25 I humbly request that you vote in favor

1 of the project tonight and thank you for all the
2 hard work of everyone to get us here tonight.

3 MAYOR JAN CLARK-CRETS: Okay. Does
4 anybody have any questions for the applicant?
5 No? Okay. Okay, please.

6 COUNCILMEMBER TIM ONDERKO: Michael,
7 Tim Onderko here. A question; so, in the event
8 that Council approves the item tonight, what is,
9 in a normal world, what's your estimation of
10 getting your building permits, your applications
11 for building permit, into the city, or the Town,
12 rather? And then, when would your target date be
13 to start construction and finish the project?
14 And I know that's a moving target because of many
15 things, but what's your thinking there?

16 MICHAEL OKUMA: As soon as we received
17 our approvals tonight, if that's the decision, we
18 would launch immediately into construction
19 drawings. That will take a couple of months, and
20 then it will go straight into plan check. As
21 soon as we get permits -- get all of our
22 necessary permits, and approvals with the county,
23 the state, the town, we would launch into
24 construction.

25 Typically, construction takes about

1 eight months, eight to nine months to get to
2 grand opening, and that's basically assuming the
3 best-case scenario.

4 COUNCILMEMBER TIM ONDERKO: Thank you.

5 MAYOR JAN CLARK-CRETS: Will there be a
6 presentation by the co-applicant?

7 ANDERS HAUGE: I don't see her here.

8 MAYOR JAN CLARK-CRETS: Okay.

9 ANDERS HAUGE: I don't see the co-
10 applicant in the audience.

11 MAYOR JAN CLARK-CRETS: All right. So,
12 then we'll go ahead and open this up for public
13 comment. But before we do that, I want to read
14 the following.

15 We will now open for public comment.
16 We will first take public comment from those in
17 the building. Please remember to stand on the
18 blue X marks on the floor to maintain proper
19 physical distancing. Once those inside have
20 commented, we will call in those who are waiting
21 outside. When those in-person commenters are
22 finished, we will open public comment via the
23 Zoom platform. If you are participating via Zoom
24 software, please click the raise-hand button at
25 the bottom of your screen. If you are

1 participating via phone, please press star nine
2 to raise your hand. We will identify you by
3 either your name or the last three numbers of
4 your phone number. Please note that you have
5 three minutes for your comment. Once you reach
6 those three minutes, we will ask you to please
7 wrap up your comment. If you do not wrap up your
8 comment in those few seconds, we will need to
9 mute your microphone.

10 So, with that said, let's open up for
11 public comment.

12 COUNCILMEMBER JEFF DUNCAN: Come a
13 little closer to the microphone.

14 TARA WELLS: I didn't want to -- there
15 we go. Tara Wells, King Road. Hey, I wanted to
16 come here tonight because I was a staunch person
17 against the Villages. I just didn't think that
18 was a right fit. And here, I feel completely the
19 opposite. I think the location is superb for a
20 Costco. Sierra College was there long before
21 Rocklin decided to put all their buildings and
22 infrastructure. And when Rocklin did that, they
23 knew that Loomis owned that 19 acres -- or didn't
24 own it; the owners owned it, but it was in the
25 Town of Loomis. And they knew that that was

1 going to be developed whether it's a Costco,
2 which I think is brilliant, or an apartment or
3 whatever it is, the land belongs to Loomis.

4 So, I read about how Rocklin gets in
5 the mix of this and Rocklin, Rocklin. But, you
6 know, the Sierra College goes Roseville, Loomis,
7 Rocklin. Then Loomis again, then Penryn. It's a
8 long road and it's used by lots of people. If
9 they didn't want people to bring in tax dollars
10 to Rocklin, they probably shouldn't have built
11 their Wal-Mart and all their other stuff over
12 there. Because that's what they did and I think
13 that we should have all the right in the world to
14 have a Costco on that location.

15 And so, I just wanted to say, if it
16 were up to me, we would have had Costco last
17 year. I read the Town Manager and he's been
18 doing a brilliant job of trying to negotiate.
19 And I'm under the belief of, you know, if they're
20 not going to negotiate, we have the right to
21 build there. We should build our Costco and let
22 Rocklin deal with whatever Rocklin's going to
23 deal with.

24 I just wanted to come here and say I
25 can't wait for a Costco on Sierra College. Thank

1 you.

2 MAYOR JAN CLARK-CRETS: Thank you,
3 Tara.

4 PAM BLAKE: Hello. My name is Pam
5 Blake. I re-watched the YouTube from last
6 Tuesday, and I have a comment to make regarding
7 Sabrina Teller, the CEQA attorney, and I'm going
8 to quote what she said last Tuesday, that, "This
9 project doesn't require perfection, doesn't
10 require delay in certification until every single
11 commenter is 100 percent satisfied and supports
12 the project."

13 I do happen to agree with that.
14 However, I'm looking into the future for other
15 projects, that this may set a precedence, you
16 know, for future development. This last week
17 I've also been following next door, the Loomis
18 Community, you know, Post, and it's been going --
19 looks like more for Costco than against Costco.
20 And that was my main thing, was that you
21 represent the voters of this town before you,
22 vote for something that is this large, and the
23 Rocklin attorney isn't here, but I wanted to make
24 a comment towards him and Rocklin, that they're
25 doing a disservice to the residents by not

1 extending Granite Drive for another entranced
2 into the Costco.

3 I think that was it. And I've been
4 talking for days about this. So, and I actually
5 got my voice back, you know, today, but it seems
6 that more people are for the Costco than against
7 it. So, I guess it will be good for this town.
8 I'm just hoping for another entrance, maybe, to
9 help with traffic. Even though we get the tax
10 dollars, finally, and not Rocklin, but they will
11 be, you know, using the Costco.

