



**TOWN OF LOOMIS**  
**AGENDA**  
**JOINT PUBLIC COMMENT MEETING**  
**LOOMIS TOWN COUNCIL/ PLANNING COMMISSION**  
**Blue Goose Event Center**  
**3550 Taylor Road, Loomis CA**

<b>WEDNESDAY</b>	<b>June 27, 2018</b>	<b>7:00 PM</b>
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**CALL TO ORDER:** Mayor pro tempore Onderko called the meeting to order at 7:03 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Council:

Present:

- Councilmember Baker
- Councilmember Duncan
- Councilmember Onderko

Absent:

- Mayor Morillas
- Councilmember Ucovich

Planning Commission:

Present:

- Chairman Obranovich
- Commissioner Clark-Crets
- Commissioner Kelly
- Commissioner Hogan
- Commissioner Wilson

Absent: None

**AGENDA**

**Public Comment on the *Loomis Costco Draft Environmental Impact Report (Costco DEIR)*.**

*The purpose of this meeting is to provide the public an opportunity to comment on the Costco DEIR.*

*Speakers are limited to three minutes each, and should direct their comments as to the adequacy of the Loomis Costco Draft Environmental Impact Report.*

**THIS MEETING IS LIMITED TO ONLY RECEIVING PUBLIC COMMENT ON THE LOOMIS COSTCO DEIR.**

The following verbatim minutes were taken at the meeting by Monica Woltmon.

**Mayor pro tempore Tim Onderko** - Purpose of the meeting is to provide comments on the EIR/ specifically on the environmental document that were released.

**Ken Coch, EIR Consultant**, - Outlines purpose of the meeting. There will be no decision on the project tonight. Comments on EIR/ process. Here to listen to comments only. Each speaker has 3 minutes to provide comments. The public review closes on 7/27/18. You can fill out our comment cards if you don't wish to speak tonight, located on the back counter/ sign-in table.

**PUBLIC COMMENTS:**

**Melissa Netzel/ Dias Lane**- "Right now I live across from me is Rocklin but I live in Loomis and one side is country and one side is city, almost. I noticed in the past that when you cross from Rocklin to Loomis the temperature drops several degrees simply because of all the greenery but also because of all the pavement in Rocklin. In Rocklin you see a lot of pavement. Loomis is also a very open, friendly, cute and quaint little town. I don't want to see it turn into a city like Rocklin. I have lived in Loomis for 10 years and I also feel that with development we are tearing down all the wildlife and where are they going to go? We are killing their habitat and if we push them out and they have nowhere to go. I am really concerned about Costco because it is so big, and I don't mean to offend anybody, but it draws people who are homeless or robbers or thieves, or just simply people who do not fit in or aren't a fit for our town and also it will draw a lot of traffic. I love Loomis also because traffic is relatively light compared with other areas. I personally don't understand the idea of Costco because we already have Walmart, what is a Costco for?"

**Irene Smith/ Wells Ave Loomis**- "My husband couldn't be here tonight I wish he could have been, he used to work for Caltrans and has a lot of knowledge about traffic and roadways, paving and circulation and that sort of thing. He did send a letter into the council and planning commission and staff. I concur with everything he says so I am going to read his letter for public record and so you are aware of our thoughts on the project. The town of Loomis faces the prospect of two of the largest development projects ever, The Village and Costco, being developed simultaneously so we need to take extraordinary steps to properly assess the combined impact of both large projects. In particular, the traffic increase must be properly be addressed and planned for and there must be extraordinary large scale traffic mitigation measures that must be considered in this process. I believe the impacts of these two large projects will be too much to be mitigated by current measures and project needed improvements such as restriping, new turn lanes and new added signal lanes, especially due to the fact that Loomis already has unacceptable levels of service at major downtown intersections. Therefore, I hope the town will take the following actions. Make sure there are individual EIRs for each of the two projects with proper designs for the combined traffic impacts of these two large developments. It

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The Costco Project DEIR may be obtained at Town Hall (3665 Taylor Road), the Loomis Public Library or on the Town's website at [www.loomis.ca.gov](http://www.loomis.ca.gov)



may prove worthwhile to perform a supplement traffic impact study, that primary focus on the combined impacts of these two large developments. Conduct a feasibility study with a major traffic mitigation measure with construction of new ramps at I80 and King Road. Some people often discount this idea, but some years ago there was a workable plan that was prevented by the Town Council, by Robert Watkins, a consultant Cal Trans. The study would involve close collaboration and meetings with Cal Trans. So meetings with Cal Trans should be held as soon as possible to closely explore the possibility of new ramps. Considering the huge impact these two projects will have on our community, approval should only be granted after proper studies to evaluate and mitigate the combined increases in traffic and impact that traffic will have and this will need to be done. Thank you.

