



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

CONTINUED MEETING AGENDA
FROM MARCH 22, 2022

TUESDAY	APRIL 5, 2022	7:00 PM
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The Planning Commission meeting will be held at the Loomis Depot Building and is open to public attendance.

The meeting is also available through the Town of Loomis **Zoom** platform by clicking the following link:
<https://us02web.zoom.us/j/84933352414>

Public comment will be opened for each agenda item through the Zoom platform. Use the "Raise Hand" feature. Instructions for using the "Raise Hand" feature when using a computer or mobile device can be found at:
<https://support.zoom.us/hc/en-us/articles/205566129-Raising-your-hand-in-a-webinar>

ZOOM Participation by telephone (Audio Only Option)

1. Dial (669) 900-9128
2. When asked for the meeting ID, enter **849 3335 2414 #**.
3. 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.

You may also view the meeting through the **Town's YouTube Channel** at:

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

Please note that YouTube livestream comments are disabled during livestream viewing.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

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

ADOPTION OF AGENDA

If items on the agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three- minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

PUBLIC HEARING – Continued from March 22, 2022:

1. **#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. Continue the public hearing and receive public input; and
2. Provide direction to staff to prepare responses to public comments received and prepare an Initial Study to determine the appropriate environmental document for the project.

PLANNING DIRECTORS REPORT

COMMISSIONER REPORTS

ADJOURNMENT

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at www.loomis.ca.gov.

ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

APPEAL PERIOD

** There is a 10-day appeal period for Planning Commission decisions. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. **

PUBLIC HEARING PROCEDURE:

1. Town staff makes its presentation on the Project and outlines all recommended actions.
2. Commission asks questions of staff.
3. Chair opens the public hearing.
4. Applicant makes its presentation – 15 minutes. (At the discretion of the Chair, time may be extended depending on the size/scope of the proposed project. The applicant must make the request for a time extension prior to the beginning of the meeting.)
5. Commission asks questions of the applicant (and staff).
6. Public comment – maximum three- minutes per speaker, one opportunity to speak each.
7. Applicant opportunity to respond to public comments – three-minutes. (At the discretion of the Chair, time may be extended depending on the number of comments made during public comment.)
8. Chair closes the public hearing.
9. Staff responds to all public comments; Commission asks any additional questions of staff.
10. Commission deliberates and acts on requested entitlements

CERTIFICATION OF POSTING OF AGENDA

I, Sarah Jennings, Planning Secretary for the Town of Loomis, declare that the foregoing meeting agenda for Tuesday April 5, 2022 Planning Commission meeting was posted April 1, 2022 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at <https://loomis.ca.gov/planning-commission-meetings/>

Signed, April 1, 2022 at Loomis, California.

[Sarah Jennings](#)

Sarah Jennings, Planning Secretary



Staff Report

TO: Town of Loomis Planning Commission
FROM: Mary Beth Van Voorhis, Planning Director
DATE: April 5, 2022
RE: Application #21-04 - CONDITIONAL USE PERMIT & DESIGN REVIEW
5847 BRACE ROAD (APN 044-150-047), LOOMIS, CA 95650 (3.4 +/- ACRES)
LOOMIS RV CAMPGROUND

Recommendation

1. Continue the public hearing and receive public input; and
2. Provide direction to staff to prepare responses to public comments received and an Initial Study to determine the appropriate environmental document for the project.

Issue Statement and Discussion

The Planning Commission opened this matter for review at their meeting of March 22, 2022. Staff presented a project overview, and the applicant addressed the Commission regarding his project. The Public Hearing was opened at 8:55 p.m. with 22 persons providing public comment. Nearing 10:00 p.m., the Commission determined to continue the public hearing to April 5, 2022 @ 7:00 p.m. as there were many public members remaining to speak on the project. The meeting concluded at 10:19 p.m.

As provided in Attachment A, 22 persons spoke during the March 22, 2022 public hearing. As a result of a low battery malfunction on the three-minute time clock, three persons (Boberg, Hooper, Piette) were only allowed two minutes to speak. As a result, these three individuals will be given another one minute for comment if they so desire. This continued meeting will allow public members the opportunity to provide their input.

Additionally, many written comments were received prior to, and after the conclusion of the meeting. All written comments received, to date, are included for your review in Attachment B.

Once public comments have been concluded and the public hearing closed, staff seeks Planning Commission direction to prepare responses to all comments received. In addition, there were comments related to the proper application of a Categorical Exemption #15332, Class 32 – In-fill Development (California Environmental Act (CEQA) Notice of Exemption), staff seeks Planning Commission direction to prepare an Initial Study to determine the appropriate environmental document for the project.

