



TOWN OF LOOMIS
PLANNING COMMISSION MEETING
LOOMIS DEPOT
5775 HORSESHOE BAR ROAD
LOOMIS, CALIFORNIA
REGULAR MEETING ACTION MINUTES

TUESDAY	March 22, 2022	7:00 PM
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CALL TO ORDER 7:01pm

PLEDGE OF ALLEGIANCE

- ROLL CALL:**
- Commissioner Youngblood
 - Commissioner Kelly
 - Commissioner London
 - Commissioner Hogan
 - Chairman Obranovich

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA None.

ADOPTION OF AGENDA

- Motion to adopt agenda: Youngblood, 2nd Hogan.
- Ayes: Kelly, London, Obranovich.
- Noes: None.
- Absent: None.
- Abstain: None.

PUBLIC COMMENT ON CONSENT AGENDA: None.

CONSENT AGENDA

1. JANUARY 25, 2022 PLANNING COMMISSION MINTUES
2. MARCH 15, 2022 PLANNING PROJECT STATUS UPDATE
3. FEBRUARY 2022 GENERAL PLAN UPDATE STATUS REPORT

RECOMMENDATION

- APPROVE**
- RECEIVE AND FILE**
- RECEIVE AND FILE**

- Motion to approve consent agenda: Kelly, 2nd Hogan.
- Ayes: Youngblood, London, Obranovich.
- Noes: None.
- Absent: None.
- Abstain: None.

PUBLIC HEARING:

4. **GENERAL PLAN AND ZONING CODE TEXT AMENDMENT FOR ACCESSORY USES – ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT CERTIFICATION, GENERAL PLAN AND ZONING CODE AMENDMENTS, AND CONDITIONAL USE PERMIT**

To approve the Loomis Costco Project through the following actions:

1. Certify the Addendum to the Loomis Costco Environmental Impact Report (EIR), and adopt the Findings as per the California Environmental Quality Act (CEQA);
2. Amend the Town of Loomis General Plan;

3. Amend to Town of Loomis Zoning Code; and
4. Approve a Conditional Use Permit and design review for a warehouse retail use with an accessory fueling station, subject to the conditions of approval.

RECOMMENDATION:

1. Conduct a public hearing and receive public input on the proposed Addendum to the Loomis Costco Environmental Impact Report, General Plan and Zoning Code amendments, and Conditional Use Permit;
2. Adopt Resolution #22-** recommending that the Town Council adopt the CEQA findings and certify the Addendum to the EIR; approve the General Plan Amendment; repeal Ordinance 285 and adopt the Zoning Code Amendment by Ordinance; and approve the Conditional Use Permit, subject to the findings and conditions of approval.

PUBLIC COMMENT:

Cheryl Benson-Brace Rd, Danny Cucchi-City of Rocklin Representative, Sonia Cupler, Scott Touissant-Delmar Ave, Bob Augusick-Brace Rd Apartment Owner, Beth William Ruskauuff-Dias Ln, and Michelle Frye-Brace Rd, stated the following points on the General Plan and Zoning Code Text Amendment for Accessory Use Addendum to the Environmental Impact Report Certification, General Plan and Zoning Code Amendments and Conditional Use Permit opposing the project:

- Possible issues that zone amendment for this project may cause in future.
- Potential issues from proposed addendum. Mentioned Housing Crisis Act in relation to down-zoning housing property.
- Aspects of amendment not specific to Costco.
- Outdated EIR.
- Property rights of owner and residents to be considered when making decision.
- Traffic issues and Town growth.
- Concern for truck versus driveway entrance.
- Effects amendment would have on residential zone and potential future legal issues.
- Truck receiving challenges.
- Effects of zoning on neighbors.
- Noise issues.
- Traffic issues.

Mike Boberg-Hunter Oaks- Revenue generation from Costco needed for the Town. Stated that traffic issues are already existing regardless of Costco.

Richard Fenbert-Barton Rd- Recommended zoning site as commercial versus amendment.

John C Bailey Jr.- Stated possible benefits for Town growth and potential tax relief for residents.

David Ring- Asked about possibility of apartments being purchased by Costco and becoming part of parking in the future.

Dottie Robinson- Mallard Ct- Commented on noise issues from trucks.

COMMISSION DISCUSSION

The Planning Commission opened discussion on:

- Growth and revenue the Costco project will bring.
- Examples of other sites in Town where Residential zoned area is used for parking and process of review

Motion to adopt Resolution #22-03 recommending the Town Council certify the Addendum to the Environmental Impact Report for the Loomis Costco Project and adopt the findings of fact, adopt the General Plan Amendment, repeal Ordinance **, and repeal Resolution 20-31 and adopt a new Conditional Use Permit:

London, 2nd Kelly.

