

From: Jean M. Wilson <jmwilson@joyfulheart.com> **Sent:** Thursday, June 3, 2021 12:55 PM
To: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Cc: Sean Rabe <Srabe@loomis.ca.gov>
Subject: Concerns about RV park proposal on Brace Road

I am perplexed about an RV park being proposed on Brace Road. It seems to me to violate both the spirit and specifics of what our general plan lays out for this area, and most specifically in regard to Brace Road. The General Plan specifies under "Land use and Community Development, Section G, Policies for Specific Areas, section 5," the considerations for development in the Tourist Commercial (Tourist Destination) area.

Item 5c specifically provides that **“Commercial uses shall not front on Brace Road and shall be set back and/or buffered from Brace Road to maintain the rural residential character of the roadway corridor.”** This is a “shall” not a “should.” Brace Road is to be protected from bringing the Tourist Commercial element onto the Brace setting. How can this project be approved without violating this provision?

It was intended that the Tourist Commercial property be developed as a whole, or at least in a coordinated manner. See 5a: “Create an identity, appearance, and mix of land uses that provide for the integrated development of all parcels...” What kind of identity or integration is being proposed? Paragraph 5 notes the concern for “the Town’s image along I-80, and potential impacts on adjacent residential areas.” How will this look from I-80? What does it say about Loomis? And what of the impact on Brace, as far as appearance and particularly traffic? The Tourist Commercial traffic is not supposed to be funneled onto Brace!

To get to this spot, RVs will most likely be getting off the freeway at Horseshoe Bar, traveling through the narrow and curving road down over Secret Ravine, back up to the T stop and turn right toward the Methodist Church, another right turn, and then proceed back on Brace down over Secret Ravine at the WPA bridge before finally getting back to the RV park entrance next to the freeway. That’s a lot of country

road/residential travel for something that is not supposed to be affecting the neighborhood that way. (Alternatively, the RVs could come from I-80 onto Sierra College Blvd., right on Brace at the Costco site, through the residential neighborhoods of Brace Ranch Estates, Hunters Crossing, Hunter Oaks, and Stone Road, past the rural area on the right, crossing the freeway and then turn left into the RV park. Neither route respects the neighborhood when it brings commercial traffic onto the area, and bigger vehicles at that. Brace is also not the safest road for RVs to be making turns on.

If an RV park were to be there at all, it should be entered from the Horseshoe Bar end of the Tourist Commercial, as planned. It certainly does not fit with the 5b provision to “transition to more locally oriented commercial and office uses”—i.e. quiet down the uses as you get toward Brace, not make it a tourist destination on and accessed from Brace. Further, a commercial access there would potentially open the door to even more businesses wanting to front on Brace Road along the Tourist Commercial designation.

Please take seriously this General Plan provision as you process this application. I do not see how the Town can allow such access onto Brace without either violating the clear General Plan provision or requiring a General Plan amendment.

Thank you.
Jean Wilson

From: [Sarah Bailey](#)
To: [Planning Loomis](#)
Subject: RV Campground to Betty and Martin Lane
Date: Tuesday, March 22, 2022 9:13:47 AM

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

From: Mary Beth Van Voorhis mvanvoorhis@loomis.ca.gov

Subject: FW: Loomis Campground project on Brace rd.

Date: March 28, 2022 at 10:04 AM

To: Sean Rabe Srabe@loomis.ca.gov, A Huage ahuage@haugebrueck.com, C Consolini CConsolini@haugebrueck.com

MV

Information share!

From: Aaron Zurek <aaronzurek61@gmail.com>

Sent: Monday, March 28, 2022 1:56 AM

To: Greg Obranovich <GObranovich@loomis.ca.gov>

Cc: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>

Subject: Loomis Campground project on Brace rd.

Hello Mr. Planning Chairman,

I am referencing loomis Municipal Code Title 13 Zoning,
Division 2 Zoning Districts And Allowable. Land Uses,
Chapter 13.26 - Commercial Zoning
Districts.

13.26.070 - CT Standards. Proposed Subdivisions, other development and new land Uses within the CT Zoning District shall comply with the following requirements, consistent with Specific Area Policy 5, Section G of Land Use and Community Development Element of the general plan.

A.

1.

2.

3.

B. Design Standards.

Each master development plan and any subsequent proposals for replacement land Uses or redevelopment after initial site shall incorporate site planning and building design measures to accomplish all of the following, as required by the general plan.

1. Create an identity, appearance and mix of land uses that provide for the integrated development of all parcels and that would be attractive to both travelers and town residents. The arrangement of uses on the overall site should be allowed to emphasize the creation of a destination or significant stopover for travelers, provide enhanced shopping and entertainment opportunities for town residents and tie into the historic downtown area to support the economic viability of the downtown.

2. Provide traveler - oriented commercial uses that are accessed primarily by automobiles and concentrated near the Horseshoe Bar road interchange. Uses on the site shall then transition to more locally- oriented commercial and office uses, laid out to provide a pedestrian orientation.

3. Provide primarily access to commercial development from Horseshoe Bar road, with limited , secondary access on Brace road. Commercial uses Shall Not front on Brace road and Shall be set back and/or buffered from Brace road To maintain the rural residential character of the roadway corridor.

4.

5.

6. Provide for adequate and appropriate access between separately owned parcels within the CT Zoning District as determined by the review authority to be necessary to avoid unnecessary access points to public roads, traffic congestion and hazards on public roads.

Mr. Planning Chairman, this is the general plan stating that main access SHALL BE accessed only on Horseshoe Bar road. With no commercial fronting Brace road. I believe this project should never have gotten this far along. The town planning officer Mary Beth should have informed the proposer of the project that the proposed use is not within the law of the general plan. Brace Road is of Rural character and should be kept that way. This is a land locked parcel left over from the failed " Turtle Island " proposed project. This parcel was never intended to be a stand alone CT Parcel and the developer should have read and investigated further before buying this parcel, with the intention of developing this parcel independently of the overall CT District. The CT District was intended to be developed as a whole. With access off of Horseshoe Bar road being the main access to support the downtown core.

Thank you for your attention to this matter concerning the CT Zoning Standards as it relates to the proposed Ioomis Campground project.

Sincerely, Aaron Zurek (916) 316 - 5049

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,

A handwritten signature in blue ink that reads "Tom Lagerquist". The signature is cursive and fluid.

Tom Lagerquist
3110 Orchard Park CT
Loomis, CA 95650

Mary Beth Van Voorhis

From: Whitney Perona <whitneylerie@gmail.com>
Sent: Sunday, April 3, 2022 9:14 PM
To: Mary Beth Van Voorhis; Sean Rabe
Subject: NO RV PARK Petition and Additional Neighborhood Commentary To Submit to Town
Attachments: 670452730(1).jpg; No RV Park on Brace Road - Loomis Petition.pdf; NO RV Park Concerns Submitted 040322 Part 2.docx

Good Morning!

Hope everyone had a lovely weekend. Please review this email and all the attachments thoroughly before the Planning Commission Meeting Tuesday evening. All Planning Commissioners and Town Council members have been blind copied - along with a few members of our neighborhood.

1) We would like to formally submit the **attached** petition against the RV Park with over 120 signatures from our surrounding area and lots of commentary (more will probably come). We have spoken with just about everyone on Brace Road, Betty and Martin Lane, along with a great deal of people in the Hunter Oaks neighborhood and people living on Dias. The only neighbor we have spoken with who is directly affected who is in favor of this RV Park is the Tiny Tots Therapy to the left of the proposed RV Park. And while he made it sound like he lives there, it is my understanding he does not - that it is just his business. So please put additional weight on the comments of those who will be directly affected. **One man** stands to profit at the expense of the entire surrounding area.

Online petition link as well...

[https://www.petitions.net/residential petition - town of loomis say no to application 21-04 rv campground on brace roadno loomis rv campground](https://www.petitions.net/residential%20petition%20-%20town%20of%20loomis%20say%20no%20to%20application%2021-04%20rv%20campground%20on%20brace%20roadno%20loomis%20rv%20campground)

2) As a neighborhood we have met multiple times, we have a few more issues brought to light we would like to address and formally submit - they are shown in the attached document. Items highlighted are additional items brought to light since the last meeting e.g. Jared Taylor intends to use the dump station for anyone. This will bring significantly more traffic than he estimated. His traffic estimates are completely unrealistic. Incomplete plans of sewer designs. The town of Loomis is trying to change the General Plan and certain requirements that seemingly support Jared Taylor's project...**Why?** P.S. Please forgive the formatting. A lot of people sent information to me in various ways, and I lack time with 4 little kids to fiddle with it. However, the information is there.

3) Furthermore, I would like to ask Sean and Mary to address one issue that was frustrating for the neighborhood. When we spoke at the planning commission, it was based on the information available to us. For example, several of us touched on the fact that it seemed backwards that he had development as phase one and the sewer system as phase two. AFTER everyone was about done speaking, it was then brought to light that this isn't the case. He will be doing it all together. It is very hard to comment on inaccurate or incomplete plans. **Shouldn't the council be voting on complete plans and not ones coming in the future?** The documents provided by Jared Taylor should be up-to-date and given to the public so we can properly address the issues and not waste our precious 3 minutes speaking on a matter that is null and void only to be informed after everyone is done speaking this isn't correct. Furthermore, if there is an inaccuracy, it should be addressed quickly so the public doesn't waste any further comment on the issue. **How do we ensure the plans given to us are the most up-to date? And how do we get them?**

4) Another issue of concern are some of the changes the town is trying to make to the General Plan - **Loomis Municipal Code 13.26.070-CT district standards B,3 provide primary access to commercial development from Horseshoe Bar Rd, with limited, secondary access on Brace Road. Commercial uses shall not front on Brace Rd and shall be set back and /or buffered from Brace Rd to maintain the rural residential character of the roadway corridor.**

The town recommended changing the land use (LU -9.2.5) to eliminate "PRIMARY ACCESS NOT FROM BRACE RD AND ALSO PRIMARY ACCESS TO COMMERCIAL DEVELOPMENT FROM HORSESHOE BAR ROAD WITH LIMITED SECONDARY ACCESS ON BRACE ROAD."

Now it says: "COMMERCIAL-USES SHALL SET BACK AND BUFFERED FROM BRACE ROAD TO MAINTAIN THE RURAL RESIDENTIAL CHARACTER OF THE ROADWAY CORRIDOR"

How do we object to this as a neighborhood?

The town is also trying to change their position on the berm and vegetation requirement and allow sound wall barriers instead. Berms are more costly and require more land. The Hunter Oaks neighborhood was required to do this. **Why would we change this requirement now?** From the outside looking in, it looks bad on the town and appears we are changing requirements to appease Jared Taylor's project. We hope this is not the case as we understand neutral ground should be held on behalf of those involved.

5) Regarding the 5 Findings of the Planning Commission Consistent with the Municipal Code for the RV Park (see attached), we challenge the argument (#2) that it is consistent with the Current General Plan. (#3) that it is compatible with the existing future land uses (#4) that it is physically suitable for the density being proposed (#5) not detrimental to public safety, health etc. You will find support against each of these findings on the attached document.

Thanks for all you do! We know your jobs are tough.

Whitney Perona
801-884-2286

#	Date	Name	Place of residence	Comment
1	2022-03-21	Dorothy Robinson	Loomis, United States	We will be heavily impacted by this RV Park. The noise and traffic on Brace is already bad. Adding RVs to the mix will only increase noise.
2	2022-03-21	Aaron Zurek	Loomis, United States	I'm signing because I feel the Loomis Campground project is not consistent or a good fit with the rural , predominantly residential open space of the Brace Road, Martin lane, Betty lane neighborhood and the architectural look of the rural, predominantly residential open space of the brace road, Martin lane , Betty lane neighborhood.
3	2022-03-21	Corey Whitney	Loomis, United States	I'm a neighbor to this property and I DO NOT want this development due to the reasons listed.
4	2022-03-21	Whitney Perona	Loomis, United States	This will directly affect the property value and safety of our home. This will also diminish the rural life we enjoy in Loomis.
5	2022-03-21	Devan Perona	Loomis, United States	This property used to be zoned residential/rural. It was changed to Commercial/Tourism during the Turtle Island project. Once that was rejected it was never zoned back like it should have been. The CEQA docs have been avoiding on this property and Jared Taylor needs to find a better use for this space. Despite what Jared (the developer) says, Loomis doesn't need another RV park. Build it somewhere else!
6	2022-03-21	Janet Van-Y	Loomis, United States	<p>I grew up on Martin Lane and then purchased a home on Brace Road with almost 46 years as a resident of Loomis. I've watched the sleepy rural community grow and I embrace growth that is measured and consistent with the town's general plan and mission statement. This proposed development is not consistent due to the proposal's conflict to the following principals:</p> <ul style="list-style-type: none"> • A quality of life in which families can grow and enjoy the small-town atmosphere. o The families on Brace Rd and surrounding side roads moved to Loomis to enjoy a small-town rural atmosphere. Bringing a transient population to a residential area endangers our families and the children in daycare on the adjoining property. • A plan that calls for slow, quality growth while preserving the financial integrity of the town. o The proposed development is not "quality" growth but rather will deteriorate the property values and quality of life for all residents in the immediate surrounding area. <p>The town council's direction and guiding principles indicate this is the appropriate time to resolve inconsistencies with the town general plan, which is focusing on land use. The residents in the surrounding neighborhood do not support or want this development. We are not against growth but desire something complimentary to our neighborhood and urge the Loomis Planning Commission and Town Council to reject this proposal and protect our rights as residents and productive members of this community.</p>
7	2022-03-22	Lance Ulmer	Loomis, United States	I live across the street from the proposed development and am concerned about children's safety in the area. Opposed for the reasons listed.
8	2022-03-22	Joni Lowe	Loomis , United States	My children attend the school adjacent to this proposed development and we live in the neighborhood.
9	2022-03-22	Audrey Schoen	GRANITE BAY, United States	As a family who's children go to Little Orchard Pre-school, this would cause hazards that could put my family in danger.