12 And then somebody had mentioned jobs
13 too, you know, it would bring jobs to Loomis. I
14 don't know how many jobs Loomis residents will
15 get because, based on my 30-plus years of
16 experience in human resource, that it usually
17 goes to the transfers and seniority, you know,
18 first. So, thank you very much.

19 MAYOR JAN CLARK-CRETS: Thank you, Pam.
20 Any other public comment?

21 COUNCILMEMBER TIM ONDERKO: The others,
22 we have one --

23 MAYOR JAN CLARK-CRETS: Okay, we have
24 somebody online.

25 TOWN CLERK CRICKETT STROCK: David

1 Ring, you're up.

2 DAVID RING: Hello?

3 TOWN CLERK CRICKETT STROCK: Okay,
4 David.

5 DAVID RING: Can you hear me now? Yes?
6 Okay. So, there were a couple of questions and
7 comments from the meeting last Tuesday, and I was
8 hoping they would get addressed this week. I
9 didn't feel like they were addressed last week
10 very well.

11 So, first of all, the EIR consultant,
12 when he was talking about the sound study, it
13 sounded like he said that the noise levels at the
14 apartments, after Costco moves in, will be lower
15 than they are right now. And I wasn't sure if I
16 misheard that. I went back and re-watched it,
17 and doesn't sound right, but I just wanted to
18 verify that that was true.

19 Also, when they talked about whether
20 the sound wall was going to obstruct the view of
21 the drivers turning onto Brace, the Costco
22 representative mentioned that the sound wall
23 design wasn't completely determined yet. And I
24 wondered if the sound wall design changes, are
25 they going to have to redo the sound study then,

1 to verify that everything works out again?

2 Someone also asked about the
3 possibility of fewer gas pumps on that site. And
4 I would like to hear someone on the Council, or
5 from Costco, address that possibility. Thirty
6 pumps, to me, seems a little excessive,
7 considering that there are already about 40 gas
8 pumps on the corner of Sierra College and Granite
9 Drive already.

10 And finally, I understand that the need
11 for an additional traffic light at Sierra College
12 Boulevard entrance, as it's been proposed, that's
13 definitely necessary, as long as the Granite
14 Drive entrance doesn't exist. But there are
15 currently seven stoplights within a one-mile
16 stretch along Sierra College Boulevard, from
17 Taylor heading towards Rocklin. And I wonder if
18 there was a traffic study done that included an
19 entrance on Granite, but didn't have a stoplight
20 at the entrance on Sierra College. And if so,
21 would it be possible to require that if the
22 Granite Drive entrance is actually built, or
23 allowed by the city, that Costco would build the
24 entrance on Granite, but then remove the light on
25 Sierra College?

1 That's all I have. Thank you very
2 much.

3 MAYOR JAN CLARK-CRETS: Thank you,
4 David. Do we have any other public comment
5 online? Okay. Just wait maybe a couple of
6 minutes, couple of seconds, I mean. Any more?
7 So, now from what I understand, we're going to be
8 taking a little bit of a break -- is that right?
9 -- to answer --

10 CONCILMEMBER JEFF DUNCAN: If you would
11 close the public hearing.

12 MAYOR JAN CLARK-CRETS: Okay. So,
13 we'll go ahead and close the public hearing at
14 this point. We are seeing nobody out here and
15 there isn't anybody in the queue online. And so,
16 we're going to go ahead and close the public
17 hearing.

18 ANDERS HAUGE: Yes, Madam Mayor, I'd
19 recommend that you give us maybe ten or 15
20 minutes or so to just come back, prepare
21 responses to any of the comments that came up.

22 MAYOR JAN CLARK-CRETS: Okay.

23 ANDERS HAUGE: If we could take a
24 break.

25 MAYOR JAN CLARK-CRETS: No problem.

1 It's 7:27. Let's go ahead and take a ten- to 15-
2 minute break. Thank you everybody.

3 (OFF THE RECORD)

4 MAYOR JAN CLARK-CRETS: All right, is
5 everybody ready to reconvene? I would like to
6 reconvene our meeting. It's 7:38, and I
7 understand we will have answers for the public
8 comment.

9 ANDERS HAUGE: We do. I wanted to
10 start out by noting to the public that the
11 detailed responses to the comments made through
12 the August 4th meeting, including written and
13 verbal, are on the city's website, both under the
14 Council meeting and also on the site dedicated to
15 Costco. So, those are there, and you can get
16 detailed responses to those things.

17 One of the questions came up about the
18 number of gas pumps. The environmental document
19 looked at 30. What is being proposed now are 24.
20 There are no additional environmental impacts
21 between the 24 and 30, therefore, it is a
22 (indiscernible) decision of Costco, at some point
23 in time, that they want to add gas pumps to the
24 fueling station.

25 Regarding Granite Drive: It was looked

1 at in the environmental document, but the access
2 off of Sierra College Boulevard into the Costco
3 project is essential. It is what Sierra College
4 Boulevard is designed to do. And that the
5 Granite access is supplemental to the Sierra
6 College Boulevard access, the main access. But
7 that has to remain open under the design of the
8 project.

9 Regarding the noise levels with the
10 sound wall, I think I'm going to have Matthew
11 address that, about the sound wall.

12 So, Matthew is now going to address the
13 issues dealing with the environmental document
14 and your ability to certify this environmental
15 document as being complete.