It is estimated that this project will return for consideration by the Planning Commission at the May 24, 2022 regular meeting at 7:00 p.m.

Attachments:

- A. Public Commentors – March 22, 2022
- B. Written Comments Received

NAME	STREET NAME	COMMENT	OPPOSED	SUPPORT	NEUTRAL	TIME LEFT
Mike Boberg	Hunter Oaks	sound wall berm concerns, negative effects on traffic, needed bridge improvements, freeway signs not allowed, extended stay leading to possibility of permanent residency	X			1:00 min
Devon Perona		RA zoning needed, evasion of CEQA approval, business not consistent with surrounding businesses, rural community to be maintained, hours of operation, negative effects on traffic, noise quality, safety issues, safety of children, potential of sex offenders, parcel size not sufficient for proposed trailer capacity, building phase inconsistency	X			
Whitney Perona		request RA zoning, evasion of CEQA approval, negative effects on traffic, safety of children, maintain rural setting, potential campground entry issues, air pollution, effects on noise quality, negative esthetic on community, lack of notification from owner	X			
Bettina Hooper	Brace Rd	Maintain rural community, negative effects on traffic, accident concerns, safety of children, business not consistent with surrounding businesses,	X			1:00 min
Pat Miller- Teeny Tots	Brace Rd	possibilities CT property, offers affordable housing		X		
Michal Whitney	Brace Rd	location not appropriate for RV camground, owner untrustworthy,	X			

Piette	Brace Rd	zoning and location issues, negative effects on traffic, building phase inconsistency, sound wall concerns, potential drainage issues	X			1:00 min
Clay Loomis		process followed correctly, asset to community, applicant truthful		X		
Melanie Keller	Hunter Oaks	not suitable for brace rd, proposed project not CT use, never meant for tourism	X			
Dennis Bartell	Betty Ln	location not appropriate for RV campground,	X			
Curtis Croft	Brace Rd	noise quality, location not appropriate, building phase inconsistency, sewer connection issues, violates Master Bikeway Path Plan, negative effect on environment, negative effects on traffic, violates Master Plan	X			
Jesse VanHorn	Granite Bay Resident	provides option for fire evacuee location, provides location for contract workers to stay for long periods of time.		X		
Val Krasnodemsky	Brace Rd	negative effects on traffic, trailer turnaround issues, park stay regulation, reduction of home value, safety issues	X			
Lance Olmer		Maintain rural community, not CEQA exempt, child safety, background check flaws, effect on property values, negative effects on traffic	X			
Steven Wyatt		CT zoning supports proposed use, bridge and road adequate for trailers, sex offender not an issue,		X		

Janet VanY	Brace Rd	surrounding properties should be rezoned RA , elderly resident safety concerns, drain on Public Safety and School resources, revenue from residents would also go to surrounding communities, sewer, potential biohazard issues, maintain rural community, safety of children, inconsistant with General Plan,	X			
Laura McCasland		negative effects on traffic, RV park access enforcement issue, water resource concerns,	X			
Tyler Lundsford		safety of children, CEQA exemption inquiry needed, effects on traffic, environmental impact, building phase inconsistency, effect on property values, location not suitable	X			
Elizabeth Croft	Brace Rd	maintain rural community, better use of property, safety of children, potential issue with sex offenders, damage to brace rd, effect on property values,	X			
Susan Piette-Little Orchard Preschool		Maintain rural community, request to have her property rezoned to RA, safety issues, negative impact on nearby business, negative effects on traffic, safety of children, return to RA zoning, potential sex offender issues, background check flaws, air quality, trailer turnaround issues	X			
Annette Souza		fencing issue, safety of children, effects of property values, potential of transition to long term residency, background check enforcement, lack of notification from owner	X			

Mary Beth Van Voorhis

From: Whitney Perona <whitneylerie@gmail.com>
Sent: Monday, March 21, 2022 12:21 PM
To: Planning Loomis
Cc: Devan Perona; Bonnie London
Subject: General Plan Request

Follow Up Flag: Follow up
Flag Status: Flagged

My husband Devan Perona and I would like the area from the RV Campground proposal #21-04 to Martin and Betty Lane to be rezoned as Residential/Agriculture so we don't have to constantly fight the battle of having a developer come in (across the street from our house) and try to turn this property into something that would deteriorate the rural feel of Loomis and threaten the safety/feel of a rural, country town and our neighborhood (which is why we moved here).

Whitney Perona
801-884-2286

Mary Beth Van Voorhis

From: Devan Perona <dperona@gmail.com>
Sent: Monday, March 21, 2022 12:46 PM
To: Planning Loomis
Subject: RV Campground Proposal #21-04

Follow Up Flag: Follow up
Flag Status: Flagged

I would like this land (where the proposed RV Park is to be built) to be rezoned to Residential/Agriculture. We want something being built on that property that will fit the rural, family oriented vibe of Loomis.