#	Date	Name	Place of residence	Comment
10	2022-03-22	Blaire Lunsford	Loomis, United States	I'm signing this because I am both a homeowner on Brace Road as well as a parent of children who attend Little Orchard Preschool. Not only do I have concerns regarding the negative impact this will have on my home, neighborhood and community, but also the negative impact it will directly have on my children while attending preschool. Another RV park has no place in Loomis, especially in the location proposed, and has no place next door to a preschool!
11	2022-03-22	Casey Robertson	Loomis, United States	
12	2022-03-22	Christina Fletcher	Roseville , United States	I am concerned about having an RV Park next to a preschool. As a mother whose two young children attend Little Orchard I worry about all the negative impacts it will have on all the young children in the area. Little Orchard is a loved and well desired preschool that has been serving the community for 30 years. The RV Park will hurt the owners business as well as all the other small businesses on the street.
13	2022-03-22	Matthew Winans	Loomis, United States	I am signing as I oppose the RV park in this area/neighborhood.
14	2022-03-22	Jaclyn Arevalo	Penryn, United States	
15	2022-03-22	Peter Kessler	Penryn, United States	I am signing this as a parent who has a child at the pre-school, Little Orchard Pre-school. It is dangerous enough to enter and exit the pre-school with the current traffic and speeding that occurs. The addition of an RV park will continue to strain the currently over used road.
16	2022-03-22	Shari Schultz	Loomis, United States	My child attends the preschool next door, having an RV park next door could potentially impact the safety and welfare of the children and the staff. Also, as a RV owner myself, a RV Park in the middle of residential area has no appeal for a "vacation destination". It's clear the owner is looking to use the property for long term RV parking even if they haven't openly declared such use. Further, Brace Road is not conducive to RV driving and access. The narrow roads and low limbed trees make driving on Brace in an RV dangerous. RV Campgrounds have appeal in tourist/recreational destinations, Loomis is not one of those towns. It's clear the property owners intention is to use the campground as RV long term rental as apposed to a vacation campground.
17	2022-03-22	Amado Lepe	Loomis , United States	My children attend LITTLE ORCHARD daycare and we don't feel comfortable with that transient type business that RV parks attract. We are concerned for the safety of our children.
18	2022-03-22	Charlene Marcom	Loomis, United States	
19	2022-03-22	Andrea Robertson	Loomis, United States	This proposed project is in close proximity to a pre-school.....I am concerned with (1) safety and security of school aged children with the transient nature of an RV park/campground (2) environmental, air quality, traffic and noise pollution impact and (3) additional toll and strain on public services - including public safety.

#	Date	Name	Place of residence	Comment
20	2022-03-23	Ryan Werner	Citrus Heights, United States	As a father of four that that was born and raised in Loomis I am stunned that the town would approve this type of business on brace Road. Two of my daughters have gone to little Orchard preschool and my third daughter is still attending. The idea of having a RV Park down this narrow two lane road just baffles me. The traffic and noise associated with motorhomes, trailers, and horse trailers is not the type of normal traffic for a rural residential neighborhood. I was stunned when Loomis change the zoning of brace road to begin with, Once Turtle Island never went through all those areas should have been rezoned back to residential, especially in a time where Loomis is growing in population I can only imagine the devastating effect that this will have on the surrounding neighborhoods but also little Orchard preschool! If this trailer park was there when I was looking for a preschool there would have never been a way that I would allow my children to go there. I believe I speak for a majority of parents not do not want to have their children surrounded by unknown people that come and go like the wind
21	2022-03-23	Matt Harrison	Loomis, United States	I support the petition. A rural residential road with no freeway access is not an appropriate location for a RV park. The close proximity to Little Orchard Preschool is a primary concern of mine.
22	2022-03-23	Cody Orbea	Rocklin, United States	My three year old attends the daycare on Brace road. This type of facility, added traffic, and crowd attracted is unwanted and does not fit with this quiet residential street.
23	2022-03-23	Samantha Nelson	Rocklin, United States	
24	2022-03-23	Jaime Bruno	Loomis, United States	Our child attends a preschool next door to this lot. It would be dangerous for our child to have so many strangers, possible drug users, possible sex offenders near by. This type of business is not what the community needs. We need to keep the charm and beauty Loomis is known for. Please keep Loomis beautiful!
25	2022-03-23	Tyler Lunsford	Loomis, United States	I oppose the rv campground. I believe it is very poorly planned, being right next to a preschool, area not
26	2022-03-23	Jessica Levy	LOOMIS, United States	
27	2022-03-23	Nicole Miller	Loomis, United States	
28	2022-03-23	Jeanne Bonner	Loomis, United States	I oppose putting in that type of facility next to or adjacent to a long established preschool.
29	2022-03-23	Holly Bonner	Loomis, United States	I'm a parent and our children have been attending Little Orchard for over 5 years. As a Loomis resident and a parent I am opposed to an RV park being adjacent to a preschool. I urge you to consider the children, families and community this will impact. Thank you.

#	Date	Name	Place of residence	Comment
30	2022-03-23	Susan Piette	Loomis, United States	<p>The project will affect my livelihood —and potentially cause the preschool to shut down. Parents will not want to bring their children to a preschool that is not what they originally signed up for. They don't want to risk exposure to so many unknown people, the added dust particulates, diesel fumes, smoke from cigarettes and campfires, generators. Just ask them. They are very willing to share their feelings.</p> <p>Traffic will be horrendous and cause accidents. Cars will be carrying children and families -</p> <p>Brace Road is not meant for that much traffic and weight -</p> <p>No turn around and they will use the preschool as a turnaround when they don't know what else to do when they miss the entrance.</p> <p>The RV park will create unsafe conditions including, traffic, unknown transients that could potentially be criminals everyday of the week.</p>
31	2022-03-23	Cheryl Benson	Loomis, United States	I RV Parks are a bad fit in this area. And a disregard for those living here.
32	2022-03-23	Nick Hoffart	Loomis, United States	I don't see anything positive from a RV campground being established in this location.
33	2022-03-23	Valentin Krasnodemsky	Loomis, United States	All of the above, described in the petition.
34	2022-03-23	Talia Herrnberger	Penryn, United States	Absolutely not the place for an RV park. There is a preschool/ daycares, a swim school and many families that live in that area that would greatly be impacted in a negative way if this RV park goes in.
35	2022-03-23	Marcie Holman	Loomis, United States	
36	2022-03-23	Arnica Kemnec	Loomis, United States	
37	2022-03-23	Abigail Villalobos	Loomis, United States	
38	2022-03-23	Sara Haney	Loomis, United States	
39	2022-03-23	Leigh West	Loomis, United States	
40	2022-03-23	Sarah Bailey	Loomis, United States	The location is adjacent to a pre-school and children's rehabilitation center and many families live nearby with small children. There is no way to prevent sex offenders from living in the RV park.
41	2022-03-23	Wendy Rose	Loomis, United States	An RV park is a really bad fit for the proposed location.
42	2022-03-23	Michal Whitney	Loomis, United States	<p>This is not a place for an RV park because of all the listed reasons.</p> <p>Funny enough the Taylors didn't want an RV park there either 2 years ago and made sure to tell all the neighbors of a potential RV business going in. They were second in line to buy and If they bought the property they would never do that. Hmm, I guess all morals & ethics go out the window when there is money to be made.</p>

#	Date	Name	Place of residence	Comment
43	2022-03-23	Kathryn Hanson	Granite bay , United States	This property is located nextdoor to a preschool and you can have pedifiles watch children play on the playground and they don't have to register for Megan's law staying at this camp ground.
44	2022-03-23	Jessica Kimball	Loomis , United States	I agree with all the points made in this petition about the potential negative effects to the area if this project is allowed to move forward.
45	2022-03-23	Michael Morgan	Loomis, United States	There are too many "What ifs" and not enough facts presented for this to happen. Always side on what is current. For me to even be okay with this, roads need to be redone to allow this many vehicles and their weight, proper turnaround area so an accident doesn't happen when someone backs up onto roads, impact on crime for our Sheriffs, noise ordinance, power, sewer, a safety measure in place for children, proper routing from freeway, traffic surveyors, impact on environment, etc.
46	2022-03-23	Ashley Orsaba-Finders	Loomis, United States	Brace Road is a narrow local road and should not be the home of an RV park. RV parks can be magnets for non-desirable types of people that may be detrimental to the existing preschool next door. If my children were going to that preschool I would be extremely worried about the type of people that could be living there.
47	2022-03-23	Hollyann Rutledge	Loomis, United States	This is not the area an RV park should be placed.
48	2022-03-23	Natalie Day	Loomis, United States	
49	2022-03-23	Sarah Morgan	Loomis , United States	I'm against the RV park being proposed on Brace Road in Loomis, CA.
50	2022-03-23	desiree Ochotorena	Loomis , United States	
51	2022-03-23	Richard Fenbert	Loomis, United States	1). There's no emergency fire access. 2). Would exceed weight limit on brace bridge thar already needs replacing. 3). This property is located in a rural residential setting and is not wanted by majority of the neighbors. 4). The applicant dose not understand that you cannot cater to only traveling contractors and nurses using a third party app and has no clue who his clients would be and needs to state as such.
52	2022-03-23	Char Altman	LOOMIS, United States	Do Not allow an Additional RV park in Loomis!! Zoning Has to be Residential Agricultural. Noise and additional traffic. Brace Road Cannot handle this. Will be next to long time Loomis Family business.
53	2022-03-23	Holly Clawson	Loomis, United States	
54	2022-03-23	Benay Nielson	Loomis , United States	We live off Brace Road on Hunter Oaks Lane so would be impacted negatively by the RV traffic this would bring into our area. We don't feel that this is the right area for that type of business. Brace Road is already very busy with traffic.
55	2022-03-24	Edward Bonner	Loomis, United States	

#	Date	Name	Place of residence	Comment
56	2022-03-24	Paula Valencia	Penryn, United States	Location next to a preschool is unacceptable. Does not bring value to our town.
57	2022-03-24	Andrea Bell	Loomis, United States	This will bring undesirable transients to our community. Loomis already has an RV park & I'm sure if you run the numbers 90% of the "guests" live in the park full time. The city doesn't have the funding to make sure this doesn't become a nuisance. Being an avid RV'er, I highly doubt this location will attract recreational campers. It will attract those who cannot afford permanent housing in our area.
58	2022-03-24	Jennifer Bagwill	Loomis, United States	
59	2022-03-24	Mel Lockard	Loomis, United States	I wish for this not to be here in our nice street that is already a busy street
60	2022-03-24	Elli Rodriguez	Loomis, United States	My family and I are against the building of an RV campground on Brace Road.
61	2022-03-24	Tanya Razumovsky	Loomis, United States	
62	2022-03-24	Gretchen. R Rainbolt	Loomis, United States	
63	2022-03-24	Linda Jaeger	Loomis, United States	I don't think this RV park is best suited in this location. This parcel should have never been zoned this way in the middle of all these homes
64	2022-03-24	Danielle Meyer	Loomis, United States	I support the Brace road neighborhood and their wishes.
65	2022-03-24	Cathleen Perez	Penryn, United States	
66	2022-03-24	Debbie Regan-Nace	Loomis, United States	This is a bad idea.
67	2022-03-24	C.j. Regan	Roseville , United States	RV Campground is NOT a Fit for the Community!!
68	2022-03-24	Sarah Swisley	Loomis, United States	
69	2022-03-24	Chelsey LaPray	Loomis, United States	
70	2022-03-24	Maria Duncan	Loomis, United States	
71	2022-03-24	Amy Chamberlain	Loomis, United States	I'm against an RV park being put in so close to my home.

#	Date	Name	Place of residence	Comment
72	2022-03-24	brook kelly	Loomis , United States	If we allow one to do this in our area then more will be allowed.
73	2022-03-24	James Bailey	Loomis, United States	
74	2022-03-25	Kristin Lambourne	Loomis , United States	
75	2022-03-25	Bob Abel	Loomis, United States	
76	2022-03-25	Jen Matsuoka	Loomis, United States	I oppose having an RV park on Brace road
77	2022-03-25	Amanda Ripp	Loomis, United States	Increased traffic
78	2022-03-25	Allyson Winans	Loomid, United States	I'm concerned this will impact safety of the nearby preschool my children attend.
79	2022-03-25	Jackie Martin	Sacramento , United States	
80	2022-03-25	Elizabeth Croft	Loomis, United States	Brace road is a lovely country road in Loomis that meanders toward the unincorporated beautiful outskirts of the area. Many who have invested their time and energy into making this area their home would be saddened to see the roads leading into their beautiful estates marred with unnecessary eye sores that bring not only esthetic but also environmental and health concerns for this town. I 100% disagree with this development on Brace Rd. The proposed business among other issues will bring short term tenants who are not invested in this particular neighborhood or town. There are many other options for this space that would better serve our existing neighborhood, businesses and community. NO TO THIS TRAILER PARK!
81	2022-03-25	George Croft	Loomis, United States	Brace Road is a road with a community preschool, a community swim center, and two community churches nestled among country estate style homes. What it is not, is a place for a transient trailer park that is not part on the community. The local community does not support this trailer park. Let's keep Loomis the small town and values that attracted us here. VOTE NO on the trail park.
82	2022-03-26	Brittany Nolen	Loomis, United States	
83	2022-03-26	Maricela Martin	Citrus heights, United States	I'm signing this because the location they are planning to develop this is adjacent to a pre-school that my daughter attends. Many family live nearby with small children. The RV park will attract strangers to this residential neighborhood. Most importantly there is no way to prevent sex offenders from living in the RV park. This type of business in this location is not a good match.
84	2022-03-26	ANDREW SMEJS	LOOMIS, United States	

#	Date	Name	Place of residence	Comment
85	2022-03-26	Stephanie Williams	Loomis, United States	I do not think adding an RV PARK is a good idea for the community of Loomis. There are very nice neighborhoods and this would bring the value of our homes down.
86	2022-03-26	Janet Smith	4170 dias lane , Loomis, 95677, United States	I care about property value ! I care about traffic pattern! Already have drug type houses on the street
87	2022-03-26	Robert Yeager	Loomis, United States	
88	2022-03-26	Cari Dehart	Loomis, United States	Cari Dehart
89	2022-03-26	Stacy Schmidt	Loomis, United States	Stacy Schmidt
90	2022-03-26	Billy Burns	Loomis, United States	I'm STRONGLY AGAINST an R.V. park at this location.
91	2022-03-26	Yerry Foos	Loomis, United States	
92	2022-03-27	Cheryl Isheim	Loomis, United States	I live here and I do not want a campground here.
93	2022-03-29	Karen Hoyt	Loomis, United States	
94	2022-03-29	Erica Wildrick	Loomis, United States	I believe this will cause more damage to existing roads in need of repairs, including multiple pot holes we must dodge daily. In addition, this will bring more traffic and congestion and crime will surely follow.
95	2022-03-29	Shannon Sweeley	SACRAMENTO, United States	There should NOT be an RV park allowed to be installed in the middle of a peaceful residential area. Especially backed up against a pre-school!
96	2022-03-29	Kristen Z	Loomis, United States	Brace and small roads connecting to Brace are not being taken care of now, some literally crumbling. Our vehicles should not have to take any more damage from the pot holes, bumps and dips. Crime has already gone up in recent years and this will bring unknowing people with various backgrounds to our front doors and probably parked on the side of our roads if someone's reservation goes wrong. It is scary for this type of business to be next to an established preschool. It also seems it could be a potential fire hazard.
97	2022-03-30	William Hooper	Loomis, United States	I am 100% opposed to this project
98	2022-03-30	Bettina Hooper	Loomis, United States	An RV park is not suitable for a residential street. There are too many safety concerns, traffic issues, and potential depreciation of the surrounding area. Let's keep Brace Road rural !
99	2022-03-30	Ella Isheim	Loomis, United States	Sketchy campground should not be next to preschool.