16 MATTHEW GERKEN: Thank you, Anders.
17 I'm Matthew Gerken from AECOM. I was the project
18 manager for the environmental document. There
19 was a very good question about existing noise
20 levels compared to future noise levels, that is
21 based on testimony from last week. The question
22 was something to the effect of, "Did I hear you
23 say that after the project, noise levels will be
24 lower than existing conditions?" And I wanted to
25 clarify that we took a noise measurement in

1 approximately the location of the Brace Road
2 access point, which will, during the daytime,
3 handle some truck deliveries. On the day we took
4 that short-term noise measurement, we happened to
5 get a maximum measurement of, I think it was
6 around 82 decibels. And what I mean is that the
7 maximum noise level attributable to truck
8 movements is between 70 and 78, something like
9 that. So, the max from trucks would be less than
10 the maximum measurement we happened to take
11 during short term conditions on one day when we
12 were out there. That's what I meant by that, not
13 that the project is necessarily going to overall
14 reduce all types of noise levels.

15 There was also a question about sight
16 distance along Brace Road, relative to the sound
17 wall and whether that requires new analysis of
18 the effectiveness of the sound wall. And what
19 we're talking about there are -- would be minor
20 design features, looking forward. That would
21 violate the requirements of mitigation if the
22 sound wall was moved to no longer be effective in
23 reducing noise levels for the apartment
24 buildings. So, we're not talking about the sort
25 of design change that's going to require a new

1 noise analysis.

2 I think that was it for me. And I'll
3 just re-, re-, reiterate that, for those
4 interested in additional details related to
5 noise, or any other topic, please see the final
6 EIR, where the treatment is comprehensive and the
7 various responses to late comments that have come
8 up that are in the revised attachment seven for
9 tonight's agenda.

10 ANDERS HAUGE: And to reiterate what
11 Matthew just said, is when Costco comes in with
12 the building designs, which Michael mentioned
13 earlier, the town is required to review those and
14 assure that they meet the requirements of the
15 conditions of approval and the standards of the
16 town of Loomis. So, when those designs come in,
17 we will make sure that it is in compliance with
18 the decision you make.

19 And with that, it's time for you to
20 have your discussion and make a decision.

21 MAYOR JAN CLARK-CRETS: Okay, thank
22 you, both of you. Does anybody have any comments
23 that they'd like to make prior to -- do you have
24 a comment? Go ahead, please.

25 COUNCILMEMBER BRIAN BAKER: I think my

1 comments are going to be kind of two -- two-part.
2 I want to first start with the frustrations I
3 have had with this project. And part of the
4 frustrations that I've had have been with some of
5 the outside forces trying to dictate what Loomis
6 does. I do not believe that Rocklin has
7 negotiated in good faith. For a lot of years,
8 going back three or four years now, when we
9 started meeting with them about this, with Ricky
10 Horse, the conversation was a lot different than
11 it is now. They basically have stopped
12 negotiating. They come in and say that they are
13 interested in Loomis succeeding. But if they
14 were interested in us and what we had going on,
15 they would have negotiated in good faith, which
16 they haven't.

17 We've had a business owner that's over
18 in Rocklin that has spent a lot of time stirring
19 up people's emotions about this project. That
20 individual has said that he cares for South
21 Loomis and that South Loomis deserves better.
22 But I didn't hear that particular person when
23 they built millions of square feet of retail, or
24 when they put a weave lane in front of his
25 business that causes daily accidents, or that the

1 traffic that impacts South Loomis, anything. He
2 was quiet until this project. What he really
3 doesn't like is competition, and that's what it
4 comes down to. And I don't blame him. But, at
5 the same time, let's at least be honest about
6 what's going on here.

7 I will say, I received nothing but
8 phone calls, text messages, emails, telling me if
9 I let Costco go, that people are going to be mad
10 at me. And I kind of laughed at that. And I
11 spent a lot of time reviewing all of these
12 documents here; reading comments, both for and
13 against the project; reading the responses staff
14 had, reading environmental documents. There's a
15 lot of time there that's spent going through all
16 of these things. And I am completely comfortable
17 with approving this environmental document. I
18 believe that the steps that have been taken are
19 appropriate and that I find them to be
20 satisfactory.

21 MAYOR JAN CLARK-CRETS: Thank you.
22 Comments? Jeff?

23 CONCILMEMBER JEFF DUNCAN: I just
24 wanted to comment on how we in Loomis are smack
25 dab in the middle of a tremendous population

1 growth in Lincoln and Rocklin, and we have no
2 control over that. And I don't think anyone can
3 deny that Sierra College Boulevard is the main
4 artery that will be carrying that traffic.

5 When I first moved to Placer County in
6 '83, on the I-80 exit, off of Sierra College
7 Boulevard, there were two gas stations there; an
8 old Chevron and an old US 76 -- traditional is
9 what I meant to say, not old -- but had the
10 mechanics, less pumps than are allowed now. But
11 I've done a lot of cross-country traveling and
12 one thing that is consistent is gas stations are
13 always off the freeway exits, and they're usually
14 on the corners of intersections.

15 Just like in Rocklin, we have three gas
16 stations; Arco, Chevron, 7-11; they amount to 40
17 gas pumps. And when we first started with our
18 two gas stations on Sierra College, the
19 population, I believe, was around 100,000. Our
20 population in Placer County is pushing 400,000.
21 So, to say, well, there's, you know, 24 to 30 gas
22 pumps, that's too many, that's kind of
23 disingenuous when we have 30 gas pumps within 100
24 yards of each other. And the other thing is,
25 with the population growth and Sierra College

1 being that artery, main artery from Lincoln, we
2 need gas pumps. Otherwise, talk about a mess at
3 Arco station now, with weaving in and out, you
4 know, we need more to move the traffic along.