Thank you.

Best Regards,

Devan Perona
Cell Phone: 925-405-6066

Mary Beth Van Voorhis

From: Sarah Bailey <sabailey1@gmail.com>
Sent: Tuesday, March 22, 2022 9:13 AM
To: Planning Loomis
Subject: RV Campground to Betty and Martin Lane

Good Morning Town of Loomis,

I'm very concerned about the proposed RV campground on Brace Rd. for the following reasons:

- It would bring in crowds and trucks that our roads can't handle.
- Who will pay for our road to be repaired?
- Sex offenders could stay without registering,
- It's right next to a daycare and other families with children.
- The sewer not being done first is an environmental issue.
- What are they going to do with all that human waste?
- Have any studies been done on the wetlands that sit on this property?

I want Betty and Martin Lane to be rezoned as residential/agriculture; we don't want to keep fighting to keep this part of Loomis safe and secure for the residents.

Thank you for your time,

--

Sarah Bailey
Love Of Learning
lolhomeschool.com
(916)995-6224

Mary Beth Van Voorhis

From: Tom Lagerquist <tom@parusconsulting.com>
Sent: Tuesday, March 22, 2022 12:51 PM
To: Mary Beth Van Voorhis
Subject: Application 21-04 Loomis RV Park Proposed Notice of Exemption
Attachments: Loomis_RV_Park_CEQA_Comments_Lagerquist.pdf

Ms. Van Voorhis -

Please see the attached letter outlining why I don't believe that the proposed Loomis RV Park qualifies for exemption under Section 15332 of the CEQA Guidelines. This is based on my 35 years of experience as a CEQA practitioner throughout California, including as a consultant to the Town of Loomis in the 1990's.

Thank you,

Tom Lagerquist
3110 Orchard Park CT
Loomis, CA 95650

March 22, 2022

Mary Beth Van Voorhis
Town of Loomis Planning Director
3665 Taylor Road
Loomis, CA 95650
VIA Email: mvanvoorhis@loomis.ca.gov

RE: Application 21-04 Conditional Use Permit and Design Review – Loomis RV Campground

Dear Ms. Van Voorhis:

I am writing to inform you that adoption of a Notice of Exemption under Section 15332 of the CEQA Guidelines is not warranted for the above-referenced project. Given the level of public controversy, lack of public involvement, and potential for significant impacts to occur, an Initial Study should be prepared and publicly circulated in accordance with CEQA requirements.

To use the Class 32 Infill Development Project exemption under Section 15332, the Lead Agency must specifically determine that a project would not result in significant traffic, noise, air quality, or water quality impacts. Furthermore, the site must have no value as habitat for endangered, rare, or threatened species.

The applicant-provided technical studies attached to the March 22, 2022 staff report do not provide substantial evidence supporting the conclusion that no significant impacts exist, as follows:

Traffic – The traffic study plainly states that Class A RV axle weights exceed the 6,000 weight limit for the historic Secret Ravine bridge on Brace Road. Given the prevalence of electronic navigation apps, there is simply no way to effectively prevent large RV's from exiting at Horseshoe Bar and working their way south to Brace Road, all the while making tight turns on narrow roadways. Without an alternate access route south from Horseshoe Bar parallel to I-80, **the Secret Ravine bridge weight limits will be exceeded**, probably quite regularly. This will eventually necessitate extensive repair of a historic resource at taxpayer expense.

Noise - The applicant-provided noise study analyzes noise entering the site from I-80, but **does not address the effect of project-generated noise on surrounding sensitive land uses**, including a preschool and existing rural residential properties. Noises typically associated with RV parks include: generators, loud voices, and heavy diesel RVs and tow rigs entering/exiting the park at all hours.

This is a potentially significant effect that should be properly analyzed in accordance with CEQA requirements. Furthermore, the project description in the staff report does not mention a sound wall, although one would be required in order to mitigate freeway noise levels.

Endangered Species Habitat – Since no biological assessment was attached to the staff report, **there is simply no evidence in the record to assert that the project site has NO value as habitat for endangered, rare, or threatened species**, as is required for Class 32 exemption. At a minimum, the project site has the potential to provide foraging habitat for the state threatened Swainson's hawk, and could also support elderberry shrubs which are the host plant for the federally listed valley elderberry longhorn beetle.