Ayes: Youngblood, Hogan, Obranovich.

Noes: None.

Absent: None.

Abstain: None.

PUBLIC HEARING:

5. #21-04 – LOOMIS RV CAMPGROUND – CONDITIONAL USE PERMIT & DESIGN REVIEW

5847 BRACE ROAD (APN 044-150-047), LOOMIS, CA 95650 (3.4 +/- ACRES) - TAYLOR FAMILY TRUST

Application #21-04 proposes construction and operation of a 34-space Recreational Vehicle (RV) Campground with an existing/vacant manager’s quarters within the Tourist Destination Commercial and Tourist/Destination Commercial zone with an approved Use Permit. The new property improvements meet all Design Review components for approval.

RECOMMENDATION:

1. Conduct a public hearing and receive public input; and
2. Adopt the recommended Notice of Exemption as per the requirements of the California Environmental Quality Act (CEQA); and
3. Adopt Resolution #22-02 approving Conditional Use Permit and Design Review Application #21-04 for Jared Taylor to operate Loomis RV Campground subject to the findings in Exhibit A, the recommended conditions of approval as outlined in Exhibit B, and as depicted in Exhibit C.

Public Comment

Mike Boberg-Hunter Oaks, Devon Perona-Brace Rd, Whitney Perona-Brace Rd, Bettina Hooper Brace Rd, Michal Whitney-Brace Rd, Aaron Zurek, Melanie Keller-Hunter Oaks, Dennis Bartell-Betty Ln, Curtis Croft-Brace Rd, Val Krasnodemsky-Brace Rd, Lance Olmer, Janet Van-Y-Brace Rd, Laura McCasland, Tyler Lunsford, Elisabeth Croft-Brace Rd, Susan Piette-Little Orchard Preschool, Annette Souza, and Michael Isheim-Brace Rd stated the following points on the Loomis RV Campground opposing the project:

- Evasion of CEQA approval
- Parcel size not sufficient for proposed trailer capacity
- Negative effects on traffic
- Health risks associated with air quality
- Noise quality concerns
- Concern for safety of children as well as nearby elderly residents
- Decline of surrounding property values
- Does not fit rural community
- Drain on Public Safety and School resources
- Increase in road damage
- Building phase inconsistency
- Trailer turnaround issues

- Potential campground entry issues
- Building phase inconsistency
- Violation of Master Plan
- Recommendation of rezone to Residential
- Inconsistent with General Plan
- Background check and enforcement flaws
- Sound wall, berm, and fence concerns
- Bridge capacity concerns
- Extended stay leading to possibility of permanent residency
- Proposed project not consistent with surrounding businesses
- Hours of operation and park stay regulation
- Potential of sex offenders residing at campground
- Lack of notification from owner
- Location not appropriate for RV campground
- Potential drainage issues
- Violation Master Bikeway Path Plan
- Negative effects on environment

Pat Miller, Clay Loomis, Jesse Vanhorn, Steven Wyatt, stated the following points on the Loomis RV Campground in support of the project:

- CT zone supports proposed usage
- Provides a place for those who are attending events in Town
- Vehicle cue inside prevents traffic issues
- Consistency with following proper process
- Project asset to community
- Provides location for fire evacuees
- Provides location for contract workers
- Bridge and road capability to support trailer traffic

COMMISSION COMMENT

Motion to continue meeting public comment to completion: Bonnie London no 2nd

Motion to continue public comment until 10:10pm: Youngblood, 2nd London

Ayes:	Kelly, Hogan, Obranovich.
Noes:	None.
Absent:	None.
Abstain:	None.

Motion to continue meeting to April 5, 2022: Youngblood, 2nd Kelly.

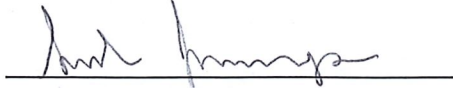
Ayes:	London, Hogan, Obranovich.
Noes:	None.
Absent:	None.
Abstain:	None.

PLANNING DIRECTORS REPORT: None.

COMMISSIONER REPORTS: None.

ADJOURNMENT 10:19pm. Meeting continued to April 5, 2022 at 7:00pm.

Signed, March 28, 2022 at Loomis, California.

A handwritten signature in black ink, appearing to read "Sarah Jennings", is written over a horizontal line.

Sarah Jennings, Planning Secretary