5 And that's the other thing about Costco
6 is it's very well organized. It's one way in,
7 one way out. You're not dilly-dallying around
8 going to the bathroom, buying soda, or anything
9 like that. It's all about gas and getting out of
10 there.

11 So, I just wanted to talk about the
12 appropriateness of the location of the Costco and
13 the gas station. It is an appropriate place.

14 To the Loomis neighbors that live off
15 of Brace Road, I totally understand your
16 concerns. I've had concerns regarding traffic
17 throughout Loomis, especially on the country
18 roads that are connectors to other areas.
19 Horseshoe Bar Road, Laird, Barton Road, Del Mar,
20 King Road. I've lived in Loomis since '86. I
21 commuted to Folsom on Laird Road and Auburn
22 Folsom for 24 years. I've seen the traffic in
23 the past 15 years have been twice as much, double
24 the amount of the previous 20 years.

25 At the July 7th Planning Commission

1 meeting, Mike Hogan said that traffic has
2 increased 15 percent, and Loomis population has
3 only increased 2.7 percent. That is a study that
4 I believe that we can attest with our own eyes.

5 I have seen dangerous drivers
6 everywhere, not just in Loomis. But it is
7 especially difficult for a small town that has
8 limited resources, to address these issues. I've
9 seen Brace Road at Barton Road become a game of
10 Russian roulette as I'm trying to turn left onto
11 Brace, but my sightline is not sufficient for
12 someone that is headed in my direction at 50
13 miles per hour. I would like to slow down
14 traffic on Brace Road, as well as all of these
15 other roads. But in order to do so, we have to
16 have the ability to allocate law enforcement
17 officers and enforce traffic laws. The speed limit
18 signs are being ignored. Enforcement would slow
19 the through travelers down, at least make other
20 alternate routes more attractive and we could do
21 this with extra revenue.

22 Now, will Loomis survive without
23 Costco? We can. We can survive. We've survived
24 for a long time. But it would really help us,
25 you know, as far as enforcement and improvements

1 during infrastructure.

2 Rocklin. I'm really at a loss of words
3 for here when it comes to Rocklin. For whatever
4 reason, it does not seem what they know what they
5 really want. Loomis and Costco has offered to do
6 more than just what would normally be required of
7 a project. When Rocklin wanted Costco to address
8 the Granite Drive access to the project site,
9 Costco happily, and the Town of Loomis, happily,
10 of course, did so. Then Rocklin changed their
11 mind. This is what would be advantageous to
12 everyone.

13 Our plan, the Costco plan now, stands
14 on its own. We have addressed the traffic
15 concerns and I believe that the light, entrance
16 and exit, is a great idea compared to, you know,
17 people wanting to compare us with the Costco at
18 Roseville. Well, Roseville doesn't have a
19 dedicated light. It has three entrances and
20 exits on Five Star, that get clogged by other
21 businesses that are coming to the light, that
22 turns onto Stanford Ranch. And I believe one of
23 the studies talked about how much traffic goes
24 down Stanford Ranch, you know, even more so than
25 what is in front of our Sierra College at this

1 time.

2 So, the fact that the studies have been
3 done, the traffic studies have been done; the
4 fact that Rocklin asked us to do a study that
5 they use now, and we complied, and the fact that
6 they -- I'm not really sure why they would, you
7 know, ask us to do another study when the study
8 we're using is the one that they've used for all
9 of their projects on Sierra College Boulevard, or
10 most of them, at least.

11 The other thing is, it's frustrating,
12 like Brian was saying, is when -- oh, let's look
13 at the Grant Drive, and then we look at it and
14 then they walk away from that. I mean, really,
15 is the Grant Drive dead-end part of Rocklin plan?
16 I don't think that's a plan. You just look at
17 the timeline of the discussions that's presented
18 in the final EIR under comment number 57, pages
19 3-287 through 3-288, or attachment six, Agency
20 Coordination or Efforts, gives you an idea what
21 we have been dealing with.

22 Another request listed by Rocklin was
23 to move the main entrance to Costco 100 feet
24 north and to have two right-hand turn lanes into
25 the entrance. This request does nothing to make

1 traffic safer or more efficient. It actually can
2 lead to more unsafe conditions. I know that if
3 anybody's been in that situation, it does clog up
4 traffic more. Just from a layman's point of
5 view, I've seen that happen on more than one
6 occasion.

7 I'm going to stop here with a
8 observation, talking about Rocklin. So, there is
9 one thing that I'd like to see Costco do, and I'm
10 impressed that Costco wants to do as much tree
11 mitigation, or replanting, instead of in-lieu
12 fees. And I just would like to see Costco
13 contact Jeff Darlington, the Director of the
14 Placer Land Trust, in order to review the best
15 places for mitigation of almost eight acres of
16 Valley Oaks. I do believe the area close to
17 Traylor Ranch Road, Bird Sanctuary and Nature
18 Reserve, which is within five miles of the
19 project, has been mentioned in the past for
20 mitigation of Valley Oaks. I want to thank
21 Costco again for actually trying to save trees as
22 opposed to paying in lieu fees.

23 So, I want to thank staff. And I want
24 to thank staff for all the work that has been put
25 into this over the past three years. And I want

1 to apologize to staff, to you, for the nasty
2 behavior and the disrespect you've had to endure.
3 At what point do you stop accepting harassment
4 that is cloaked in endless questioning on phone
5 calls? It is uncalled for and it is what some
6 people do when they have nothing of substance to
7 say.