#	Date	Name	Place of residence	Comment
100	2022-03-30	Melanie Keller	Loomis, United States	Brace Rd neighborhoods has been re zoned for Homewood, and The Otter Swim School and now COSTCO. We have been inundated enough. This is entirely an inappropriate use for Brace Rd and should never have been zoned for tourism. Brace road should not be accessed for these types of vehicles and this type of transient living. It is not consistent with the roads, the neighbors, the surrounding environment, the existing properties and homes that have been established for decades.
101	2022-03-30	Tanner Keller	Loomis, United States	I went to Little Orchard Preschool and my family lives off Brace Rd. This is SO WRONG. Our road shouldn't have a bunch of RVs and creepers like the Loomis RV. I'm sure you wouldn't like to live next to it and we should not have to either.
102	2022-03-30	Rose Stevens	Rocklin, United States	I've family who live on Brace Rd and visit often. This is not OK! This road has heavy traffic already and all the new huge motor vehicles will make this little country road far worse and dangerous.
103	2022-03-30	John Stevens	Rocklin, United States	This RV park will directly affect my family who live in a neighborhood on Brace. To approve a wheeled transient facility (RV Campground/parking lot) on next to a school with young children unconscionable.
104	2022-03-30	Tanner Keller	Loomis, United States	It's the right thing to do.
105	2022-03-30	Olivia Keller	Loomis, United States	
106	2022-03-30	Alyson Whitaker	Loomis, United States	I oppose the proposed RV park on Brace Rd. Loomis already has an RV park, another one is not needed. Brace Rd cannot safely handle the increased traffic. And the guise that this will increase "tourism" in our small town is simply ludicrous. The loophole that states guests can stay up to two years will bring unwanted transient population to town, potentially putting children at risk. This should not be approved.
107	2022-03-31	Nyle Keller	Loomis, United States	This is completely inappropriate next to a very long standing, well regarded preschool. This type of development should in no way should be zoned for tourism. The property was rezoned to accommodate that project and should have reverted back to residential acreage when Turtle Island was scrapped. The Town of Loomis should be liable for subjecting the Brace Road residents and neighborhoods to this fiasco.
108	2022-03-31	Santokh Mann	Loomis, United States	I am against mobile trailer park.
109	2022-03-31	Patricia Ferguson	Loomis, United States	I'm opposed to this trailer park at this location.
110	2022-03-31	Sharon Evans	Loomis, United States	
111	2022-04-01	Jacquelyn Euer	Loomis, United States	I do not feel that placing an RV park, with strangers to the community coming and going constantly, next to a preschool is a good idea.
112	2022-04-01	Lisa Wojcik	Rocklin, United States	

#	Date	Name	Place of residence	Comment
113	2022-04-02	Darby Isenberg	Loomis, United States	I don't think an RV park is a good idea for our rural community. This would be too close to the FANULOUS Little Orchard school. We moved to this community 35 years ago for a peaceful life. Adding this RV park would be a BIG mistake. DONT ALLOW this to happen.
114	2022-04-02	Jean Piette	AUBURN, United States	The idea that the town of Loomis is seriously pursuing the project of having a trailer park on a three (3) acre piece of property on a rural road with no access to the interstate is incomprehensible. The community is primarily residential with services for the people including a long time established preschool next to the property with travelers of all sorts. What are the town planners doing? It clearly is inappropriate to encourage out of town strangers bringing traffic, noise, pollution as well as potential dangers and harm to the people including children. This cannot happen. This must not be approved. Loomis has never had an image that is anything other than one that supports families and beautiful communities with acceptable businesses in acceptable locations. It must continue that positive image.
115	2022-04-02	Rene Cowden	Loomis, United States	I absolutely do not want an RV Park on Brace Road. This is a terrible idea.
116	2022-04-02	Nathan Bloxsom	Loomis, United States	Live off of brace road
117	2022-04-03	Nadine Hart	Loomis, United States	
118	2022-04-03	Kashmir Mann	Loomis, United States	I am against RV parking camp ground
119	2022-04-03	Jennifer Prior	Loomis, United States	
120	2022-04-04	Rick Van-Y	Loomis, United States	No trailer park for all the reasons already listed!
121	2022-04-04	Jeff Pierce	Loomis, United States	This road his turned into a speed way at night and the last thing we need is our local preschool that has taught so many children feel threatened by a Halfway house/ RV park. Loomis has been a small quiet and friendly town that has been a part of my life for the past 25 years. Let's keep it that way.
122	2022-04-04	Jennifer Ritzema	Penryn , United States	We don't need another RV park. It will decrease the value of our area and increase people and traffic.
123	2022-04-04	Janine Bloxsom	Loomis, United States	
124	2022-04-04	Molly Tamm	Loomis, United States	I am an LCSW who works closely with low income and I housed persons. I know first hand how difficult it is to monitor and/or regulate RV parks that attract transients and persons on a 290 or 288 status. Offering a temporary housing situation, right next to a preschool would not only be irresponsible to the community, but guaranteeing unnecessary exposure to young children.

**USE PERMIT #21-04
LOOMIS RV CAMPGROUND
5847 BRACE ROAD - APN 044-150-047**

The Planning Commission makes the following findings consistent with Municipal Code Chapter 13.62.050(F):

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provision of this title and the municipal code.
2. The proposed use is consistent with the general plan and any applicable specific plan.
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.



The neighborhood assembled together to discuss the request of the RV Campground. We made a list of concerns. Those highlighted have been additional concerns brought to light since the last Planning Commission meeting. 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 assess 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 only 2 outings per day (go and come back, go and come back) $34 \text{ spaces} \times 4 = 136 \text{ vehicle trips}$. This should be the minimum estimate as each RV will more than likely have multiple people in it who may want to make multiple trips. What’s more, is that there will be a dumping station service provided for anyone looking to dump driving along the 80 corridor or in the vicinity. This was not computed in the traffic estimate. So anyone traveling in California will be able to find this dumping station on an app and come through. This will bring a large amount of traffic well over their given estimate. One should also note there is no freeway access. **The roads cannot support this amount of traffic, and there is no way to widen the roads, or add turn lanes, etc. as residential homes line them.**

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. Part of passing CEQA is also being compatible with the surrounding environment. **Can the council honestly say they would approve an RV Park if there was an open area of land designated CT in downtown Loomis? NO, they would not. It would not enhance the atmosphere, just as it would not enhance the Brace Rd. atmosphere. We do not want it here.**

<https://dot.ca.gov/programs/environmental-analysis/standard-environmental-reference-ser/volume-1-guidance-for-compliance/ch-27-visual-aesthetics-review>

"Visual impacts are mentioned in the National Environmental Policy Act (NEPA) of 1969 and Council on Environmental Quality (CEQ) regulations to implement NEPA under the heading of aesthetics. These regulations identify aesthetics as one of the elements or factors in the human environment that must be considered in determining the effects of a project. Further, Title 23, USC 109(h) cites "aesthetic values" as a matter that must be fully considered in developing a project. The California Environmental Quality Act (CEQA) also mentions aesthetics. Aesthetics, as used in this context relate to the visual impacts of a project."

- Removal of Oak Trees? I thought this was protected under AB-2162 Oak Woodlands Protection Act. which would prohibit a person from removing from an oak woodland, as defined, specified oak trees, unless an oak removal plan and oak removal permit application for the oak tree removal has been submitted to and approved by the Director of Fish and Wildlife.
- Wetland removal is a federal offense. Was this a wetland? Next door residents note there used to be a pond there, etc.

<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.
- No way to enforce background checks? Background check everyone in RV?

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? They are planning on having big billboards? This is not appropriate in a residential setting. There are no other businesses with large billboards on Brace Rd. 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.

- Review Yelp Reviews for proof of what is to come.
<https://www.yelp.com/biz/loomis-rv-park-loomis>

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. All of these businesses improve the surrounding neighborhood and lives of residents - they provide a service. An RV Park only degrades.

- 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. Please review the Yelp Reviews for the other Loomis RV Park... <https://www.yelp.com/biz/loomis-rv-park-loomis> Here are a few comments as follows... I'm sure this RV Park started off nice and clean as well. Just as Jared has described this RV Park.

Linda G. "...The park is mostly long term RV's who've been here to years! Several old RV's who've been stationary for a long time are scattered through out the entire park. Certain tenants spots almost looked like a junk yards. My biggest qualm with this place was the smell of sewage that wafted every now and then. We had to shut all of our windows / turn the AC on to make dinner. Very little space in between spots too."

Catherine O. "Old, run down, and disgusting. We stayed from 6:30 pm and left the next morning at 6:45am. Couldn't wait to get out of there. Mosquitos, horrible bathroom, noisy people. Looked mostly like long term guests. Not Covid friendly!"

Michael N. - "Would not recommend. I was broken into twice. Hopefully the new management will make it better. I would never want to stay there, I only used the storage which is not secure..."

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.

- We understand Jared purchased this property with the intent to develop it. But we (residents) also purchased our property with the original understanding that no commercial access off of Brace.

• 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?

- There is a school bus stop at the proposed area. This road is also used by a large variety of bicyclists. So dangerous.

· 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? **This was clarified by the town that he will in fact put it all in at once. Plans given to public were not accurate nor specific.**

Jared has a lot of good plans, but they are incomplete and may not translate in real life. Sewer plan incomplete, no profile or other details of tie-in. The supplied proposal does not include detailed plans of the complete project. Page 8 of the proposal plan is the sewer detail. It does not show any sewer profile (elevation and percent of slope) of sewer in relation to the existing or graded ground. There are no notes of manhole placement, type of pipe, tie in points on Brace Road, or the stating point of the highest elevation of service laterals. There are no details to show how the 34 service laterals or main line tie in with the dump station and the county owned main in the street. It does not account or show conflicts with elevation of other utilities, or structures like light poles, trees, etc.

ZONING ISSUES AND CONFLICTING POLICIES WITH GENERAL PLANS (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.

- **General plan does not allow access on Brace road for commercial development.**

IN THE LAST PLANNING MEETINGS HELD MARCH 28TH AND 29TH 2022 THERE WAS NEW VERBIAGE ADDED PROPOSING A CHANGE FROM THE CURRENT ENTRANCE REQUIRED FOR CT FROM HORSESHOE BAR TO BRACE RD AS WELL.

THE DEVELOPER PURCHASED LAND THAT NEEDS TO BE ACCESSED OFF HORSESHOE BAR NOT BRACE RD.

- **General plan does not allow traffic circulation to be diverted through residential neighborhoods.**

- The way it is currently zoned doesn't go along with the General Plan of Loomis. The RV property used to be zoned Residential. It was changed to commercial when the Turtle Island Project was brought to light with no intention of main access being through Brace Rd. It should have been rezoned BACK to residential when the project was squashed. This leaves a conflict between property rights and the general plan policy of Loomis Municipal Code 13.26.070-CT district standards B,3 provide primary access to commercial development from Horseshoe Bar Rd, with limited, secondary access on Brace Road. Commercial uses shall not front on Brace Rd and shall be set back and /or buffered from Brace Rd to maintain the rural residential character of the roadway corridor. This will ruin any type of future "Turtle Island" development off of Horseshoe Bar because they will not have a secondary access off of Brace for Emergency Use. Poor use of space.

This is an application for Conditional use permit. He's asking for access on Brace Road. He only has access to this as CT from Horseshoe Bar. We can't let this get into the next general plan. **It should be noted that Jared Taylor bought the land under CT under the condition that commercial access was only to be off Horseshoe Bar Road NOT Brace.** General plan policy contradicts what he is trying to do. Purchased knowingly with no commercial access off of Brace Rd. only residential. Commercial is only permitted off of Horseshoe Bar Rd. Ironically, the town has made recommendations to change this...

- The general plan needs to stay consistent with the berm/raised bank they require for developments along the freeway. Someone is trying to change that so just sound walls can be put up. A berm requires more money and will take away more space from the RV Park. **Who is behind the removal of this requirement? Jared Taylor seems to want to cut corners.**

Additional Concerns Per Melanie Keller: 4/2/18

PER DEVELOPER - this proposed development is for RV Camping on short, medium and long term use up to two years.

* will provide thorough background checks.....

- not an inexpensive or quick process. Need execution and data plan. Who will monitor? Cannot be self monitored as the interests of the business owner can too easily override stated protocols. Daily, weekly, monthly audits? Predators living/driving through a protected space such as mobile RV environment next to numerous children need little time to forward their agenda. What are the consequences for violations?

*tenants can stay for six months, then move to another for up to two years

-who will enforce and ensure length of stay? If self monitored, the longer the living duration, the greater the benefit to the business owner. A self regulation model is not realistic or sustainable.

OF NOTE-

The term, TOURISM, does not:

*Require background checks

*Provide accommodations for high density transient temporary housing

*Allow up to two years to live at the tourist facility (Loomis RV has had someone living in their development for the past 16 years)

*permit on a permanent basis two vehicles per guest

*apply to those needing housing for contractors, nurses or displaced homeowners

*refer to a "vacation or visit to a place of interest" on a rural two lane road with multiple homeowners in residence and a preschool next door.

Also of concern-

The possible change of allowing hard surface sound wall barriers vs. tree and vegetation populated and well maintained earth berms.

Other Loomis freeway developers have complied with this requirement. Example: Hunter Oaks Lane. To develop in Loomis is a unique privilege. It is a unique privilege to develop in Loomis. We want to be special. That is why we choose to live here. **To remove these types of requirements to appease a developer does not protect the beauty of our town or the resident's interests.** Additionally, from an environmental/health viewpoint, several studies show thick barriers of trees and foliage between freeways and residents improve health. Trees clean air pollutants from vehicles and help reduce asthma and lung disease when employed vs solid surface wall structures. See epa.gov Recommendations for constructing roadside vegetation barriers to improve near-road air quality. (April 6, 2021)

From: [Benay Nielson](#)
To: [Mary Beth Van Voorhis](#)
Subject: Proposed RV/Campground off Brace Road
Date: Monday, April 4, 2022 10:19:46 AM

I am writing to say that my husband and I both OPPOSE the proposed RV/Campground off Brace Road. We have owned our home on Hunter Oaks Lane for 13 years in July and were planning to live here for the rest of our lives. Brace Road has already turned into a freeway from the quiet country road it used to be, and it is not the place for RV's and more traffic. The infrastructure in this area is already stressed to the max with Costco coming in and all of the new developments which are using Brace Road to travel to and from Sierra College Boulevard.