Unusual Circumstances – A Class 32 exemption also may not be used where unusual circumstances create the reasonable possibility of significant effects. In the case of the subject project, the Town of Loomis has for many years needed to address circulation and potential land use incompatibilities on the land between Horseshoe Bar and Brace Road adjacent to I-80. **The presence of a preschool next door to a proposed transient occupancy use (RV park) creates unusual circumstances and the potential for land use conflicts.** Additionally, the existing rural residential land uses adjacent to or near the proposed project site could also create land use conflicts. In accordance with CEQA requirements, these potential conflicts should be addressed in an Initial Study leading either to preparation of an EIR, or adoption of a Negative Declaration or Mitigated Negative Declaration.

Cumulative Impacts - **The proposed project, along with other similar projects that may develop in the future, has a strong potential for creating significant impacts under CEQA,** and should be analyzed accordingly. This is especially true since the Town of Loomis has no coherent plan to address land use and circulation impacts south of I-80. Absent a plan to address the concerns raised above, piecemeal approval of projects of this type could very well lead to significant impacts that must be analyzed under CEQA.

Based on the above information, I believe that adoption of the staff-proposed finding that the project is categorically exempt under Section 15332 of the CEQA guidelines cannot be made.

Sincerely,



Tom Lagerquist
3110 Orchard Park CT
Loomis, CA 95650

Mary Beth Van Voorhis

From: Tim Onderko <loomisusa@gmail.com>
Sent: Tuesday, March 22, 2022 3:33 PM
To: Tim Onderko
Subject: Fwd: Items on the agenda for PC

Greetings Planning Commissioners!

I hope all is well w/you.

Looks like you're going to have a busy evening tonight. I won't be able to attend so I wanted to express my support for the two items on the agenda tonight through this email.

As you know the town has put a lot of work into the Costco project and PC's action tonight will hopefully be a step in the right direction. You all have studied it ad nauseum by now so you know the significance to the town, in particular the future of the town's finances.

As for the proposed RV park, I've watched this project evolve over the years and the applicant and town have put a lot of work into this. The applicant has worked in good faith to address many of the objections people have. It seems like an appropriate location for this type of use. It offers short term occupancy and I'm excited about the potential tax revenue to the town through TOT. As you know, when the town incorporated in the 1980's, the vision was to take advantage of the freeway frontage properties and hopefully collect tax revenue for the town which would help Loomis become self-sustainable. By all indications, it meets the GP and staff recommends approval. I concur.

I realize you may be getting a lot of pressure from people who are emotionally invested with these items. I've been in your shoes before and I realize it can sometimes be overwhelming. Whether you vote to support or oppose these items, I know each of you will cast your vote based on the facts presented to you and do what you believe to be in the best interest of the town.

Thank you for your commitment to the town and to the community.

Keep up the good work,

Tim

--

Tim Onderko
[916-300-3487](tel:916-300-3487)

Mary Beth Van Voorhis

From: drobinson@care4hc.com
Sent: Tuesday, March 22, 2022 4:07 PM
To: Mary Beth Van Voorhis
Subject: Changing Residential Zoning in Loomis

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mary Beth

My name is Dottie Robinson and my husband and I move to Loomis 8 years ago this month. Having lived in Los Angeles most of my life, I found living in Loomis helps not only my physical health but has improved my mental health considerably. Rural living is one of the best parts of Loomis.

In my humble opinion adding Costco to Loomis is a wonderful idea but not at the expense of the residence. The proposal to allow Starlight Lane, currently zoned as residential, to be modified and allowing PARKING ON RESIDENTIAL property is setting a precedent for others in and around Loomis to do exactly what "we allowed" Costco to do.

There is another proposal on the agenda for tonight's meeting that has the residence very upset: RV Trailer RV Park being proposed on Brace Rd. Brace Road is an annex road and was never intended for heavy vehicles. The road has now become a thorough fare for all kinds of traffic at all times of the day and night. Add the weight of 35+ RV vehicles and the town will be repairing the road numerous times a year.

Respectfully, I am writing to ask that you please listen to the two parties that will be at the meeting 3/22/22 presenting objections to the proposals. That the town do more due diligence with residences for both the proposed rezoning as well as the proposal RV park. We have all enjoyed Loomis and would be disappointed to watch Loomis turn into feelings of the Bay Area. There is a reason folks are moving here from the Bay. We need to hold our town firm on our towns beliefs and not bow down to the almighty dollar.

Respectfully yours,

Dottie Robinson
Principle
Caring for HealthCare LLC
5501 Mallard Ct
Loomis, CA 95650
818.679.4566

This electronic message transmission, including any attachments, contains information from Caring for HealthCare, LLC which may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or uses of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify the sender immediately by calling Caring for HealthCare, LLC at 818-679-4566. Please destroy all electronic and hard copies of the communication, including attachments.