8 I would also like to thank the
9 residents of Loomis that have made suggestions
10 and statements of concern that I believe have
11 made this a better project. I'm very glad to
12 have a company like Costco involved, that will do
13 the right things to make a better project.
14 Costco has been proven to be that type of quality
15 business that, as you can see by the way they
16 treat their employees. We know that unlike some
17 other retail giants, they are not the type of
18 business to abandon their store and move away.
19 Their positive reputation proceeds them.

20 I want to thank the Planning
21 Commissioners for the work that they do. The
22 comments that they made at the July 7th meeting
23 were thoughtful regarding all aspects of the
24 project, but most importantly, how we as a
25 community can make great improvements to our

1 infrastructure and services, not to mention the
2 good-paying jobs; which I think kind of gets lost
3 in all the talk about traffic. And I do believe
4 that after reviewing the FEIR and investing the
5 issues brought up by residents in neighboring
6 interested parties, I find the final EIR is
7 valid, and this is to be a good project, and is
8 in the right location. With the help of our
9 neighbors -- sorry, got a little excited here.

10 With the help of our neighbors working
11 with Costco in Loomis, the concern for traffic
12 issues can be remedied.

13 I just hope that everyone else that has
14 been involved in this really looks at the
15 totality of the EIR and how well done it's been.
16 And I have nothing but hope, and I believe that
17 this is going to be a great thing for our entire
18 area, not just for Loomis. Thank you.

19 MAYOR JAN CLARK-CRETS: Thank you,
20 Jeff.

21 COUNCILMEMBER TIM ONDERKO: Thank you,
22 Madam Mayor. I appreciate the comments by my
23 fellow councilmembers. I do want to make a few
24 comments, Madam Mayor, because I was on the Two-
25 by-Two Committee over the last couple of years.

1 And, you know, this process can be difficult
2 because a lot of what we say has to be waited out
3 until we are in a position to make our statements
4 in public.

5 So -- let's see. First of all, I've
6 had a lot of people reach out to me who live in
7 Rocklin. We associated and are friends with
8 people that are our neighbors in Rocklin, not
9 just a couple of people, but a lot of people have
10 reached out over the last couple of weeks and
11 months. And I have to say that I think, you
12 know, there's a lot that goes back and forth
13 about, well, us versus Rocklin and so on. But
14 that's not how a lot of people look at it, right?
15 A lot of people look at the Loomis Costco as a
16 regional benefit. And they're really excited.
17 They don't really care that Costco's going to be
18 in Loomis or whatnot. They're just happy that
19 they don't have to go to Roseville, and it may be
20 a shorter commute for them.

21 So, I would caution Rocklin politicians
22 to be careful, because a lot of their
23 constituents are very supportive of this project.

24 So, having said that, the Two-by-Two's
25 been interesting. You know, I ran into a city

1 manager at a breakfast in 2019, at the end of the
2 year, and we exchanged pleasantries. He's a nice
3 man. And he offered -- I said at the time, I
4 said, "You know, you've been very provocative
5 with some of your comments towards Loomis; in
6 fact, untruthful. And I've got a problem with
7 that," sticking up for my town as I should. And
8 he was nice enough to invite me to come to his
9 office. And he said, "Well, I'd like to sit down
10 with you," and this was his idea, Madam Mayor.
11 He said, "I'd like to sit down and talk to you
12 about some of my concerns, all right?" And I
13 said, "No problem. I think that's a great idea.
14 I think communication is important."

15 And so, I offered to come in. I asked
16 staff, Loomis staff, to make the appointment.
17 They reached out to him and he said, "Well, I'm
18 too busy, not going to make it happen this week."
19 And so, we did a follow-up a couple of weeks
20 later, and he gave me the same kind of line, "Too
21 busy, not going to make it happen."

22 And I bring this up, Madam Mayor,
23 because this really is a good summary of the
24 relationship, or the attitude or approach that
25 Rocklin has brought to the table. And I think

1 it's important to separate what management is
2 doing in Rocklin, and what the people want in
3 Rocklin. And I think that's important.

4 So, you know, listen, there's a lot
5 more to come between Loomis and Rocklin. I hope
6 that we can join together, because I think that
7 we're more alike than we are different, between
8 the two towns -- the city and the Town of Loomis.
9 And I want to see that relationship grow. And I
10 think we've done a -- we've put a lot of work in
11 over the last three or four years to make that
12 happen. It hasn't been perfect, but I will
13 extend an olive branch to our colleagues or our
14 counterparts, rather, in Rocklin.

15 You know, there's going to be other
16 things that happen on the border that we ought to
17 be able to work together on. And if I have
18 anything to do with it, we will not give them the
19 cold shoulder when they're trying to negotiate
20 their projects. So, that's that.

21 I do have to say, you know, I know some
22 people in Loomis are not happy. There is a
23 concerted effort with the business owner that
24 Councilmember Baker referenced. And, you know,
25 there's really two competing theories here that

1 exist. One is that, well, all the gas pumps are
2 going to create competition, and competition
3 isn't good for one side.

4 Then the other side of it, which I
5 agree with, is that a Costco will drive more
6 people to the area and lift all the businesses.
7 And I subscribe to that. I don't think that
8 competition is the greatest problem here. I
9 think it's the theory that we just can't have too
10 many gas pumps in the area. I think AMPM offers
11 a lot that Costco won't, right? A lot of people
12 go to get gas at AMPM, they go get a bag of chips
13 and a soda pop. You can't do that in Costco --
14 at Costco. So, I think that Costco is a good
15 thing for the region.