Sincerely,
Benay & Michael Nielson
4024 Hunter Oaks Lane
Loomis, CA 95650
916-652-6775

From: [Cheryl Benson](#)
To: [Planning Loomis](#)
Subject: Changing language in general plan
Date: Monday, April 4, 2022 8:08:00 PM

I object to the changing of language in the Loomis general plan to allow business in the CT area to front on Brace Road. Now or in the future Loomis General Plan.

Respectfully Submitted,

Cheryl Benson
5515 Brace Road
Loomis, Ca 95650

Sent from my iPad

From: [Cheryl Benson](#)
To: [Mary Beth Van Voorhis](#)
Subject: New RV Park on Brace Road
Date: Monday, April 4, 2022 5:04:32 PM

Take a look at the referenced site "Auburn RV Resort"

This is the space and access required for large RVs. Right at a freeway on/off ramp, open so safety enforcement is possible and not next to established business/schools, not close to established homes.

This is the wrong place for an RV Park off or on Brace Road. This property is hidden back off the road which makes it ever more concerning for safety in the area. I do not want to become surrounded by RVs camping businesses anywhere on or off Brace Road. I see this becoming a future place for parking lots for RV overflow. I highly object to even the possibility of any of this happening now, or in the future.

Protect my rightseven if I don't know exactly what to ask for.

Respectfully Submitted
Cheryl Benson
5515 Brace Road
Loomis, Ca 95650

<https://auburnrvresort.com/>

Sent from my iPad

From: [Cheryl Benson](#)
To: [Mary Beth Van Voorhis](#)
Subject: Objection to allowing Commercial Business in CT to front Brace Road.
Date: Monday, April 4, 2022 6:07:26 PM

I object to allowing business in CT zone to front Brace Road. I did not hear this in the Meetings on the 28&29th of March and if this was included I highly object to allowing businesses to front Brace Road in CT zone.

Protect my rights even if I do not know how to ask

Respectfully Submitted,

Cheryl Benson
5515 Brace Road
Loomis, Ca 95650

Sent from my iPad

From: [Sandra Granada](#)
To: [Mary Beth Van Voorhis](#)
Subject: Loomis RV/Campground
Date: Monday, April 4, 2022 1:27:49 PM

Hello,

I live at 5615 Brace Rd. I absolutely am against re-zoning Brace or allowing any sort of additional commercial growth on Brace. The road already has more vehicle and pedestrian traffic then when we moved in 9 years ago. Please do not approve this development of an RV/campground! If this is approved it only opens the door to more unsightly development that ruins the country residence we purchased. I will be in attendance at the planning commission meeting Tuesday.

Ryan & Sandra Granada

From: [Billy Burns](#)
To: [Mary Beth Van Voorhis](#)
Subject: Rv/Campground off of Brace road
Date: Tuesday, April 5, 2022 5:32:41 PM

I would like to express to you that the residents at 4145 Dias lane are "NOT" in support of an RV/campground off of Brace road. We are not thrilled with the Idea of "non-resident " persons living day by day ,week to week or even month by month in our small quiet neighborhood. I believe there will be traffic issue , safety issues and sanitation issues. We've lived in Loomis since 1974 , my 82 mother is home alone a lot of the time. She has always felt safe at her home , I feel this RV/ campground will just bring unnecessary stress to her life. We already have the City of Rocklin squeezing us from there side of Dias lane , with housing and commercial businesses. So with all that said we would vote "NO" on the approval of an RV/ campground at this location.

Sincerely,
Billy Burns

From: [Devan Perona](#)
To: [Sean Rabe](#); [Mary Beth Van Voorhis](#)
Subject: Please vote No for the Brace Road RV Park
Date: Tuesday, April 5, 2022 11:41:42 AM

My name is Devan and my wife Whitney and our 4 children, 5 years old and under, live directly across the street from the proposed RV Park. We moved out of the bay area to come to Loomis because we love the focus on family and the rural feel of the town. **I am very opposed to having the RV Park built on Brace Road. As a neighborhood we have met several times to discuss how we are against this project.**

About 30 of us met as a neighborhood several times in the last few weeks and we are all opposed to having this RV Parking being built. This included those that reside from Brace Road, Martin and Betty Lane, who would be most affected by this project. We have met with several members of the planning commission and town council to discuss what our options are. (Many have not responded to us. I am not sure if I am supposed to list names here or not.) We have spoken with lawyers to receive advice and guidance.

We studied the proposed RV Campground plans and have put together a brief list of some of the reasons why we do not want this RV Campground.

We believe and have been advised that there has been a wrongful evasion of seeking CEQA approval. We do not believe Jared Taylor's RV Park has met all 5 requirements to be able to bypass CEQA.

- 1) This type of business does not match the aesthetics of the surrounding rural area and with the other businesses on Brace Road which consist of schools, churches, etc.
- 2) The RV park allows check-in all the way to 10pm and diesel trucks are loud and will increase noise.
- 3) If trucks miss the turn off to the RV Park, they will be forced to turn around potentially on private roads down the street and increase traffic.
- 4) The RV Park will attract parties, drinking, loud music, and strangers to this quiet residential neighborhood. (This happens, just read the Yelp reviews of the other Loomis RV Park! There is no freeway access (and should not be any freeway access) putting the burden of traffic on Brace Road which goes through residential neighborhoods which will also cause safety hazards. This goes against the General Plan.

The location is next to Little Orchard pre-school and many families like mine live nearby with small children. There is no way to prevent sex offenders or those with criminal history from living in the RV park. This will also hurt the pre-school business which has been serving the Loomis community for many years. California law states sexual predators cannot live (long term or short term) within 1/4 mile of a school or where children congregate. [There is also a school bus stop by the pre-school.](#)

We found many flaws in the plans of this project. The lot is about 3.4 acres (less than 3 usable acres). This is not sufficient to support 34 trailers, their tow vehicles, and other vehicles (plus horses – form the horse trailers).

There are no exact measurements for the sewer system. Elevations, pipe sizes, etc.

This project will be disruptive and harmful to the surrounding residence. Property values of

the homes in the surrounding areas will be negatively impacted. Who wants to buy a house across the street from an RV Park?

The integrity of the owner, Jared Taylor, is questionable. Bait and switch tactics have been used etc, etc, etc.

This doesn't fit the rural feel of our area. Loomis already has enough RV and Trailer Parks. We don't want to become the town of trailers?

We would like this property and our surrounding properties to be rezoned back to residential/agriculture. We have suggested to Jared other alternatives to this property like an assisted care living facility/homes. He can also request to rezone and develop beautiful homes there. Or he can build the petty zoo he promised he was going to build originally for this property. We also offered to buy the property from him. He was not interested in any of these suggestions. Thank you for listening to those that live here.

Best Regards,

Devan Perona
Cell Phone: 925-405-6066

From: jvany1001@gmail.com
To: srable@loomis.ca.gov; [Mary Beth Van Voorhis](#)
Cc: jvany1001@gmail.com
Subject: Loomis town planning commission meeting regarding RV Park at
Date: Tuesday, April 5, 2022 4:18:11 PM

To Whom It May Concern:

I am writing as a long-time resident of Loomis who is concerned with the recent changes being proposed to my neighborhood, which could impact other Loomis neighborhoods and residents.

Jared Taylor purchased the property at 5847 Brace Rd., where he is proposing to develop an RV Park. Mr. Taylor purchased this property knowing the use of Brace Rd was prohibited for primary access per zoning. At the time he purchased the property until now, commercial or Tourist Destination development only allows primary access via Horseshoe Bar Rd, which his property does not have direct access to. Based on town meeting videos and agendas it appears he is attempting to back channel a zoning change that would enable primary access from Brace Road, a predominately residential neighborhood whose businesses are either education related or churches, with the exception of those businesses on the corners of Brace and Sierra College Blvd. Either Mr. Taylor failed to do his due diligence when acquiring this property and presented a faulty project plan or potentially felt his zoning request change would be rubber stamped with approval due to his "private" collaboration with the town and former Mayor Tim Onderko, who purportedly is a good friend of the developer.

The town's planning director is proposing to allow a CEQA exemption for this project based on the following criteria:

- Article 19, Section 15332, Class 32 In Fill Development Projects:
 - Subsection (b) The proposed development occurs within city limits on a project site of no more than five acres **substantially surrounded by urban uses.**

Urban land use is commonly defined as 50% commercial with less than 40% residential and have a density of more than 1,000 people per square mile, see US Census Bureau. The Brace Road community is predominately residential and rural residential. The few businesses on the road are schools and churches that serve the surrounding neighborhoods. I respectfully request that this project not be exempted, and I request that the town also require a full environmental impact study be performed to assess how this project will impact the surrounding area.

It appears the Town is also considering modifying restrictions that were previously placed on other developers to ease the burden of development costs for developers, like Mr. Taylor. Previous developers have had to meet stringent criteria to ensure Loomis remain attractive and do not detract from the "small town" appearance we all have come to enjoy. It has come to my attention that a recent proposal has been made to the town to discontinue requiring berms be built along freeway exposure when sound walls are required and instead to allow unattractive precast concrete walls. Residents of Loomis moved here to avoid projects such as this as well as the unsightly walls seen along I-80 toward Roseville and Sacramento.

The Town Council, Planning Commission and Land Use committees represent the citizens of Loomis, and the primary objective should be to protect the property rights of current residents and small businesses before considering potential development projects. I understand the need for growth and the revenue that growth will bring; however, the proposed RV park on Brace Road will bring minimal revenue to the Town of Loomis. This project will deteriorate the property values of the surrounding homes, potentially endanger the families on Brace Road with increased crime and threaten the livelihood of the established day care, Little Orchard, who has served the neighboring community for over thirty years.

Mr. Taylor's proposal refers to a private collaboration with the Town of Loomis. The town's duty is to evaluate proposed developments on an unbiased basis. Based on behavior witnessed at multiple town meetings, I am concerned by the behavior of Mary Beth Van Voorhis, town Planning Director, who has enthusiastically championed this project and appears to be heavily invested in its approval. One might ask why a town employee would champion a project that offers little to the town and its

residents and if an endorsement of the project is appropriate. The former mayor, Tim Onderko, appears to be using undue influence associated with the prestige of formerly serving as town Mayor and relationships he forged with town council and commission members to promote this project citing the benefits to the town of Loomis and comparing this project to that of Costco. Really? Costco stands to provide the town of Loomis a substantial amount of revenue, which cannot be compared to a trailer park, if approved, that will eventually become a drain on town resources such as law enforcement, Fire and our school systems, if yelp reviews of other local trailer parks are to be indicative of the future state of this project.

My final concern is that if the RV Park is approved, what will prevent it from turning into the something resembling Loomis RV Park? Who will be charged with monitoring all aspects of compliance including the monitoring of criminals and sexual predators to ensure they are not living 2000 feet from a daycare when the actual distance from one property to the other is closer to 200 feet?

I urge the Town of Loomis, the Planning Committee, and the Land Use Committee to carefully evaluate the proposed project and weigh the stated benefits with the detrimental consequences to the local community and residents. The developer has everything to gain and there is little to no upside for the community or the Town of Loomis.

Respectfully,

Janet Van-Y

From: [Sarah Bailey](#)
To: [Mary Beth Van Voorhis](#)
Subject: NO on the RV Park on Brace Rd.
Date: Tuesday, April 5, 2022 9:16:11 AM

To the Town of Loomis,

I am concerned about the safety of businesses that work with children and surrounding residential areas with children if this RV park gets approved. 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 sex offenders on its 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. I want 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 longstanding business and asset to the community of Loomis. They provide much-needed child care to the residents of Loomis. Having a transient trailer park next door to their property will significantly negatively impact an already established, longstanding, and profiting business that serves the community.
- There is no way to enforce background checks. Who would be responsible for a background check for everyone in RV? Who would police this? Would this fall on the taxpayers to pay for these background checks, and who would hold onto this information?

I have many more concerns, but I know that others are addressing these. Please say no to this RV park!

Thank you for your time,

--
Sarah Bailey
4032 Hunter Oaks Ln.
Loomis, CA 95650
(916)995-6224

Mary Beth Van Voorhis

From: Whitney Perona <whitneylerie@gmail.com>
Sent: Tuesday, April 5, 2022 5:09 PM
To: Mary Beth Van Voorhis; Sean Rabe
Subject: Commentary to Submit
Attachments: No Commercial Access off Brace Road.docx; NO RV PARK CEQA DOCUMENT.docx

Good Afternoon,

I would like to formally submit my personal comments. One regarding the RV Park and the request for CEQA Approval along with a Full Environmental Impact Report for the governing body and community to review. The second are personal comments regarding the Land Use Committee Meeting March 28th and 29th.

See you all tonight!

Whitney Perona
801-884-2286

On Sun, Apr 3, 2022 at 9:14 PM Whitney Perona <whitneylerie@gmail.com> wrote:
Good Morning!

Hope everyone had a lovely weekend. Please review this email and all the attachments thoroughly before the Planning Commission Meeting Tuesday evening. All Planning Commissioners and Town Council members have been blind copied - along with a few members of our neighborhood.

1) We would like to formally submit the **attached** petition against the RV Park with over 120 signatures from our surrounding area and lots of commentary (more will probably come). We have spoken with just about everyone on Brace Road, Betty and Martin Lane, along with a great deal of people in the Hunter Oaks neighborhood and people living on Dias. The only neighbor we have spoken with who is directly affected who is in favor of this RV Park is the Tiny Tots Therapy to the left of the proposed RV Park. And while he made it sound like he lives there, it is my understanding he does not - that it is just his business. So please put additional weight on the comments of those who will be directly affected. **One man** stands to profit at the expense of the entire surrounding area.

Online petition link as well...

https://www.petitions.net/residential_petition_-_town_of_loomis_say_no_to_application_21-04_rv_campground_on_brace_roadno_loomis_rv_campground

2) As a neighborhood we have met multiple times, we have a few more issues brought to light we would like to address and formally submit - they are shown in the attached document. Items highlighted are additional items brought to light since the last meeting e.g. Jared Taylor intends to use the dump station for anyone. This will bring significantly more traffic than he estimated. His traffic estimates are completely unrealistic. Incomplete plans of sewer designs. The town of Loomis is trying to change the General Plan and certain requirements that seemingly support Jared Taylor's project...**Why?** P.S. Please forgive the formatting. A lot of people sent information to me in various ways, and I lack time with 4 little kids to fiddle with it. However, the information is there.