Mary Beth Van Voorhis

From: Cheryl Benson <ca.benson@yahoo.com>
Sent: Tuesday, March 22, 2022 6:01 PM
To: Mary Beth Van Voorhis
Subject: Changing General Plan, zoning, codes and EIR to accommodate Costco

Follow Up Flag: Follow up
Flag Status: Flagged

This way of getting projects approved is creating loop holes. The zoning changes sets precedence. I object to the changes.

The problem is this just doesn't effect Costco site. These kind of changes effect the whole town. Soon following the changes will come paving of residentially zoned properties....into RV parks and the like. Increase traffic, crime, pollution, trash, loss of property values will destroy our neighborhood. Large populations of temporary unknown neighbors. Effecting the safety of our children, quality of life for all living in the Loomis area. I appose the changes allowing residential properties to be rezoned to benefit or create commercially zoned properties from residential properties. No paving paradise and putting up parking lots in the back yards and behind our homes.

Respectfully Submitted

Cheryl Benson
5515 Brace Road, Loomis Ca. 95650
Sent from my iPad

To Whom It May Concern:

It was just brought to mine and my family's attention that there are discussions around approving and building an RV park right next to the well-established and loved Little Orchard Preschool. Our daughter is a first year attendee who was not thriving in a daycare environment until she started at Little Orchard. The country like environment surrounding the school is part of its draw. The children that attend the school are able to safely experience the open outdoor environment. In this day in age, I am very concerned about an RV park, where anyone can come and go as they please, right next to a school. It is very important that you consider how this decision will impact the children at this establishment. Please do whatever is in your power to stop this development.

Thank you,

Haley and Cody Orbea

3/22/22

To whom it may concern:

I am writing you because I am a concerned parent of a student at Little Orchard Preschool. Both my husband and I strongly oppose the plan to build a RV park next to the school. We chose this school based on the private and rural environment that this school provides for children. We plan for our daughter to attend the school when she is of age and we will not enroll her if there is an RV park is next to the school. I feel there is a safety issue, and the lack of privacy is an issue!

Thank you for your time and feel free to reach out if needed.



Jackie Arevalo
650-200-6944

Town of Loomis,

Please re think the building of an RV Campground on Brace Road.

Brace Road has many homes, churches, preschools, and children activity places, such as Sea Otters Swim School and a children's rehabilitation center. All of which have been around a long time and are beneficial to the community.

The RV Campground is **not** a good fit as it will attract much unwanted noise, traffic and most importantly sex offenders. As a mother whose children attend the adjacent preschool I am worried about what the RV Park will bring to the neighborhood. My children have been going to Little Orchard Preschool for years and LOVE it. I am a former teacher there and always felt it was a safe and quiet street. I would hate to have to find a different school due to the unknowns of the RV Park. The teachers and owner of the Preschool will be greatly impacted by this horrible proposal.

Little Orchard Preschool has been around for 30 years and is well known and Loved in the community. Families travel from all over Placer county to attend the wonderful school. So many people and mainly children will be impacted by the building of the RV Park.

Please do not allow the building of the RV Park next to a Preschool! It is not a good fit for the quiet and quiet Brace Road.

Thank you for your time.

Christie Fletcher
Mother and concerned citizen

3/22/22

To: Town of Loomis Planning Commission

Subject: Opposition to Proposed RV Park on 5847 Brace Road, Loomis CA 95650

My family and I have been a resident of Loomis since 2009 and I currently have a child that attends Little Orchard Preschool which is located next door to the proposed Loomis RV campground. I wanted to formally express my opposition to this development. My youngest child attends Little Orchard Preschool and having an RV park next door will likely impact the safety and welfare of the children and the staff. As an RV owner myself, a RV Park in the middle of a residential neighborhood has no appeal for a "vacation destination". It's clear, due to the residential location, that the property owner is looking to use the campground for long term RV parking even if they haven't openly declared it for such use. A RV Park/Campground such as this would make it possible for sex offenders to "live" next door to a preschool without any oversight or control. Further, Brace Road is not conducive to RV driving and access. The narrow roads, low limed trees, and lack of streetlights make driving on Brace Road in an RV dangerous. RV Campgrounds have great appeal and use in tourist/recreational destinations, such as near Disneyland, Yosemite National Park, OHV/SVRA off roading areas, lakes, etc. None of these recreational activities exist in Loomis, and they do not exist at the proposed location, which should make it clear to the Planning Commission that the projected use would not be for RV recreational camping, but for long term RV parking.

Sincerely,

Shari Schultz, Loomis Resident

3/22/2022

We do not approve of an RV Campground being developed near the pre-school that our daughter attends regularly. Our main concern is that there is no way to prevent sex offenders from living in the RV Park.