16 And I would just ask the people of
17 Loomis who are getting fired up about, quote,
18 traffic. That really is a strategic effort by
19 people to get Loomis people excited. And I think
20 that that's really a disgraceful tactic. People
21 from outside our town should not be coming to our
22 town and trying to divide us, all right. I've
23 got a problem with that. And the good people of
24 Loomis should not be treated as pawns in
25 someone's made-up competition game. So, that's

1 what I've got to say about that.

2 Councilmember Duncan did a great job at
3 thanking staff. This has been a long haul. We
4 have excellent staff here at Town Hall, and I
5 thank all of them. We put a great team of
6 consultants together for this. I'm happy. I'm
7 satisfied with the EIR and the traffic analysis.
8 Bottom line, I think what I want people to know
9 is, our experts are telling us, and the reports
10 are telling us, that we've got this right, right?
11 The traffic plan is a really good traffic plan.
12 It's really not fair to compare what's going on
13 in Roseville to Loomis. They're different
14 traffic patterns, these are different plans,
15 different mitigation measures that we're putting
16 forward.

17 So, I'm satisfied with the EIR. We've
18 studied this hard. We've reviewed all the
19 comments. I have personally read every comment
20 and reply. And we're getting it right. And so,
21 I'm happy about that.

22 And lastly, I just want to, in the
23 event that we pass this tonight, welcome Costco
24 to Loomis. With that, thank you, Madam Mayor.

25 MAYOR JAN CLARK-CRETS: Thank you, Tim.

1 Okay. So, do you have a comment?

2 COUNCILMEMBER RHONDA MORILLAS: I'll be
3 brief. I concur with the previous statements
4 that the Council has made. I too am in favor of
5 having Costco come to Loomis. I know it's a
6 quality business and will bring business and tax
7 dollars that we need. And I have also heard from
8 people in the community -- not just the ones that
9 come to the meetings, but the ones that -- the
10 quiet majority out there that have supported me
11 all these years, and they are all looking forward
12 and they're anxious for Costco to be here. And
13 so, I think we need to just move this project in
14 so that we can make our town residents happy to
15 have a Costco and have the tax dollars that go
16 with it.

17 MAYOR JAN CLARK-CRETS: Great. Thank
18 you, Rhonda. Okay. This certainly has been
19 quite a long time, hasn't it? All of us on the
20 Council have worked tirelessly, hours going
21 through all the documents that our experts have
22 prepared for us. Thank you to the public for all
23 your public comment, and that public comment is
24 instrumental in helping us form this project so
25 that it's a better fit for Loomis.

1 I am, much like my Councilmembers,
2 very, very confident in our CEQA documents.
3 Extremely confident, again, that our experts --
4 they've toiled over this and readdressed and
5 readdressed and readdressed. Thank you for that.

6 Yes, Costco will be a huge boon for
7 Loomis and bring new and much needed revenue to
8 our town. But it is so much more than that. The
9 Costco Corporation is renowned for dedicating to
10 quality in every area of their business, and for
11 their outstanding and respected business ethics.

12 The town of Loomis is getting a Costco,
13 one of the most premier and family-friendly
14 businesses that we could hope for. According to
15 a recent public comment that we received, it is a
16 gem for our amazing town, and I couldn't agree
17 more. Most people that I've spoken to in our
18 town are extremely positive towards this project.

19 The town is operating in a deficit
20 position. And this was already the case prior to
21 COVID and prior to the news that Homewood Lumber
22 had moved. Like, Homewood and the Noorani
23 family, they fought hard for their location. We
24 also believe that Costco deserves its spot across
25 the street, and will be a great addition to our

1 town.

2 Will all our citizens shop there? No,
3 not all of our citizens will become Costco
4 members. But all of our citizens will benefit
5 from having a Costco, obviously, by helping to
6 generate revenue to repair our roads and make our
7 town's infrastructure even safer, but also, some
8 of the other great factors this business brings
9 to the table, which I will talk about in a bit.

10 Here's a fun fact. Just think, our
11 citizens that do have memberships, will not have
12 to drive to Roseville anymore. And you are
13 welcome, Rocklin. It will make it easier for
14 people to shop in Rocklin as well.

15 First, I want to emphasize that we are
16 very sensitive to the citizens of our town who
17 live near the project. We honor you and endeavor
18 to help guide us all through the impacts of our
19 new Costco. The town of Loomis pledges to be
20 your advocate for any issues. Costco has assured
21 us that they value being the best neighbor and to
22 be available immediately for any problems.

23 Costco has very family-friendly hours
24 and the warehouse is always closed on holidays so
25 that their employees may enjoy family time. This

1 warehouse has a potential to bring in 175 jobs,
2 potentially. Costco is also known to carry local
3 goods, and our businesses here in Loomis have an
4 opportunity to get their products sold there,
5 which is super very exciting.

6 This is also true for our region. You
7 are welcome, Rocklin. You may have local
8 companies that will benefit greatly from our
9 store.

10 Thank you to the Town of Loomis staff
11 for your incredible hard work over the last three
12 years. We are so blessed to have you on our
13 team. You are amazing professionals at the top
14 of your field. You are honest and you have the
15 best integrity. You have also remained focused
16 and not retaliatory in the face of adversity with
17 Rocklin's smear campaign. We cannot be prouder
18 of your excellent work. Again, thank you, Town
19 of Loomis staff, along with Town Attorney Jeff
20 Mitchell. And thank you planning consultant
21 Anders Hague and Christy. Thank you all for your
22 incredibly hard work and important business done
23 for our traffic consultants at Wood Rodgers who
24 peer reviewed the original traffic study by
25 Kittelson & Associates.