3) Furthermore, I would like to ask Sean and Mary to address one issue that was frustrating for the neighborhood. When we spoke at the planning commission, it was based on the information available to us. For example, several of us

touched on the fact that it seemed backwards that he had development as phase one and the sewer system as phase two. AFTER everyone was about done speaking, it was then brought to light that this isn't the case. He will be doing it all together. It is very hard to comment on inaccurate or incomplete plans. **Shouldn't the council be voting on complete plans and not ones coming in the future?** The documents provided by Jared Taylor should be up-to-date and given to the public so we can properly address the issues and not waste our precious 3 minutes speaking on a matter that is null and void only to be informed after everyone is done speaking this isn't correct. Furthermore, if there is an inaccuracy, it should be addressed quickly so the public doesn't waste any further comment on the issue. **How do we ensure the plans given to us are the most up-to date? And how do we get them?**

4) Another issue of concern are some of the changes the town is trying to make to the General Plan - Loomis Municipal Code 13.26.070-CT district standards B,3 provide primary access to commercial development from Horseshoe Bar Rd, with limited, secondary access on Brace Road. Commercial uses shall not front on Brace Rd and shall be set back and /or buffered from Brace Rd to maintain the rural residential character of the roadway corridor.

The town recommended changing the land use (LU -9.2.5) to eliminate "PRIMARY ACCESS NOT FROM BRACE RD AND ALSO PRIMARY ACCESS TO COMMERCIAL DEVELOPMENT FROM HORSESHOE BAR ROAD WITH LIMITED SECONDARY ACCESS ON BRACE ROAD."

Now it says: "COMMERCIAL-USES SHALL SET BACK AND BUFFERED FROM BRACE ROAD TO MAINTAIN THE RURAL RESIDENTIAL CHARACTER OF THE ROADWAY CORRIDOR"

How do we object to this as a neighborhood?

The town is also trying to change their position on the berm and vegetation requirement and allow sound wall barriers instead. Berms are more costly and require more land. The Hunter Oaks neighborhood was required to do this. **Why would we change this requirement now?** From the outside looking in, it looks bad on the town and appears we are changing requirements to appease Jared Taylor's project. We hope this is not the case as we understand neutral ground should be held on behalf of those involved.

5) Regarding the 5 Findings of the Planning Commission Consistent with the Municipal Code for the RV Park (see attached), we challenge the argument (#2) that it is consistent with the Current General Plan. (#3) that it is compatible with the existing future land uses (#4) that it is physically suitable for the density being proposed (#5) not detrimental to public safety, health etc. You will find support against each of these findings on the attached document.

Thanks for all you do! We know your jobs are tough.

Whitney Perona
801-884-2286

My name is Whitney Perona. We live on Brace Rd. with our 4 children aged 5 and under. We love Loomis.

My husband and I would like to address some of the commentary at the Land Use Meeting held March 28th and 29th. We noted who was speaking and the recommendations they were making. We want to make clear that we, and the majority in our neighborhood, are in complete agreeance and support of - Loomis Municipal Code 13.26.070-CT that states "provide primary access to commercial development from Horseshoe Bar Rd, with limited, secondary access on Brace Road. Commercial uses shall not front on Brace Rd and shall be set back and /or buffered from Brace Rd to maintain the rural residential character of the roadway corridor." We believe upholding this code is essential to maintaining appropriate traffic flow and the integrity of our roads and neighborhood. We purchased our residential properties with this understanding. We would not have purchased our properties otherwise.

We disagree with any recommendations to allow primary access to commercial developments via Brace Road. Costco could potentially cause a huge change in traffic flow. Allowing other Commercial projects to have primary access from Brace would push traffic over the edge. We disagree with any recommendation to change policy, code, or the general plan to significantly increase this traffic. There is no way to widen Brace road without going into the front yards of residents, and the road was not built to support this flow.

We would also like to maintain the integrity of Loomis and keep the requirement of Berms and disagree with any recommendations to simply allow sound walls. Other Loomis freeway developers have complied with this requirement. Example: Hunter Oaks Lane. To remove these types of requirements to appease developers does not protect the beauty of our town or the resident's interests. Why would we do this? Are we trying to attract developers who want to enhance the beauty and rural feel of our town – or degrade it and cut corners?

We support changing parcels on Brace Road who are currently zoned CT back to what they were originally zoned as --which is residential. This should have been done after the Turtle Island project was squashed. And because that was neglected, it is now causing severe issues of conflict between the neighborhood and potential future projects.

I would like on the record that the neighborhood of Brace Road has invited everyone from the town – Sean and Mary, the entire Planning Commission and entire Town Council to our neighborhood to discuss matters of interest regarding rezoning and potential upcoming projects. We are putting efforts forth to be heard and have our perspective fully understood. We were disappointed that 1 Town Council Member and 3 Planning Commissioners did not so much as respond in any form. You are the governing voice of the community, and we need you. We would like to again extend this invitation to those who have not physically come out. We would love to meet you and have an open discussion of all our concerns. Thank you.

Whitney Perona

My name is Whitney Perona. My husband and I live on Brace Road with our 4 children 5 and under. We do NOT want an RV Campground built directly across the street from our home. We ask that the land where the proposed RV Campground is located to Martin and Betty Lane be rezoned as Residential/Agriculture so this isn't a constant fight in the future.

When we met as a rural neighborhood of about 30 people, one of the biggest issues, of which I will focus, was the evasion of CEQA approval. The purpose of CEQA documents, 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, it is hard to accurately assess the impacts of this project.

There is criteria that must be met to avoid receiving CEQA approval. We believe they do not meet 2 of them such as 1) being "substantially surrounded by urban uses." We are not in an urban uses setting, we are rural. This is evidenced by looking at a Google map, driving through the area...the Taylor's advertise themselves as, "designed to mesh within the small-town vibe and surrounding rural setting."

The second reason is that a project must have "no significant effects on traffic, noise, air and water quality (Section 15332). We challenge their assessment. For traffic, they state "The Loomis Campground is estimated to generate a maximum of a 100 vehicle trips per day." Lets say each vehicle makes a maximum of 2 outings per day (go and come back, go and come back) $34 \text{ cars} \times 4 = 136$ vehicle trips. Way over their stated maximum. This estimate also does not include the fact that Jared is planning on allowing any RVs in the vicinity or traveling to Tahoe to dump in our neighborhood.

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. Also a location where cars go extremely fast. If someone breaks quickly or is stopped unexpectedly right after the overpass, this could cause severe accidents. Especially if there is a backup of vehicles waiting to check into the park on a 2 lane road. Not to mention the preschool entrance will be competing with the RV

There would also be localized air pollution – which could affect the health of children at the preschool and my children as well. And it would have a negative aesthetic impact on the neighborhood.

Regarding noise, loud diesel trucks, added traffic, music, recreational activities, barking animals, etc. Check in and out is from 8 am to 10 pm at night which will be disruptive to a normally quiet residential area and families putting children down – like ourselves. Will we have lights and billboards to deal with too?

We do not believe they meet the criteria to avoid CEQA approval. **We would like to formally request Jared Taylor seek CEQA approval AND a Full Environmental Impact Report to provide to the community.**

I'd like to conclude with how this will personally affect our family. It will disrupt the peaceful living, endanger the daily safety of my young children at play, destroy our property value and corrupt the clean feel of our neighborhood. We are also lacking confidence in the Taylor's ability to manage the property and follow the rules. We have already seen RVs parked for months across the street. **Do they have approval? (You can see pictures of the RVs if you look up the address on Zillow as shown below).** We have already had to tell several disgruntled tenants of the Taylors, who have parked on our property, to move – one can only imagine what it will be like when they have to manage 34 tenants. Prior to the first Planning Commission meeting, we have not been contacted once by Jared Taylor to receive our input or show any consideration or good will regarding this project which I'm fearful is a projection of what's to come. No to the RV park. Yes to rezoning.

Would you want to look out your bathroom window over an RV Park?

Thank you for your time. Whitney Perona

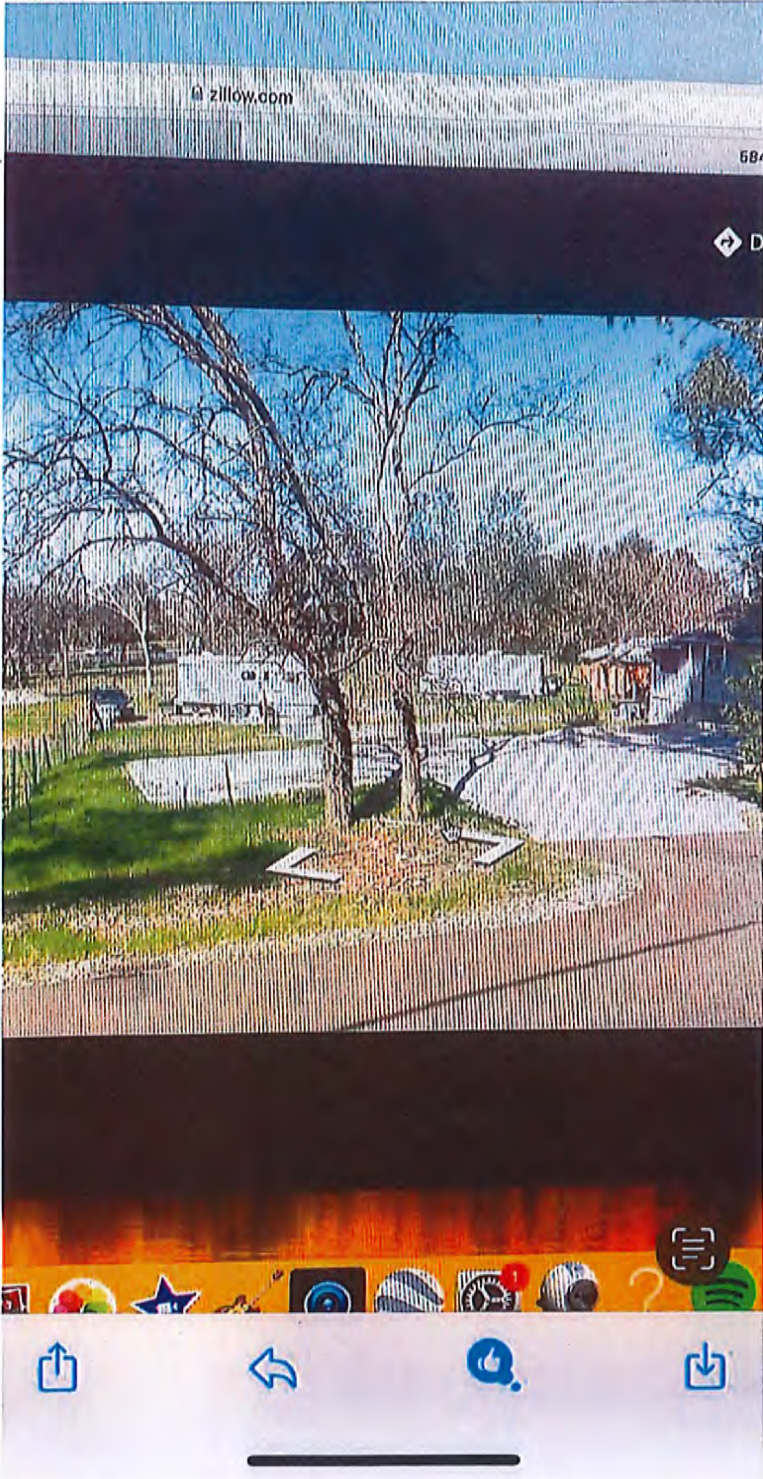
P.S. I would like to note that Jared Taylor purchased the property in May 2018. Tim Onderko was on the Town Council during that time. It is our understanding that Tim and Jared Taylor are friends. It is also our understanding that Tim Onderko is on the Land Use Committee and has been seen making comments that would favor Jared Taylor's project. Along with submitting a letter in support of Jared Taylor. This could potentially be a conflict of interest.

7:40

5G E

Done

13 of 13



From: [Cheryl Benson](#)
To: [Mary Beth Van Voorhis](#)
Subject: Brace Road RV Park Conditional use permit for Brace Road egress/ingress from the west.
Date: Wednesday, April 6, 2022 7:51:25 PM

It was my understanding the the Planning Commission would continue to hear public comment. So, I want to make it very clear I object to the request for egress/ingress on Brace Road. We did make this change to Costco access and that gated emergency access is acceptable access on Brace Road.

Respectfully Submitted,
Cheryl Benson
5515 Brace Road,
Loomis, Ca 95650

Sent from my iPad

From: [Brittany Robards](#)
To: [Mary Beth Van Voorhis](#)
Subject: Project #21-04
Date: Sunday, April 3, 2022 12:41:07 PM

To whom it may concern:

I support Project #21-04 the Loomis RV Campground. I believe this project will be a great use of the space.

Thank you,
Brittany Robards

From: [Chris Burdick](#)
To: [Mary Beth Van Voorhis](#)
Date: Sunday, April 3, 2022 5:05:53 PM

We would love to see the Loomis RV campground go in. So convenient! Project # 21-04.
Thank you. H. C. Burdick

From: [Chris Taylor](#)
To: [Mary Beth Van Voorhis](#)
Subject: Loomis RV Campground Project #21-04
Date: Sunday, April 3, 2022 5:06:29 PM

To whom it may concern,

I support project #21-04 the Loomis RV Campground.

I believe this project will provide the area with positive tax revenue and I support this project. Thank you in advance for your support and continuation of the project. We are looking forward to seeing the success of the Loomis RV Campground.

Thank You!

From: [Herrera, David](#)
To: [Mary Beth Van Voorhis](#)
Subject: Loomis RV campground
Date: Sunday, April 3, 2022 5:16:38 PM

To the City of Loomis:

I Support project #21-04 the Loomis RV Campground.

We utilize our RV quite a bit with the family as we travel on vacation spring break summer, baseball travel ball visit family etc and think having the Loomis RV campground would be a much-needed amenity here in Loomis for our family to utilize when you're here in town.

Thank You!

David Herrera

Executive Vice President | Sacramento

License No. 01484908

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Main [+1 916 929 5999](tel:+19169295999)

David.herrera@colliers.com

Colliers International

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Downtown Urban Core Office (Central Business District)

www.colliers.com



From: [janelle wetch](#)
To: [Mary Beth Van Voorhis](#)
Subject: Campground project
Date: Sunday, April 3, 2022 3:20:34 PM

Hello, and happy Sunday!

I am writing you with excitement about, and in support of the Campground project #21-04 the Loomis RV Campground.

My family and I feel that this project will not only bring a considerable amount of new people to explore and enjoy what we have to offer in Loomis and the surrounding areas, it will stimulate our local businesses after two of the worst years many of us have ever seen. What an exciting way to add more value to our Town!

I support the RV park going in on brace rd. Let's have some fun and get Loomis on the map!!!

Thanks so much for your time and effort, making sure we keep Loomis growing into the best it can be, your work on this project is appreciated!