Damon & Wendy Jenkins

3/22/22

To whom it may concern,

I am writing to voice my opposition to the proposed RV Park development that is being discussed for placement along Brace Rd. This development is unsuited to this location due to the tight placement and narrow roads. It is a complex that is being proposed in an area that unsuited for a larger commercial endeavors as the current area is filled with single family homes, smaller business and churches. The addition of this development would increase traffic on a smaller country road, reduce property values and cause major issues for the other businesses and residents in this small rural area.

Please reconsider the proposed placement of such a property. There are many other properties that are better suited to handle the larger rigs that this property will bring without negatively impacting the existing residents and businesses.

Here are some of the major issues to contend with such a business being allowed to exist along Brace Road:

Traffic will be impacted and the heavy trailers (some over 30,000 pounds) will damage the already distressed road.

If trucks miss the turn off they will be forced to turn around potentially on private roads down the street.

There is no freeway access putting the burden of traffic on Brace road which goes through residential neighborhoods.

No traffic impact study has been conducted.

We believe that this project requires CEQA approval. The residents are unable to adequately access the impact of the RV park without a thorough study.

3.4 acres (2 usable acres) is not sufficient to support 34 trailers, their town vehicles, and other vehicles (plus horse – for horse trailers).

The RV park will attract parties, drinking, loud music, and strangers to this quiet residential neighborhood.

The location is adjacent to a pre-school and children's rehabilitation center and many family live nearby with small children. There is no way to prevent sex offenders from living in the RV park.

There is an unknown impact on the Sheriff and crime.

Property values of the homes in the surrounding areas will be negatively impacted.

This type of business does not match with the other businesses on Brace Road (schools, churches, etc.)

There are issues with the plans of this project. Phase one does not include the sewer system. Phase two doesn't state when it will begin and says that is when they would put in the sewer system. Doesn't make sense to put that in after all the water, roads, and electrical has been installed.

RV park allows check-in all the way to 10pm and diesel trucks are loud and will increasing the noise.

Thank you for your time and consideration in keeping Placer County desirable for all inhabitants and preserving what initially draws people to this area and its businesses.

A handwritten signature in black ink, appearing to read "Kaitlin Weidkamp". The signature is fluid and cursive, with the first name "Kaitlin" and last name "Weidkamp" clearly distinguishable.

Kaitlin Weidkamp

Resident, mother and teacher in Placer County

To whom it may concern,

I'm writing this letter to express my concerns regarding the application #21-04 RV Campground on Brace Road. I'm a resident of Loomis and mother of a child who attends Little Orchard Preschool on Brace Road. The idea of having a high traffic RV park next to a daycare that cares for many small vulnerable children is unsettling. Allowing strangers who could be sex offenders, drug addicts, criminals into our neighborhood is not what our community needs. The amount of traffic this would bring to Brace Road, a road that is heavily trafficked already would be determinantal to our lives. Please do not allow this to happen to our beautiful town we call home.

I say NO to the application #21-04

Kind regards,

A handwritten signature in cursive script that reads "Jaime B". The signature is written in black ink and is positioned below the "Kind regards," text.

3055 Delmar Ave, Loomis, CA 95650

RECEIVED

MAR 25 2022

TOWN OF LOOMIS

Pamela Blake

5812 Angelo Dr.

Loomis, CA 95650

March 24, 2022

Sean Rabe, Town Manager

3665 Taylor Rd

Loomis, CA 95650

Attention Chairman Orbanovich and Planning Commissioners:

RE: Continuation of Planning Commission meeting to April 5, 2022

I was one of the Zoom participants that had her hand up to speak at the March 22, 2022 Planning Commission meeting regarding the proposed 34 extra-large campsites on Brace Road. It ran 3 hours and 15 minutes (It included Costco). I am unable to attend the April 5th continuation meeting due to a previous engagement.

It is obvious that Jared did not talk to his neighbors due to the 22 people that got up and spoke before the public comments were closed. Only three were for the campground which one speaker was from Granite Bay. I have concerns regarding more traffic on the rural Brace Road that this project would generate. The residents moved there for the quiet, country living. One of his slide's states, "Class A RV's will be directed to only access and egress the site via Brace Road to Sierra College Blvd. due to bridge weight limit at Secret Ravine. Jared stated, "It is a public road and he can't control the traffic." Another one of his slides stated, "The Loomis Campground will provide only extra-large campsites, each a minimum of 1,800 square feet and measuring a minimum of 30 feet wide by 60 feet in depth, 13 of the proposed 34 campsites are pull through sites." I have camped at five different RV campgrounds in California and do not consider these sites to be Extra-Large! Today's RVs pulling cars, etc. and 5th wheelers are huge!