1 Thank you, Matthew, for all your hard
2 work. Thank you to our Planning Commission as
3 well. I think most of us mentioned them. They
4 worked incredibly hours going through all these
5 important documents to make sure that what is
6 presented to us is a good fit in their opinion.
7 Thank you, Planning Commissioners.

8 Costco, thank you for picking Loomis.
9 Thank you very much.

10 We have made a concerted effort over
11 the last four years to improve and work on our
12 relationship with Rocklin. We made it clear that
13 we wanted to be good neighbors. When the Costco
14 project came forward, Rocklin asked for more time
15 to go over it, and they asked for six months. It
16 ended up being 18, total. We gave them over a
17 year. We did this because of our relationship
18 with Rocklin, and we wanted to be good neighbors;
19 not to give you time to wage war with us. It
20 just went downhill from there.

21 In the beginning, Rocklin wanted money.
22 This we agreed to because we want to pay for our
23 fair share and be good neighbors. Rocklin wanted
24 access at Granite Drive. We agreed. Then they
25 changed their minds. Rocklin wanted a second

1 access point at Brace Road. This was added into
2 the project. And the only thing this request did
3 was enrage our citizens on Brace Road. And just
4 like before, Rocklin eventually said, "We don't
5 want that, after all."

6 Rocklin said our traffic studies were
7 flawed and didn't agree with the SimTraffic
8 methodology, even though that is the methodology
9 that Rocklin uses for its traffic analysis. So,
10 we agreed to work a traffic study with the
11 Synchro software. We sent over our study that
12 was requested by Rocklin, which clearly showed
13 that we can mitigate the issues, and we never
14 heard back from them.

15 Over the past 18 months, I have spoken
16 with most, if not all, of my counterparts on the
17 Rocklin City Council, and was met with mostly
18 positives regarding our Costco. The one sticking
19 point seemed to be that location; the main
20 entrance on Sierra College Boulevard, and they
21 wanted it to be moved north 100 feet. During my
22 meetings it was clear that the Rocklin City
23 Councilmembers were receiving misinformation from
24 their staff. I asked for us to meet so that we
25 can all go through the traffic studies, experts

1 meeting experts.

2 A few of the councilmembers agreed with
3 me and wondered why there was such a disconnect
4 between what their staff told them and what we
5 were saying. Meetings were scheduled and then
6 cancelled. Why does the staff over in Rocklin
7 fill its councilmembers misinformation about
8 Loomis? It really baffles my mind. It's very,
9 very frustrating.

10 If the problem is just the 100-foot
11 issue at the entrance, why did we get a 65-page
12 letter of issues from Rocklin? What is the
13 meaning of that? We cannot move the entrance to
14 the Costco, because you can't flesh out the
15 entrance traffic without running into pedestrians
16 entering the facility. Look back at the
17 document; it clearly shows that people are, you
18 know, taking their carts and trying to get
19 safely. It's an obvious problem. Why can't they
20 see the safety issue?

21 Is it an issue with the property owner,
22 Westcore, across the street, as some
23 councilmembers alluded to? No, it's not. We met
24 with them and they have no issue with the
25 entrance where it is. Okay. So, what gives? Is

1 it really a traffic issue? Our traffic studies
2 show that we can mitigate all issues as long as
3 we have agreements with Rocklin.

4 We have had our traffic studies peer
5 reviewed. Remember, Rocklin asked us to do
6 another traffic study using their methodology,
7 with their data inputs. We did that. We
8 submitted that, and we heard nothing.

9 The Petrovich property, southeast of
10 the Costco project, is in the preplanning stages,
11 and they have an agreement with Costco on an
12 entrance to Granite Drive. This mitigates much
13 of the Rocklin argument, yet they act as if this
14 is coming out of thin air.

15 Why did countless meetings get
16 cancelled at the hands of Rocklin? Why did they
17 post a smear campaign a few days before the
18 public hearing on Facebook and their website, and
19 not reach out to us all along? Doesn't sound
20 like good neighbors. What do they really want?
21 Doesn't seem like they want us to have Costco.
22 It sounds like they want it all.

23 The Sierra College corridor is jammed
24 with Rockland businesses big and small. In terms
25 of big box stores, Loomis has Raley's, so this

1 would be two for us.

2 We all want to get this project right.
3 We believe we have. We have been communicative
4 with Rocklin. We've worked hard at trying to
5 build a relationship with Rocklin, to no avail.
6 And I say this to my counterparts on the City
7 Council: You know we've been working sincerely
8 to build our relationship with you. We were
9 adamant when we said, "Your staff has
10 misrepresented our town to you in the worst way.
11 And last year, Mayor Onderko hand-delivered
12 documents that clearly and honestly told the truth
13 from Loomis's standpoint. The Rocklin City staff
14 that has worked on this project has
15 systematically and strategically torpedoed it
16 from the beginning. Why?

17 It seems like your City Manager and
18 staff only sees us as an enemy. Why is that? Do
19 they have it out for us, from the past? If so,
20 just say it. Would it be better to be
21 transparent than waste all this precious time?
22 In addition, you say that your traffic
23 consultant, Fehr & Peers, somehow was able to
24 dispute two other nationally and respected
25 traffic consultants. Why is Fehr & Peers better

1 than our initial traffic study in its peer
2 review? And why were all of us never allowed to
3 meet?