Janelle Wetch
916-549-4229

[Sent from Yahoo Mail on Android](#)

From: [Jeremy Layton](#)
To: [Mary Beth Van Voorhis](#)
Subject: Support Project #21-04 Loomis RV Campground
Date: Sunday, April 3, 2022 5:15:57 PM

Hi I'm Jeremy and I would like to show my support for the RV Campground for Loomis. I grew up here and graduated from Del Oro High. Seeing Loomis grow as it has this would definitely benefit the City. It's nice to have diverse housing opportunities in our community. Please approve this. Loomis needs this.

Thank You,

Jeremy

From: [Joan Leguay](#)
To: [Mary Beth Van Voorhis](#)
Subject: Loomis RV Campground
Date: Sunday, April 3, 2022 2:13:08 PM

I support project # 21-04 the Loomis RV campground.

Thanks!

Sent from my iPhone

From: [Kimberly Englehardt](#)
To: [Mary Beth Van Voorhis](#)
Subject: RV project
Date: Sunday, April 3, 2022 12:36:32 PM

I Support project #21-04 the Loomis RV Campground.

Thank You!
-Kim Caudill
9100 Seavey Lane Loomis CA 95650
916-990-2897

From: tarpon7@gmail.com
To: [Mary Beth Van Voorhis](#)
Subject: Loomis RV campground
Date: Sunday, April 3, 2022 5:06:33 PM

My wife and I travel in our RV , extensively. We whole heartedly support #21-04 , the Loomis RV Campground. Properly run RV campgrounds offer us a safe , quiet place to park our RV while traveling

Thanks much,
Steve Burdick
8617 18th Hole Trail
Reno Nevada 89523

From: [Thaddeus Laird](#)
To: [Mary Beth Van Voorhis](#)
Subject: Support Project #21-04 Loomis RV Campground
Date: Sunday, April 3, 2022 12:35:17 PM

Hi I wanted to give my support for the newly proposed Loomis RV Campground project. I think this would help the community and make the area a better place to park my trailer. Please pass this project and approve it.

Thank you

From: [Rowan, Bill](#)
To: [Mary Beth Van Voorhis](#)
Subject: #21-04 Loomis RV Campground - Supporting
Date: Monday, April 4, 2022 3:10:24 PM
Attachments: [image001.png](#)

Hello there,

I support project #21-04, the Loomis Campground Project. I'm a father in the community and feel this will provide a benefit to the community.

Thanks in advance for your time and consideration.

Bill Rowan

Construction Manager, Inspire Brands

WEST REGION

Mobile: 708.921.6996

Email: browan@InspireBrands.com

INSPIRE BRANDS, INC.

InspireBrands.com



From: [Brian Nelson](#)
To: [Mary Beth Van Voorhis](#)
Cc: jvh@diversesolutionsinc.com
Subject: Support Project #21-04 Loomis RV Campground
Date: Monday, April 4, 2022 2:19:23 PM

Mrs. Van Voorhis,

My name is Brian Nelson and I own a lot in downtown Loomis (next to US BANK/High-Hand).

I **SUPPORT** the Loomis RV Campground Project and feel that it would add tremendous value to the surrounding community.

Have always had positive experiences with people who own RVs @RV campgrounds. They are fun people who like to travel, visit local communities. and spend their money at the towns they visit.

This would be a **HUGE WIN** for Loomis due to the fact that we have limited hotels here.

Best,

Brian Nelson

PINESTAR

3710 Taylor Road
Loomis, CA 95650
(916) 259-3199

www.pinestarbrewing.com

From: [Brianna Mchenry](#)
To: [Mary Beth Van Voorhis](#)
Subject: Support For #21-04 Loomis RV Campground
Date: Monday, April 4, 2022 11:59:25 AM

Good Afternoon,

I am writing this email in support of the Loomis RV Campground on Brace Road. This is a perfect location for people traveling to Tahoe and the Sierras to stop on their way from the Bay Area.

Thank You,

Brianna McHenry

From: christa_marquardt@yahoo.com
To: [Mary Beth Van Voorhis](#)
Subject: Loomis RV Campground
Date: Monday, April 4, 2022 3:55:03 PM

To whom it may concern,
I Support project #21-04 the Loomis RV Campground.

Sincerely,
Christa Marquardt

From: [John Few](#)
To: [Mary Beth Van Voorhis](#)
Subject: Campground Project
Date: Monday, April 4, 2022 9:07:18 AM

I Support project #21-04 the Loomis RV Campground as it will be an asset to this community.

Thank You!

Get [Outlook for iOS](#)

From: lisa_loomis.ws
To: Mary Beth Van Voorhis
Subject: Brace Rd RV Site
Date: Monday, April 4, 2022 8:49:08 PM

I am contacting you to let you know that I am in favor of the RV Site on Brace Rd. First and foremost this developer has gone above and beyond to meet the requests of the city staff and had a very impressive presentation at the last meeting. Second I believe that Neighbors who were beneficiaries of lower home prices because of their location to a commercial site should have no say now that it is being developed. The hypocrisy at the last meeting was rich. When business owners in the area were trying to persuade the board not to approve this development and bragged about how they as local business owners were concerned for the community, was ridiculous.

Approve the Brace Rd RV Site please

Sincerely,

Lisa Loomis

Sent from my iPhone

From: [Michael Blackwood](#)
To: [Mary Beth Van Voorhis](#)
Subject: #21-04 - Loomis RV Campground
Date: Monday, April 4, 2022 5:28:34 PM

To whom it may concern:

I support project #21-04, the Loomis RV Campground. Some reasons why I support this project:

1. Loomis is currently just along the side of the freeway as people travel between the Bay and Tahoe, this campground will pull a few travelers from the freeway, to stay in Loomis and then patronage other Loomis businesses.
2. Loomis Campground will bring in a small number of out-of-town visitors to patronage Loomis restaurants, breweries, cafes and shops. This will help local businesses and add to the tax basis for the Town, to help support the Town.
3. The recent and now common fires and power outages higher up in the Sierra consistently require people who live higher in the Sierra to be evacuated, for long periods of time. Loomis RV Campground will provide a location for the evacuees to take refuge in their RVs while evacuated and spend money at local businesses.
4. The Commercial Tourist zoning is designed to provide tourist lodging uses, this proposal enacts upon the goals of the General Plan, these are the written goals of the Town, we need projects like this which follow the General Plan written direction.
5. The project is recommended for approval by Town Staff. The project meets all the requirements of the zoning code, the project is code compliant and should be approved.
6. Loomis does not have any hotel rooms. When families come to town for a local or Del Oro sporting event many want to stay local, many travel in RVs. Loomis Campground will provide the opportunity for such travelers to stay and spend local.
7. There is no better location for the project The project is adjacent to highway 80 and surrounded by Commercial Tourist zoned properties and Brace Road.

Thank you,

Michael Blackwood
3841 Auburn Folsom Rd.
Loomis, CA 95650

From: [Nina](#)
To: [Mary Beth Van Voorhis](#)
Subject: #21-04 the Loomis RV Campground
Date: Monday, April 4, 2022 11:18:01 AM

Hello.

My husband and I are long term RV campers, in our late 60's and early 70's who enjoy exploring the country in our 35' motor home.

We support the Loomis RV campground, #21-04 because of the limited availability of RV camp grounds in the Loomis/Auburn area and we would love to explore it more.

I believe it's important to mention that in all the years that we've been RV camping we have made many life long friends that we met at RV campgrounds. It's also important to note that not once have we ever witnessed nor experienced any negative behavior from fellow campers. In fact, it almost becomes family like, where fellow campers are respected and welcomed and willing to assist not only one another but to help to maintain the integrity of the park for their current and future enjoyment.

Thank you for considering your support of the Loomis RV park.

Nina Sahlin

Sent from my iPhone

From: [Robertson Marquardt](#)
To: [Mary Beth Van Voorhis](#)
Subject: project #21-04
Date: Monday, April 4, 2022 8:54:14 AM

I Support project #21-04 the Loomis RV Campground. This project will offer a clean RV campground option to the Loomis area. Furthermore it will improve surrounding property values as well as increase revenue to businesses and local government.

Rob Marquardt, citizen

[Sent from Yahoo Mail on Android](#)

From: [Robertson Marquardt](#)
To: [Mary Beth Van Voorhis](#)
Subject: project #21-04
Date: Monday, April 4, 2022 8:57:09 AM

I Support project #21-04 the Loomis RV Campground. I support family owned small businesses and believe this will be a positive addition to the Loomis community.

From: [Stephen Price](#)
To: [Mary Beth Van Voorhis](#)
Subject: Campground Project
Date: Monday, April 4, 2022 10:14:36 AM

I wanted to email you today to let you know I Support project #21-04 the Loomis RV Campground. I think it's vital for our community.

Regards,

Steve

Steve Price
949-275-5049

From: [Tanya Romanishin](#)
To: [Mary Beth Van Voorhis](#)
Subject: Support for project #21-04 loomis RV campground
Date: Monday, April 4, 2022 10:17:02 PM

Hello,

I wanted to express my support on the Loomis project #21-04, the Loomis RV Campground.

We are a family that loves to travel and we always pick the private campgrounds because the state parks are impossible to get a site...

Having a small mom&pop owned Campground is ideal for families passing by who may want to visit local family here in town and having an rv park works great for that.

We are in full support of this rv Campground
Thank you.

Tanya & Keith Cook

Sent from my Verizon, Samsung Galaxy smartphone

From: [Brent Mascorro](#)
To: [Mary Beth Van Voorhis](#)
Subject: Project #21-04 Loomis RV Campground
Date: Tuesday, April 5, 2022 6:04:18 AM

I'm writing this letter in support of project #21-04, Loomis RV Campground. As a 40 year resident of Placer County I'm excited to see what this project brings to the larger local community. We have a vast shortage of places for campers to stay as they make their way east or west on I-80. This project would provide not only an area for these campers to stay right off the freeway but also an area for these campers to spend money. I'm in full support of this project and am confident the city of Loomis can work with the developer to make this happen in the best way to benefit all parties. I can be reached at the number below if you have any questions. Thank you.

Brent Mascorro [916-532-6947](tel:916-532-6947)

From: [dustin.ogden](#)
To: [Mary Beth Van Voorhis](#)
Subject: Loomis RV Campground Project
Date: Monday, May 23, 2022 9:19:41 PM

Dear Mary Beth and Town Council,

My wife and I wanted to reach out in support upper of project #21-04, the Loomis RV Campground.

We frequently have family and friends stay in the area that need temporary parking/ camping space for their RVs. This is zoned specifically for this commercial usage and will be beneficial for the town of Loomis and our citizens. We would also like a local campground for personal use in Loomis.

Please recognize this as a viable commercial project and approve #21-04.

Regards, Dustin and Kim Ogden
(Placer County Resident since 1978)

Thank You!

From: Mary Beth Van Voorhis mvanvoorhis@loomis.ca.gov
Subject: FW: Objections to the recommendation of the proposed RV/Campground
Date: May 4, 2022 at 8:22 AM
To: C Consolini CConsolini@haugebrueck.com



FYI....

From: Mary Beth Van Voorhis
Sent: Wednesday, May 4, 2022 8:22 AM
To: Cheryl Benson <ca.benson@yahoo.com>
Subject: RE: Objections to the recommendation of the proposed RV/Campground

Good morning Cheryl,
Thank you for forwarding the email of 4/30/2022 sent to the Planning Commissioners.

All public comments are forwarded to the Commissioners and will be included in the agenda package for the next meeting.
At the last meeting, this matter was continued to the meeting of May 24, 2022, however, at this time it is on schedule for the June 28, 2022 meeting.

Let me know if you have any additional questions.

Best regards,
Mary Beth

Mary Beth Van Voorhis
Town of Loomis, Planning Director
3665 Taylor Road, PO Box 1330, Loomis, CA 95650
(916) 824-1514 - mvanvoorhis@loomis.ca.gov

From: Cheryl Benson <ca.benson@yahoo.com>
Sent: Wednesday, May 4, 2022 7:16 AM
To: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Subject: Fw: Objections to the recommendation of the proposed RV/Campground

Greetings,

Do you provide this info to the planning commission we send? And if you do when is the next meeting about this.

Cheryl

----- Forwarded Message -----

From: Cheryl Benson <ca.benson@yahoo.com>
To: gobrananovich@loomis.ca.gov <gobrananovich@loomis.ca.gov>; LindaKelly@loomis.ca.gov <lindakelly@loomis.ca.gov>; MichaelHogan@loomis.ca.gov <michaelhogan@loomis.ca.gov>; BonnieLondon@loomis.ca.gov <bonnielondon@loomis.ca.gov>; StephanieYoungblood@loomis.ca.gov <stephanieyoungblood@loomis.ca.gov>
Cc: DOTTIE ROBINSON <dotter@cal.com>; Seria Cuyler <seria.cuyler@yahoo.com>; Whitney

CC: DOTIE ROBINSON <dotster@aol.com>, Sonja Cupier <sonja.cupier@yahoo.com>, Whitney Perona <whitneylerie@gmail.com>

Sent: Saturday, April 30, 2022, 01:43:00 PM PDT

Subject: Objections to the recommendation of the proposed RV/Campground

After reading the municipal code, state codes, title 25 it clearly confirms this RV/Campground should not be recommended by the Planning Commissioners.

- 1) Fails the test in the municipal code uses in CT.
- 2) Fails state codes
- 3) Fails the community support.

http://qcode.us/codes/loomis/?view=desktop&topic=13-2-13_26-13_26_020

Respectfully Submitted,

Cheryl Benson
Brace Road, Loomis California

From: [Cheryl Benson](#)
To: [Mary Beth Van Voorhis](#); [Jenny Knisley](#); [Jan Clark-Crets](#); [Danny Cartwright](#); [Brian Baker](#); [Jeff Duncan](#)
Subject: Proposed RV/Campground and Health and Safety Element.
Date: Saturday, May 21, 2022 8:13:42 AM

Greetings,

As we all know, the proposed RV/Campground Park is close to homes, playground, acres of dry grass/weeds and trees.

The design fails to provide a much needed addition entry/exit for emergency. This attempt to crowd 34 RV's with 100-150 gallons of fuel each and propane cylinders with 100s of gallons of addition fuel is very concerning. Just one RV catching on fire (with single limited access to the site) could cause a chain reaction. Explosions blowing out windows for miles, throwing toxic materials everywhere and starting an explosion of wild fires. District standards, CT/DT addresses the need for a secondary access in this zone. I spoke to the fire marshall (who served at the creation) of these codes and zones. He addressed this requirement was the intent for additional access for emergencies. A gated additional access at the back (north) side of the site. Which connects to an outlet in the CT/DT zone. The proposed RV/Campground will be inclosed with a fence on all sides and one exit. The design is flawed for this site in the surrounding area.

The safety hazards created by this RV/Campground are unlimited by design and application. Those hazards have been greatly down played. We have many areas in town where gated emergency where one access is the only out. Hunters Drive, Hunter Oaks Drive, Legacy Lane and the proposed Costco to name a few. Nor do these locations have 5000+ gallons of above ground proposed fuel at any given time.