RE: Continuation of Planning Commission meeting to April 5, 2022

Jared also stated that this is what the community wants. I really hope that you listen to all the residents that spoke out against this proposal at the March 22, 2022 meeting. I'm sure there will be more speakers (approximately 10 that didn't get to speak and the 5 on Zoom which included me) against the project that is continued to April 5, 2022. Do not approve Application #21-04 – Conditional Use Permit & Design Review for the Loomis RV Campground.

Sincerely,



Pamela Blake

received 3/22/2022
@ 7pm

Approximately 30 people from our rural neighborhood assembled together to discuss the request of the RV Campground. These are those residents on Brace, Betty and Martin Lane who would be directly affected by the proposed RV Campground. We (Devan and Whitney Perona) made a list of the concerns discussed. We want to say NO to the RV Park and YES to rezoning the RV Campground area to Martin and Betty Lane as Residential/Agriculture so we don't have further issues in the future. They are as follows:

CEQA EVASION

We believe there has been a wrongful evasion of seeking CEQA approval. The purpose of CEQA documents according to their website is **"to inform government decisionmakers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage."** Without those documents, the surrounding residential areas and businesses are unable to properly access the impact of this RV Campground. There are requirements that must be met in order to avoid receiving CEQA approval.

One of those requirements is that it must be "substantially surrounded by urban uses" and the project will have "no significant effects relating to traffic, noise, air quality, or water quality" (Section 15332). First of all, we are not in an urban uses setting, we are rural. This is evidenced by looking at a Google map, the surrounding residential areas, and also evidenced by their own acknowledgement and advertisement of themselves that states in the Taylor's letter to the town of Loomis, "Loomis Campground is designed to mesh within the small-town vibe and surrounding rural setting."

Second of all, the surrounding community would also like to see the studies that back up the statement that they will have no significant effects on traffic, noise, air and water quality.

Traffic: They state in their letter "The Loomis Campground is estimated to generate a maximum of a 100 vehicle trips per day." This does not logically seem like a sound estimate, because if each vehicle makes 2 outings per day (go and come back, go and come back) 34 spaces x 4 = 136 vehicle trips. Furthermore, the turn in for the RV Campground would be immediately after the overpass. A location not expected by most drivers to be a place to stop. Abrupt stopping in unexpected places leads to bad accidents. In fact, cars go pretty fast down Brace over the overpass. What's more, what happens when vehicles come to check in? Are they going to cause a backup on Brace Rd, possibly over the overpass. This is not only a traffic issue, but a safety issue. Dangerous accidents waiting to happen.

Air quality: Localized air pollution for the surrounding children. This could pose health risks for the children at the preschool and surrounding neighborhood children.

Noise: in regards to noise quality, this will also be affected considering the trucks will be fueled with diesel, there will be recreation, music playing, children's play, barking animals, a pet area and tenants who are not restrained to staying within their RV. Transient persons are less likely to be respectful of noise level if they know they aren't staying. Check in and checkout is from 8 am to 10 pm at night which will be disruptive to residents – especially to those with families who have young children going to bed at earlier hours.

This project will have a negative aesthetic impact and will not match the surrounding neighborhood.

<https://opr.ca.gov/ceqa/#:~:text=CEQA%20is%20intended%20to%20inform,prevent%20significant%2C%20avoidable%20environmental%20damage.>

PRESCHOOL NEXT DOOR

There is the concern of safety for businesses that work with children and surrounding residential areas who have children. With a constant influx of people, there is no way to monitor criminal backgrounds. This is especially concerning considering The Little Orchard Preschool is next door and is not allowed to have sexual offenders on their premises. Furthermore, the surrounding residential areas have children who play outside.

When those at the RV Campground decide they want to take a walk, it will be the streets of our neighborhood where our kids play. We would like the criminal records for the surrounding trailer parks pulled as a sample of the type of people to be brought in. California Penal Code 3003 states "a sexually violent predator and a serious paroled sex offender cannot live within ¼ of a mile of a school...daycare center, or where children congregate." How has this been overlooked?

- Little Orchard Preschool is a long standing business and asset to the community of Loomis. They provide much needed child care to the residence of Loomis. Having a transient trailer park next door to their property will have a significant negative impact on an already established, longstanding and profiting business that serves the community.

RV PARK DISRUPTIVE AND HARMFUL TO RESIDENTS

• This campground will cause the property value of all surrounding residents to take a steep decline and make it difficult for residents to sell their property in the future should they decide to do so. At this point, if residents wanted to move due to this project, they would be forced to disclose the building of a RV Campground which can cause serious hesitation on the part of potential buyers.

• How are they planning on lighting the RV Park area that doesn't bother surrounding residents? Are they planning on having big billboards? This will only negatively impact residents.

• 34 residents, diesel towing trucks, and pets in a small space and there will be no effect on noise or traffic to residents?