**Kevin Kwoka, Opal Lane-** I am a new resident to Loomis. I was born and raised in Roseville. I moved here with my fiancé just a couple of months ago to get away from the urban sprawl that is Roseville and Rocklin and I feel that bringing a Costco to Loomis will irreversibly damage what Loomis has fought so long to provide, to build a small country community that is different and against all of what Roseville, Rocklin, and Lincoln are. I think that the location of the Costco has been, if you look through all the 330 pages of the environmental impact report, has been well thought out but is very damaging to what Loomis is. You are going to have all the traffic coming down I80 from Auburn exiting at Sierra College and also exiting at Horseshoe Bar Road, the smaller roads downtown. You have brand new homes with a 1000 people living in Lincoln that will be coming down Sierra College Blvd. You have Rocklin that will be coming down Pacific which turns into Taylor road, so I think that if you think all the traffic, or the majority of the traffic, is going to just be at the I80 interchange this is not the right way to think. I am very excited to build a family and live the rest of my life here in Loomis and what brought me here is the small town feel that a Costco is 100% against. I think the economic impact of bringing a Costco here, while it does bring tax revenue, it is not going to be nearly enough to offset the detriment and the irreversible impact of a Costco. Thank you.

**Janice Reynolds-Gage, El Monte Dr. -** My background is 20 years in county government working for the county executive in land use and I have a certificate in planning. I have not read the EIR because I just heard about the project. My feeling is, I have been here in Loomis for 20 years and I love this town. I just went to the Taste of Loomis last week, and one of the things I noticed was that that beautiful park is starting to get a little bit shabby. I know that we have some residential developments out there. I know now that we have Costco, and my feeling is smart growth, not crazy growth, but smart growth for our town is vital. Smart growth means a balance of residential, industrial, and commercial. You can't have it out of balance or it doesn't work for the budget. So I think that those of us who live here and love the small town feel, need to think about what is best for this small town overall. Growth will happen, however how do we want to do that growth? Do we want to have revenues available for bike paths, for parks, for refurbishing the amenities that we now enjoy, and that drew us to this area? How in the future are we going to pay for services for residential if we don't have the other two parts of development to balance that mix? So, I will go back now and look at the EIR and submit a formal response. But folks, let's try to have an open mind and look at all the facets of land development and not short change ourselves just because we love, love, love our small town feel. Thank you.

**Patricia Bach, Loomis -** I have been a Loomis resident for 25 years. I appreciate the opportunity for us to gather this evening to look at the big picture and voice our comments and concerns and support or whatever it is. It is my understanding that there is a representative of Costco here in the audience, and I'm sorry that that person wasn't introduced, but my first comment is to that person. I have been a member of Costco since it was Price Club in 1982. I love Costco and I am excited to be able to drive 3 miles from my house to go to Costco. What I am concerned about with Costco as my neighbor is the fact that we will be bringing in thousands and thousands of cars a day. My main concern is traffic mitigation not only on Sierra College Blvd but also on the small arterial roads that were built as country roads. Having spoken to town planners over the past couple of months, it is my understanding that they believe that 80 percent of the traffic is going to come from I80 and 20 percent north and south of the freeway on other roadways. If we look at 10 percent and what 10 percent on either side of the freeway looks like on arterial roads and the impact. Costco says, from literature online, that its warehouses have 68,000 customers a day and in speaking with representatives of Costco gas station in Roseville they have approximately 3800 cars per day. So that looks like approximately, with 10 percent of that on two-lane arterial roads, being between 900 and 1100 cars a day, plus or minus. I have reached out to Costco corporate to get more exact numbers combined but this is based on the best research I can find. It would be great to be a member and neighbor of Costco and have access to a store that I love and frequent right down the street, however, the potential ramifications on the two-lane roads is significant and traffic mitigation plans only go to the south side of the freeway to Brace Road and Horseshoe Bar Road and there are multiple arterial roads that have not been addressed and have no traffic mitigation plans whatsoever, so that's my first comment. My second is to the town of Loomis' whose slogan or motto is a little town is a big family and I think we would all agree. For those of us who live in the unincorporated section of Loomis I want those of you on the town council to remember that a big family tree has branches and those branches branch out beyond the town limits and a decision made of this magnitude will not only affect those who live in the town of Loomis and work in the town and tax revenue, but will affect the huge family tree. So let's keep this in mind and try to be good welcoming neighbors with good experiences for everyone here in our community and also do what we can do to maintain this good country environment. Thank you.

**Andrew Smith, Loomis-** I have lived here since 1970, so it has been almost a half a century. Looking at this map I see right here. I see a big vacant field to the west of the where they are going to put this Costco in the city of Rocklin. So we either have it in the town of Loomis where we get a little revenue or have it in Rocklin with no revenue with the same traffic. As you all know, you can't get into the Costco in Roseville. You can't find a parking place. It's so crowded it will take you an hour before you can check out. So I would love to see it come here. But those are just my advice.