There is a list of public concerns for the proposed RV/Campground at the May 24,2022 planning commission meeting. Requested the above stated concerns be included.

Respectfully Submitted,

Cheryl Benson
Loomis, Ca.

From: [Sarah Bailey](#)
To: [Mary Beth Van Voorhis](#)
Cc: [Sean Rabe](#); [Whitney Perona](#)
Subject: NO RV Park in our Neighborhood!
Date: Monday, July 25, 2022 2:50:34 PM

Dear Town Council,

My name is Sarah Bailey, and I have lived on Hunter Oaks Ln. in Loomis for 14 years. We have seen a lot of changes to our quiet street during this time. We never fussed about all the trucks going in and out of the lumber yard on Sierra College Blvd. or Cost-Co being built in our backyard. But we have significant concerns about this RV Park and how it will impact our neighborhood and Brace Rd.

The aesthetics of our neighborhood will be significantly impacted. We are a family neighborhood where people walk their dogs and kids ride their bikes. We watch out for each other. An RV park will not only look trashy but will bring in many people who have no interest in our community's long-term beauty and well-being.

Brace Road will be overloaded with trucks and trailers and extra traffic. This street is already suffering from wear and tear that the town hasn't fixed, I can only imagine how much it will decline with such heavy loads traveling it daily. There is no freeway access on Brace Rd. so the campers will have to use other side roads to get to the campsite causing damage to our roads and overpass. The extra traffic is a threat to our families being able to walk along Brace Rd.

I would ask the town to consider the neighbors' concerns and stop this RV Park plan.

Thank you,

--

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

From: [Mary Beth Van Voorhis](#)
To: [Sonja Cupler](#)
Bcc: [Anders Hauge](#); [Christy Consolini](#)
Subject: FW: Initial Study on Loomis RV Campground
Date: Monday, July 25, 2022 9:27:00 AM

Good morning Sonja,

The Initial Study can be found on the Town's website at: <https://loomis.ca.gov/documents/07-01-2022-draft-loomis-rv-campground-ismnd/>

Thank you,
Mary Beth

Mary Beth Van Voorhis
Town of Loomis, Planning Director
3665 Taylor Road, PO Box 1330, Loomis, CA 95650
(916) 824-1514 - mvanvoorhis@loomis.ca.gov

-----Original Message-----

From: Sonja Cupler <sonja.cupler@yahoo.com>
Sent: Monday, July 25, 2022 9:22 AM
To: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Cc: Sean Rabe <Srabe@loomis.ca.gov>
Subject: Initial Study on Loomis RV Campground

Hi Mary Beth,

How can I obtain a copy of the Initial Study on the Loomis RV Campground?

I didn't know that one had been done until I read the agenda for the Planning Commission Meeting on July 26th, and I also didn't know there was a deadline for comments.

Sonja Cupler
Cell: 916-218-9411

Sent from my iPhone

From: [Whitney Perona](#)
To: [Mary Beth Van Voorhis](#); [Sean Rabe](#)
Cc: [Jeff Duncan](#); [Jan Clark-Crets](#); [Jenny Knisley](#); [Greg Obranovich](#); [Danny Cartwright](#); [Brian Baker](#); [Linda Kelly](#); [Bonnie London](#); [Mike Hogan](#); elizabethbcroft@gmail.com; [Stephanie Youngblood](#); [Devan Perona](#)
Subject: Initial Study for RV Park Response
Date: Monday, July 25, 2022 12:34:35 PM
Attachments: [Screen Shot 2022-07-22 at 4.24.42 PM.png](#)
[Screen Shot 2022-07-22 at 4.24.18 PM.png](#)
[Screen Shot 2022-07-22 at 4.24.26 PM.png](#)

Dear Town of Loomis,

My name is Whitney Perona. My husband and I live on Brace Road with 4 children 5 and under. We have lived here for almost 4 years and will be the residents most impacted by the RV Park going in – as we will see it from our bathroom window and live directly across the street. We do NOT agree with the conclusion the Town has reached based on the initial study. When a project is going to turn a neighborhood and community for the worse – we have the right to have a study done to fully understand the implications it will pose.

After the initial public hearing and feeling a large amount of pushback, Jared Taylor decided he wanted to meet with residents. When we asked him to name ONE way the proposed RV project would positively impact our neighborhood and community, his response was “Costco is already going to change everything.” He couldn’t identify one reason this RV Park would improve our community. This did not bring confidence to residents meeting with him. If the developer, who knows the details of his project, can’t identify positive implications on the community – there should be pause.

With that said, we have identified the biggest issues:

- **Negative Impact on Aesthetics:** There will be a significant negative impact on the “aesthetics” of the community if this RV Project proceeds. It will change the feel of the community and neighborhood around it. All the current surrounding businesses provide a service that improves and uplifts the community surrounding it. The RV Park will only degrade the look and feel. It is inconsistent with the General Plan and what we want as a community to preserve the rural feel of our area.
- **Traffic and Safety issues:** In order to avoid CEQA, one must pose no significant issues to traffic and safety. His property is right after an overpass and directly next to a preschool on a two lane road with no direct access from the highway – there is also a residential street and home directly across from the entrance. This leaves an unmonitored intersection of 4 possible entrances and exits within a small radius.

Furthermore, the entrance to the RV Park is a place unexpected to stop and being on a two lane road is a disaster waiting to happen for accidents. There is also a weight limit on one side of the road which cannot carry the weight of the RVs and will damage the roads. There is no way to enforce the route people take to get there. If any RVs are unable to pull in immediately, it will stop all traffic flow in one direction. Being next to a preschool and bus stop, and also being along a popular bike route for groups, it poses HUGE safety risks for children, bikers, and neighborhood residents. Groups of cyclists ride frequently each day down Brace. How will the RVs pass them on a two lane road without going into oncoming traffic? Not to mention, the air force from a passing RV can knock a cyclist off their bike.

Furthermore, we have specific issues with the findings we would like to address.

Study Issues:

- I. Aesthetics
 - o C) How is this “less than significant with mitigation”?
 - First of all, we challenge the description of it being labeled an “urban area”. Brace road is a street of residents, churches and schools. Jared Taylor describes himself in the Project Description

letter to the Town "Loomis Campground is designed to mesh within the Small-Town Vibe and surrounding rural setting..." And in the May 22, 2018 Planning Commission Meeting staff report it states the following. " The surrounding area is characterized as rural residential with a daycare adjacent to the east, a group home to the west, and residences across Brace Road. Down Dias Lane, within the City of Rocklin, is a RV dealership." There are multiple documents characterizing the area as "rural residential". The Town seems to be inconsistent with labeling.

- We do not believe that the landscaping and lighting Jared Taylor has proposed will mitigate the negative aesthetic impact it will have on our neighborhood, community and homes. Surrounding residents will have to look from their windows into an RV Park. No amount of brush and trees will mitigate the aesthetic damage it will do to the community.

- D) How is this "less than significant"?

- 5 lights will have a significant impact on the glare and night time views of residents in the area. These lights will come into residents' homes.

- IX. Hazards and Hazardous Materials
 - C) How is this "less than significant"? Studies should be done to ensure there is no hazardous emissions or localized air quality. ESPECIALLY considering this is within ¼ mile of a preschool.
 - F) How is this "less than significant"? There is only one point of entrance and exit.
- XI. Land Use and Planning
 - B) How is this "less than significant"? The General Plan Policy 13.26.70 is inconsistent and directly contradicts what the applicant Jared Taylor is proposing with having main commercial access from Brace. Furthermore, this inconsistency has the potential to negatively impact the aesthetics of the neighborhood and violate CEQA. The issue is not mitigated.
- XIII. Noise
 - A) How is this "less than significant with mitigation"? The study doesn't seem to address how it will mitigate noise between the RV Park and residents/the preschool???? A couple of trees and plants will not mitigate for those directly surrounding the RV Park.
- VX11. Transportation
 - A - How is this "less than significant"? Directly goes against policy with a commercial access point which endangers the bicyclists and pedestrians who normally travel on that road. We notice groups of bicyclists from 3-15 regularly riding down Brace Road daily. The air force from an RV traveling down the road can literally knock a cyclist over. Furthermore, there is simply not enough room on the road for RVs to pass cyclists without going into the other lane.
 - C – How is this "less than significant"? There will be 4 points of entrance and exit within a small radius immediately after an overpass. Dangerous intersection – Dias residents, RV Park residents, Preschool parents, our residential driveway. They should at least recommend adding a left turn lane – especially with it being a two way road that will stop all traffic should any accidents occur.
 - D – How is this "less than significant"? There is only one way of access for emergency. Shouldn't there be 2?

We would like to conclude with a reminder of an excellent email (attached) from Tom Lagerquist in April who was a CEQA practitioner for 35 years. As a neighborhood, we request a CEQA and EIR report to be done. Thank you for your attention.

Whitney Perona

801-884-2286

On Fri, Apr 8, 2022 at 4:58 PM Whitney Perona <whitneylerie@gmail.com> wrote:

Wet signatures were received and stamped by Sarah this afternoon.

Also, we would like to make sure this petition (Brace CT to be rezoned as residential) is updated in the upcoming General Plan so we don't have to wait another 20 years. Please let us know if there are any concerns. We were told we needed to hit an April 30th deadline - and we have far beat that. We also ask, what the neighborhood repeated many times over at the Planning Commission meeting, that Commercial access be done via Horseshoe Bar to maintain the residential nature of our road. Along with maintaining the berm requirements in the GP update. Please let us know what meeting we need to attend to make sure this happens.

Whitney Perona
801-884-2286

On Fri, Apr 8, 2022 at 4:02 PM Whitney Perona <whitneylerie@gmail.com> wrote:

Good Afternoon!

Hope you all have a great weekend! Attached is a scanned copy of all the signatures for all the residents on Brace who were CT and want to be rezoned to residential (minus Jared Taylor and Tiny Tots Therapy) 11 of the 13 lots have signed. We will be in shortly to bring the original wet signatures. Please make sure this is heard at the appropriate meeting. All Planning Commissioners and Town Council members have been blind copied on this email as well.

Whitney Perona
801-884-2286

----- Forwarded message -----

From: **Devan Perona** <dperona@gmail.com>
Date: Fri, Apr 8, 2022 at 4:14 PM
Subject: Wet Signatures Copy for Rezoning
To: Whitney Alexander <whitneylerie@gmail.com>

Best Regards,

Devan Perona
Cell Phone: 925-405-6066

From: [Billy Burns](#)
To: [Mary Beth Van Voorhis](#)
Cc: [Sean Rabe; whitneylerie@gmail.com](#)
Subject: NO RV PARK
Date: Tuesday, July 26, 2022 2:28:45 PM

Dear sirs,

I'm writing to let you folks know we are Dead set against having an RV park in the middle of our neighborhood. My Family and I have lived in Loomis since 1976. My 83 yr. old mother still resides on Dias lane, with Brace road being the only entrance and exit to our home. I would like to know if there are any Extra measures being taken to insure that 1st responders will be able to access the residences of Dias Lane and our neighbors when the need arises. As I recall ,when I attended school at Del Oro (GO EAGLES), our bus stop was right on the corner of Brace road and Dias Lane. It's does not seem smart to me to have RV traveling on the same roads as a school bus route and I surely don't want my children or anyone else's to be put at any more risk while waiting to be picked up or dropped off from school. I must also mention that there is a preschool just down the street.

So my big concerns Personal safety for my family , the amount of new traffic , the additional noise that would come with campers , the environmental impact With more sewage and personal waste , emissions and the simple fact that we just don't want our little piece of country living disturbed. We are already being squeezed in by the new construction from Rocklin. Thanks for your time,

Billy Burns
4145 Dias lane
Loomis , Ca 95650

From: [Violet Mitchell](#)
To: [Mary Beth Van Voorhis](#)
Subject: NO RV PARK
Date: Tuesday, July 26, 2022 2:53:30 PM

I have a home on Dias Lane in Loomis and have lived here since 1975. The Town of Loomis has maintained the aesthetics of this rural community for all these years. I feel that putting an RV Park in the designated area on Brace Road would drastically alter this aesthetic. The habitat of small animals is being taken over by various developments. As I approach Brace road from Dias Lane I still get a glimpse of a deer or a flock of geese, Sometimes wild turkeys, rabbits, or skunks. Im sp afraid that the influx of more people and traffic will endanger not only these animals but also the domestic ones that live nearby. There is also a danger to human life. Several of the residents in this area use Brace Road for daily exercise walks along with their children and dogs. There are many cyclist who make use of this road also. Brace Road is a narrow two lane road with no shoulder in most places and no room for a bike lane, therefore posing a great danger to a cyclist or a pedestrian. Traffic sometimes backs up because of the unsafe passing conditions. The heavy traffic of RVs and diesel trucks would be disastrous to our little road. Please ,NO RV/CAMPGROUND IN MY NEIGHBORHOOD.

Violet Mitchell

From: [Devan Perona](#)
To: [Mary Beth Van Voorhis](#); [Sean Rabe](#)
Cc: [Jeff Duncan](#); [Jan Clark-Crets](#); [Jenny Knisley](#); [Greg Obranovich](#); [Danny Cartwright](#); [Brian Baker](#); [Linda Kelly](#); [Bonnie London](#); [Mike Hogan](#); [Stephanie Youngblood](#); [Whitney Alexander](#)
Subject: No RV Park in Loomis - Comments on The Initial Study/Mitigated Negative Declaration
Date: Wednesday, July 27, 2022 2:24:50 PM

Dear Town of Loomis,

After reading the 200 page Initial Study for the proposed RV Park development, I have a few questions I think the Planning Commission and Town Council should consider before deciding to approve this RV Project. I do NOT agree with the conclusion the Town has reached based on the initial study. When a project is going to turn a neighborhood and community for the worse – we have the right to have a study done to fully understand the implications it will pose before an approval can or cannot be made. A full Environmental Impact Report needs to be done for this project.

If you have not, **please drive down Brace Road and SEE for yourself the proposed RV area. I know many who are going to vote on this have not.** Is this a place you can imagine an RV park?

I would like to know...