4 Your claim that our Costco will impact
5 our businesses on Sierra College -- and yes, we
6 have heard from one gentleman who wants -- who
7 owns that Arco station and has the newest of the
8 three gas stations on this side of the freeway.
9 Clearly, he is fighting the project because he
10 feels that Costco will be competition and he's
11 protecting his own interests. I really don't
12 think he cares much for our town at all. To you,
13 sir, and with all due respect, this will only
14 affect your customers who have Costco memberships
15 and those that have more time to get gas. With
16 Costco present, you will still have a steady flow
17 of customers to your gas station and minimart,
18 which is a totally different business plan.

19 Rocklin is quoted as saying Rocklin's
20 concerns focus on the glaring inadequacy of the
21 analysis of traffic impacts of the project, as
22 well as the unreasonableness of recommended
23 mitigation measures to Rocklin streets and
24 intersections. Glaring inadequacy? We have a
25 top notch CEQA document that begs to differ.

1 What unreasonableness of mitigation measure of
2 Rocklin streets and intersections do you refer
3 to?

4 Rocklin says that this project presents
5 significant challenges to Rocklin's
6 transportation infrastructure, public services
7 and business viability in the area.
8 Specifically, what do you mean by this? Rocklin,
9 you have so many businesses already located along
10 this stretch of Sierra College; we have one, and
11 are proposing one more. How can one business
12 that has less vehicle miles traveled than current
13 zoning, cause significant challenges to your
14 transportation infrastructure that you were
15 responsible for? Your public services? This is
16 a Town of Loomis business, and no matter what
17 gets developed there, both of our public services
18 would be involved. So, really, that's a moot
19 point.

20 With respect to business viability, you
21 will actually gain momentum in that department.
22 Why don't you ask Mr. Petrovich what he thinks?
23 I believe he came to one of your City
24 Councilmembers and came before you to provide
25 public comment on this exact subject.

1 Having a Costco nearby is a huge boon
2 to all the surrounding businesses.

3 Rocklin goes onto state that Loomis has
4 mostly ignored concerns formerly expressed by
5 Rocklin. This is a false statement. We have
6 been actively trying to work out concerns by
7 Rocklin since the inception. Rocklin had
8 original concerns, mostly centered around money.
9 And once that hurdle was done, we received more
10 requests. The list got longer and longer. The
11 requests are asked and answered and then
12 withdrawn. Reminds me of Cinderella.

13 Here's your laundry list, which we will
14 add to incessantly and never have any end to it.
15 The goal is to stop and delay our project for
16 some benefit to Rocklin.

17 Finally, we heard the audacious comment
18 that the leaders met multiple times to try and
19 reach a consensus, but to no avail. I cry foul
20 here. Hey, now, Rocklin, you know better than
21 that. We never gave up, you did. You refused to
22 meet with us. You refused to communicate, and we
23 asked and we asked and we asked. It's quite
24 apparent that you never wanted to work anything
25 out.

1 A quote from Shakespeare comes to my
2 mind: "The city of Rocklin doth protest too
3 much, me thinks."

4 Yes, Loomis did make a mistake. We had
5 a glimmer of hope that Rocklin would be a good
6 neighbor and be fair with us regarding the Costco
7 project. Unfortunately, it doesn't seem like
8 that's the case. And now, because we gave
9 Rocklin all that extra time out of good will, we
10 may have some potential losses because of it.

11 I concur. We really still want to be
12 good neighbors. However, we love the fact that
13 Costco has chosen Loomis, and we will fight very,
14 very hard to keep this project in our town. And
15 that's all I have for tonight.

16 All right. So, now, I will entertain a
17 motion reflecting our staff's recommendation.

18 CONCILMEMBER JEFF DUNCAN: Move a
19 motion to approve staff-recommended actions.

20 COUNCILMEMBER TIM ONDERKO: Second,
21 Madam Mayor.

22 MAYOR JAN CLARK-CRETS: Okay. May I
23 have roll call, please?

24 TOWN CLERK CRICKETT STROCK: Okay, now
25 this is going to be for all of the

1 recommendations? Okay, good. Councilmember
2 Baker?

3 COUNCILMEMBER BRIAN BAKER: Aye.

4 TOWN CLERK CRICKETT STROCK:
5 Councilmember Onderko?

6 COUNCILMEMBER TIM ONDERKO: Aye.

7 TOWN CLERK CRICKETT STROCK:
8 Councilmember Morillas?

9 COUNCILMEMBER RHONDA MORILLAS: Aye

10 TOWN CLERK CRICKETT STROCK:
11 Councilmember Duncan?

12 CONCILMEMBER JEFF DUNCAN: Aye.

13 TOWN CLERK CRICKETT STROCK: Mayor
14 Clark-Crets?

15 MAYOR JAN CLARK-CRETS: Aye. Okay.
16 So, that took care of -- can you give me some
17 direction, please?

18 CONCILMEMBER JEFF DUNCAN: I think
19 that's it on Item 13.

20 MAYOR JAN CLARK-CRETS: What's that
21 Jeff?

22 CONCILMEMBER JEFF DUNCAN: That's it on
23 this item. So, you're onto Council Committee
24 Reports.

25 MAYOR JAN CLARK-CRETS: Okay. So, wow,

1 that seems so nice and easy. All right, we'll go
2 to Council Committee Reports. Does anybody have
3 anything to report? Nothing at this time? All
4 right. All right, well, with that said, how
5 about we adjourn? At 8:19.

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C E R T I F I C A T I O N

I, Sonya Ledanski Hyde, certify that the
foregoing transcript is a true and accurate
record of the proceedings.

Date: August 28, 2020

Sonya M. Ledanski Hyde

Sonya Ledanski Hyde

[& - appropriateness]

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[considerations - direction]

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[directly - fighting]

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