• Transient persons walking our streets of which we know nothing about threatening safety of our families.

DOESN'T FIT THE LOOMIS RURAL FEEL/SURROUNDING AREA

• The RV Park is not consistent with the rural feel of its surrounding atmosphere and will destroy the look and feel of our town. It has been suggested there will be a large billboard seen from the highway which will further this destruction. There is a reason people move to Loomis. It is to enjoy the small town atmosphere and peace of rural life they can't find in surrounding cities – an RV Campground would destroy this. This RV Park is not consistent with the Loomis Motto of "A Small Town is Like A Big Family". Let's not make Loomis a town of RV parks. RV parks eventually become trailer parks.

• Our neighborhood has a preschool, swim school, churches and residential homes. RV Park doesn't fit into this category.

• Have you driven by an RV Campground? They are often cluttered with litter and trash. They don't add a level of integrity to the look of the neighborhood. Just drive by the examples already in Loomis.

LACK OF CONFIDENCE IN THE MANAGEMENT ABILITIES AND TRUSTWORTHINESS OF JARED TAYLOR

• There has been a pattern of behavior on behalf of Jared Taylor that suggests dishonesty and mismanagement. Jared was originally in competition for the property with someone else who wanted to purchase it as an RV Park. He spread the word telling everyone he would purchase it with the intent of it becoming a petting zoo. Neighbors were upset. The buyer backed out. And then he was able to purchase the property doing the very thing he condemned the original buyer of doing.

• They have also had multiple RVs parked there for months before official approval has been given. These RVs ironically disappeared just a few weeks before this meeting. This shows deliberate defiance of waiting for full approval to start his project and is proof of his dishonesty.

- We have also had cars linked to the Taylor's property, park on the property of the Perona's, a residential home where a family with young children live directly across the street. They have been asked on multiple occasions to remove themselves. This suggests poor management on their part.

- There has been no contact on part of Jared Taylor to speak, notify or work with residents regarding this project. In fact, it has been the opposite. This project appears to have been sneakily slipped in under the radar and awareness of residents.

HURTS CITY OF LOOMIS

- Those who live in the RV Campground would be allowed to have their children in school, but avoid paying property taxes.

- Roads will be torn up due to overweight vehicles.

- RV parks statistically bring crime. By approving a business like this, Loomis is assuming a liability of increased crime, taxing its current law enforcement and draining its resources which in turn puts all residents and businesses in Loomis, not just those of Brace Road, at risk.

- Furthermore, a fifth wheel plus a truck weighs up to 31,000 lbs. There is a weight limit of 12 tons on Brace Road and over the overpass. There is no way to prevent or monitor RVs entering and exiting over the bridge, which will then cause significant and costly damage to town roads that will far outweigh any tax revenue.

BAD PLANS/EVADING REGULATIONS

- When coming to the RV Park, if they miss the turn off, they will more than likely go over the bridge and damage our roads which is extremely costly to the Town of Loomis. And if they somehow decide to turn around before the bridge, they will be forced to turn around on a private drive.

- Simply not enough space for 34 RVs and their tow vehicles and other vehicles like horse trailers. Note: They currently have plans drawn up for 37 spaces for Recreational Vehicle use. They only have approval for 34.

- If horses are allowed, where are they going to put these horses and other animals? Their waste? Etc?

- According to their Project Development documents, there are two phases. The first phase is a full development of the RV park. The second phase is sewer connection which would cause major upheaval of roads, etc. Sewer connection should always precede development of the property. This reversal in their development plans suggests they either A) have no intention of connecting to the sewer, as it is a very costly endeavor, as there is NO time frame listed for them to be held to or B) they have an inadequate plan. Either is concerning and further suggests a pattern of dishonesty and mismanagement. The project description states that it is "reserved on a month-to-month basis (no permanent or yearly sites)." We seek clarification on this statement. Could RVs move spaces within the park to evade these regulations?

ZONING ISSUES/CONFUSION

- Inconsistencies with zoning and regulations leaving residents confused.

- Reclassify the parcel that contains the RV Campground through Betty and Martin Lane as residential to fit within the vibe of the community.

- Understand may be grandfathered in. But we want to reclassify as residential, so this doesn't potentially happen again in the future.

The way it is currently zoned doesn't go along with the General Plan of Loomis.

March 22, 2022

Rec'd
3/22/22
7:00pm

Town of Loomis
3665 Taylor Road
Loomis, CA 95650

RE: LOOMIS RV CAMPGROUND

To whom it may concern:

This letter is to notify you that I am formally opposed to the approval of the Loomis R.V. Campground, APN 044-150-047, located at 5847 Brace Road, Loomis, CA 95650, Application #21-04.



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