**Brenda Dabovich, Hunter Oaks-** I'm here with my son. I wasn't planning on making any comments but the longer this goes on the more impressions I have, but I'm a nurse and I look at this differently than the general public. I'm mostly concerned when I see this traffic pattern that emergency services will be impeded tremendously. I don't see a lot of attention to the idea of hazmat issues that we have in our community already just because of the fact that we have railroad. Our hospital is specially trained for those events and this will add to that in that we have 4 gas stations now, and a railroad at specific points in our community, and in less than a mile you have 4 stoplights, that are already impacted by people not addressing them and letting emergency services go through. Because of the condition of 65 more and more people are using Sierra College causing increased traffic and that will continue to increase when they start construction of 65 and I am wondering if there has been any consideration to the ongoing project of 65, The Village, and Costco all at the same time. The other thing on a lesser degree, I live off Hunter oaks and the warehouse there does impact the traffic pattern to a point with lumber. It's not crazy and certainly tolerable, and I think it has been a good addition to our culture and to our town and community, and I am supportive of that being there. However, the trucks that go into the lumber yard and the number of deliveries that are going to have to occur with Costco will overwhelm that intersection. Just to have the trucks themselves, will impede traffic and turn radius of the truck, my dad is a truck driver, will probably not be sufficient for the amount of space you have between the turn in for the warehouse delivery and Sierra College. The other thing that is somewhat subjective but I do have a concern, we live only a couple of blocks from that main area and we already have a lot of issues with drainage. Underneath what we have is a lot of granite, "Rocklin" you know, as well as the neighbor I have just put in a pool and there is an



underground aquifer and often times these will fill with water, maybe not this time of year, because they are only about 20 feet down then you have flooding. I'm getting the wrap it up and I am fine with that because I think I hit the issues I am most concerned with.

**Mike Boberg, Hunter Oaks Dr-** I live a couple of blocks from the proposed Costco. We are concerned as neighbors about traffic. We get a lot of traffic and a lot of semi-trucks parked on Brace and Sierra College. When I drive to work about 6:15 in the morning, I turn right on Brace and then go and sometimes there are two trucks parked there on Brace Road trying to get into the lumber yard. We have to have some restrictions on traffic for trucking and truck drivers, especially if Costco comes in and has their trucks and their drivers. We need to regulate that. As far as coming out of the parking lot onto Brace road I think there should be no right turn because people will turn right on Brace Road and be at the back of the freeway and then will get lost. I think you should address the traffic going that way. The people of Loomis, wherever you live they drive over to that area already because the commercial stuff that is going on, so the traffic patterns have really changed over the last few years because of the commercialism there. If we can update the traffic patterns and see what it is doing right now, I'm sure that you will find that it is way up because of everything going on in that corridor. Also, it's going to come to one side or the other. Costco is coming to that area, I have lived here 40+ years, grew up here, and back when I was on the town council and a council member we went through the Raley's project and it was a similar thing, like oh my gosh, all this traffic. I think the staff of the town of Loomis plans really good and I think general plan for commercial works with established traffic corridors. I think Raley's worked fine. We need the revenue for this town and we need parks for our children, improvement for our roads and we need all the things that this is. Most of the traffic is going to come down the freeway, get off, spend their dollars and get back on the freeway. I don't really see a problem with that. I'm going to live two blocks from it and I don't have a problem with it. Thank you.

**Sue Pipes, Laird Road-** I was here at the last meeting for The Village and I was encouraged to come again and share some thoughts on the Costco and our traffic concerns on our roadway. My husband and I have been here 30 years and over the last 4-5 years we have seen just an incredible increase in traffic. It's not just traffic it is also speed along a two-lane country roadway. We talked about some things that might assist with speeders, increased enforcement, restriping of lanes, modifying the roadways, and putting up some signs. None of these are going to address and influx of traffic. While I'm not familiar with the entire EIR study it looked to me like Laird was not included on the assessment of any increased traffic but I can tell you that people aren't just coming down 80 and getting off, shopping and going back on. What's happening is that everyone over in the Granite Bay area is coming down Laird. I'd like to make sure that is taken into consideration when we look at that report. Thank you.

**Mayor pro tempore Onderko -** If there is no other comment before we adjourn we want to thank everyone for coming out. The planning commission will be reviewing this. There will be other opportunities for comment. All of our contact information is on the website. And like the EIR consultant said, there will be a 45 days, until 7/27, for opportunities to comments. At that point we will shut down comments and we will go to the next phase of the hearing process.

**Ken Coch -** You have until 7/27 to provide comments. We are still in the middle of this process and there will be other opportunities.

**ADJOURNMENT** Mayor pro tempore Onderko adjourned the meeting at 7:35 p.m.

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Carol Parker, Administrative Clerk/Planning Assistant