- 1) Where are the RVs going to idle before check-in? Jared says people will be able to go straight in. But what if they arrive before the check in time or late at night? There is no space on that road. Where do they sit and wait? From what I can tell there is no way to widen that road or space to even put a left turn lane. We do not want RVs idling in front of our homes/water box.
- 2) The RV Park will have no bathrooms. How is that allowed? What does a resident do if their toilet breaks in their RV? Go to the bathroom on the lawn? It's not like a normal home with multiple restrooms.
- 3) What are you going to do about the dust that these RVs will create?
- 4) Who is paying for the cost of road/street improvements? The Town of Loomis? There should absolutely be a left turn lane, larger shoulder, etc. etc. But quite frankly there is no room to make turning in and out off that property safe. The heavy weight from the RV's will destroy the bridge over the creek which is not rated for this kind of heavy traffic. This RV Park will make Jared money but cost the town. Which brings me to my next point in #5.
- 5) I second (comment from planning commission 7/26/22) wanting to understand how much TOT we would receive? Jared proposed 80% long term? Is that still true? That means we only get something from 20%? I do contract negotiation for work and this is just a bad deal for the town and community.
- 6) Who is going to pay for all the improvements that need to be made to the road in order for it to be a safe place of entrance/exit for traffic, pedestrians and bikers? (And future road repair) And where will the space to do so come from? One will need to widen the roads, add a left turn lane, add sidewalks and a bike lane and add more space to the shoulder.

A few comments...

No matter how many bushes or small trees are placed this is still going to be an ugly RV park, which will **not match the aesthetics of our neighborhood**. It's out of place. It's been said before, but this is just not a suitable place for this type of development. Trust me, I know a lot of developers watching this particular project to see what Loomis will do. If this gets the

green light, Loomis will be over developed in no time. **This is a precedent setting project.**

Safety - I will be out watering bushes and see bikers going down Brace Road everyday. On the weekends groups of bikers as large as 30 come down the road. It is difficult, and dangerous for small cars to pass these groups let alone a large truck pulling a 30- 40 foot RV. Accidents will happen.

This project is not worth the grief it is going to give. As that old saying goes, you can put lipstick on a pig...but it is still a pig. Applies perfectly to this situation.

Best Regards,

Devan Perona
Cell Phone: 925-405-6066

From: [david ring](#)
To: [Mary Beth Van Voorhis](#)
Subject: RV park comments
Date: Thursday, July 28, 2022 3:24:08 AM

Hi Mary Beth,

I just have a couple of quick comments about the proposed RV park.

It states in the general plan that in CT zoning, the owners should "Provide traveler-oriented commercial uses that are accessed primarily by automobiles and concentrated near the Horseshoe Bar Road interchange. Uses on the site shall then transition to more locally-oriented commercial and office uses, laid out to provide a pedestrian orientation."

An RV park is definitely NOT a "locally-oriented" commercial use. It is, by design, for people that are NOT local.

Also, I heard mentioned at a previous meeting that there was initially a dump station proposed. I can't verify the truth to this. However, the general plan states that for any proposal, the property owners need to address the "details of proposed land uses...and project and parcel phasing, to the extent that phasing is known by the property owner." This obviously doesn't mean that the owner can't change their mind in the future, but if they have any intention of ever including a dump station, it should be in the proposal.

Finally, I am concerned about the larger RVs driving over the bridge on Brace Road. We are essentially inviting the large class A RV drivers to drive right up the bridge, but then telling them not to go over it. If this gets approved, as it is now, it is likely that the bridge will require maintenance sooner rather than later. I wonder if it would be reasonable to limit the size of RVs on the property, or to redesign the entrance on Brace to make it difficult or impossible for the larger vehicles to even turn left as they exit.

Thanks. And I hope you are well.

david ring

From: [Amy Chamberlain](#)
To: [Mary Beth Van Voorhis](#)
Cc: [Sean Rabe](#)
Subject: Loomis RV Park
Date: Friday, July 29, 2022 11:02:07 PM
Attachments: [Loomis RV Park Letter.docx](#)

Hi Ms. Van Voorhis,

I have attached my letter regarding the Loomis RV Park. Please consider the residents who live here and the effect this park will have on all of us.

Sincerely,
Amy Chamberlain

From: [Cheryl Benson](#)
To: [Mary Beth Van Voorhis](#)
Cc: [Jeff Duncan](#); [Jenny Knisley](#); [Jan Clark-Crets](#); [Brian Baker](#); [Danny Cartwright](#)
Subject: 07.01.2022 Draft Loomis RV Campground ISMND - Loomis, CA
Date: Friday, July 29, 2022 1:45:12 PM

07.01.2022 Draft Loomis RV Campground ISMND - Loomis, CA

Twenty five years ago I bought my current home in the town of Loomis. I have lived in this home twenty-five years. I bought this home based on the following:

1. Brace Road has no freeway on ramp.
2. Not close commercial zoned property.
3. Rural area with single family homes.
4. Zoned for housing only.
5. Not a arterial road.
6. No chance Brace Road will install a freeway on ramp.
7. The area proposed slow development without urban/commercial sprawl.
8. Effort taken to keep landscape simple rural flavor.
9. Long private driveways adding to rural appearance.
10. Along those driveways are homes limiting front exposures on Brace Road.

Additional history supporting objections to this project below:

Around the year 2000, the town participated in a developer's plan to develop the property on the south side of the Horseshoe Bar Road off ramp. The project failed. With the understanding that development on the Horseshoe Bar off ramp would not extend to Brace Road. Only access would be limited to emergency access on Brace Road. This practice is and has been in effect at Costco and Hunters. In addition, types of business that can front Brace Road were listed in Municipal Code Zoning 13.26.70. Jared Taylor obtained a right to do business, in Loomis, under the limitations in DT Zone (Municipal Code 13.26.70.) Which allowed four employees and no customers. Jared was informed of the limitations of his property he purchased. Municipal Zoning Code 13.26.70 has been the requirement for many years.

Brace Road is historic

Keep the rural historical feel and look of Brace Road. Brace Road has a historical site, at the Oak Church that confirms the need to retain this rural historical future of the Loomis area. The historical site on Brace Road is referenced on national maps. Also, the original town was at the east end of Brace Road.

Additional ways this RV Campground on Brace Road will negatively effect the environment:

1. Bring an ongoing stream of vacation traffic. Which will also be visiting the Loomis back road areas.
2. Those on vacation tend to enjoy themselves more creating DUI events. This will be in

addition to a excess history of DUI accidents on Brace Road (a straight road) and Horseshoe Bar Rd.

3. Excessive weighted RV's create damage to infrastructure.
4. With large 40,000 RVs kicking up dust all over the cars and properties. A need to enlarge roads and walkways which down grade rural environment. The presents of 40 ft. RV's parked on Brace Road waiting to access the RV Park. Large lighted sign visible from the freeway and Brace Road. RV Park guests walking down neighborhood driveways disturbing the long time peace of homeowners. Lighting from the RV Park visible from Brace Road. All at the expense of the environment.
5. The town of Loomis will be required to make numerous changes to accommodate one small business approved as an office building for four employees and no customers as referenced in 13.26.70 of the Loomis Municipal Code. For a small business that isn't required to contribute to road construction or maintenance for 40,000 pound RVs. Even though Brace Road isn't constructed to accommodate this kind of business. Clearly, changing the environment by allowing an onset of customers to a neighborhood of houses.
6. The current condition of Brace Road is a two lane with rural drains and no shoulders. There is limited development on the Brace Road and is historical known as Placer County Road 34 with its rural character continued.
7. This RV Park will bring down home values, require increase car insurance, home owners insurance for those living near Brace Road.
8. No bathrooms in RV Park or laundry facilities which is often used by short term stays and add to outside use of property for these much needed services in RV Parks. It is my understanding that its required that RV/Campgrounds have bathrooms that includes ADA RV access sites. Which would have to include ADA bathroom access.
9. Idling RV's next to homes, daycare etc. adds unhealthy condition from emissions and adverse environmental conditions. I also, believe there is a state law to control the excessive emissions while idling a diesel engine.
10. The most concerning of all....the town is inviting visitors driving houses into neighborhoods. Stress the school, create a place to hide crime and a place to store one of your children picked up down the street. Environmental crime created by transit housing right in the backyards of Loomis citizens.

Respectfully Submitted,
Cheryl Benson
Loomis, Ca. 95650

Sent from my iPhone

From: jvany1001@gmail.com
To: [Mary Beth Van Voorhis](#); [Sean Rabe](#)
Subject: Initial Impact Study/Mitigate Negative Declaration for 5847 Brace Rd, Loomis CA - RV Park
Date: Friday, July 29, 2022 4:03:09 AM

July 28, 2022

Mary Beth Voorhis
Sean Rabe
Town of Loomis

Re: Proposed RV Park – Jared Taylor

To Whom It May Concern:

I am writing in response to the Initial Impact Study/Mitigated Negative Declaration the Town of Loomis requested and/or performed related to the proposed RV Park project at 5847 Brace Rd, Loomis CA. I believe this study does not mitigate the environmental or aesthetic impact of this project and respectfully request that a CEQA study be performed to provide comprehensive impact of this project as it relates to traffic, noise, air quality and/or water impact.

The proposed RV Park development violates the allowable property use restrictions, which allowed up to a maximum of four employees and no customer traffic. Mr. Taylor knew of these restrictions when he acquired his property on Brace Rd and moved forward with the acquisition despite these restrictions.

I have been a Loomis resident for 46 years. As a child I lived with my parents at 3949 Martin Lane. In 1995 my husband and I purchased the property at 5902 Brace Rd and invested a significant amount improving the property and the older home. There were many factors that went into the decision to purchase our property, many of which I list below:

1. The rural atmosphere and larger residential single-family lots.
2. The property and surrounding area were zoned as residential (Agriculture, estate, etc.) with the intended use as housing and/or agriculture only.
 - a. The rezoning of the area adjacent to my property around 2000 was never properly noticed to all the property owners impacted or those in the immediate surrounding area.
3. A safe place to raise our family with a good school system.
4. Brace road has no freeway on ramp or off ramp, making it an undesirable place for future commercial development.
5. No property of a commercial nature in the vicinity.
6. Loomis was committed to a small town feel with very slow development and minimal commercial sprawl unlike neighboring Rocklin.

The proposed project would negatively impact our neighborhood and environment in the following ways:

1. This project will negatively impact the aesthetics of our neighborhood, which is predominantly rural, single-family homes.
2. The proposed RV Park will erode property values, increase resident's auto insurance, and potentially introduce crime to the area increasing our risk of harm and our homeowner's insurance.
3. Increased traffic on an already busy road.
4. Vehicles will be traveling with weight limits exceeding the limits for the historic Secret Ravome bridge on Brace Rd leading to the only other outlet, Horseshoe Bar Rd. There is nothing preventing these vehicles from proceeding south beyond the proposed project if they miss the turn and/or just want to leave via Horseshoe Bar Road. This will eventually lead to road damage and damage the bridge at taxpayer expense.
5. Traffic coming and going from the proposed site will be disruptive to the neighborhood. RVs will bring noise, pollution and kick up dust for the surrounding residents.
6. From Sierra College Blvd., access to the proposed project is at the bottom of a blind hill. This will cause potentially dangerous situation for vehicles as RVs could be stopped waiting for

- access to the proposed project and drivers may be traveling too fast to react safely to these stopped vehicles.
7. Lighting from the proposed project will light up the rest of the neighborhood at night. We moved to the country to avoid city lighting.
 8. Large signs will negative impact the aesthetics of the rural neighborhood.
 9. The proposed project land use is incompatible with the other land uses in the area. Brace Road is not built to accommodate this type of business or this proposed influx of large vehicles. The road is primarily single-family homes with some smaller support businesses (Preschools, churches, etc.). The presence of a preschool immediately next door creates a land use conflict and introduces unnecessary risk of danger to the children at the daycare that has been serving our community for more than 30 years.
 10. Brace Road and connecting roads serve as a road that biking groups frequently use. The small road and large vehicle combination will be deadly to residents, children, and biking groups.
 11. Exhaust from idling vehicles as well as the generators typically used by RVs will pollute our neighborhood and significantly impact the air quality for the neighboring day care.

For the reasons I list above, this project has the likely potential to create significant impacts under CEQA and should not be exempted from CEQA guidelines. I urge you to obtain a CEQA report to validate the safety and environmental concerns of the local residents.

Sincerely,

Rick and Janet Van-Y

From: [Corey Whitney](#)
To: [Mary Beth Van Voorhis](#)
Cc: [Sean Rabe](#)
Subject: Brace Rd RV park proposal
Date: Sunday, July 31, 2022 4:16:33 AM

Dear Ms. Vanvoorhis,

I want to express my deep concern and objection to the proposed RV project on Brace Rd. My family and I have lived in Loomis for over 10 years.

The proposed RV park is located about 100 yards from my driveway. The traffic on Brace road has been increasingly busy as well as becoming dangerous as traffic will sometimes take it to avoid the freeway. I am concerned that adding 30 units across the street from me will impact the road even more.

I'm also very concerned about the aesthetics of the community. As you travel across the overpass going into Loomis it becomes obvious that you are traveling into a rural area. The current RV Park in Loomis is located on the main strip of downtown where one might belong, but that still creates a look for Loomis that is not very desirable. The potential for crime and destruction of the aesthetic is too great to allow another RV park in a rural part of Loomis.

This will destroy the look and feel of why we all moved to this part of Loomis. My father opened up a pharmacy in Loomis in 1987 next to the Sheriff Substation. I've been familiar with the area since I was 12 years old and I've seen the responsible growth. So when my family and I decided to move here we were comfortable with the direction of the town. I was around when Turtle Island was going to be developed and I was good with that as well. I understood when I purchased my property that the CT Zone would never have access to Brace Road (Similar to how Bayside Church does not have access to Cavitt Stahlman Road). It's common sense and the residents of Cavitt Stahlman have no complaints.

Thank you,
Corey

5880 Brace Rd
Loomis

--
Corey Whitney

From: [drobinson@care4hc.com](mailto:drobenson@care4hc.com)
To: [Mary Beth Van Voorhis](#); [Sean Rabe](#)
Subject: Brace Road RV Park
Date: Sunday, July 31, 2022 6:46:18 PM

Dear Ms. Van Voorhis and Mr. Rabe

This email is in direct response to the notice received related to the proposed RV Park on Brace Rd. My name is Dottie Robinson. My husband, Brian Robinson and we moved to Loomis in March 2014. We live at 5501 Mallard Ct which is at the Southeast Corner of Hunter Oaks Ln and Brace Rd. In the time we've lived in Loomis there are two major issue we have: Noise and the Traffic on Brace Road. It is very important to us that the town understand our communication is not "buyer's remorse." The seller failed to disclose the noise factor and it wasn't until after closing escrow that we learned just how noisy it is on Brace Rd. The noise factor at the corner of Hunter Oaks Ln and Brace exceeds the town recommended limits. (I've done tests with charts and noise tracking) Adding this RV park is only going to increase the noise as well as the traffic as well as create a traffic backup at this corner. This is the only stop sign after Sierra College and before HSB/Laird.

Municipal Code Zoning 13.26.70 has been the requirement for many years here in Loomis. But as is with all laws there are different conditions, rules interruptions etc. The town appears to be reaching an interruption to accommodate the building of this RV Park without considering all the fact specific to 13.26.70:

- The type of business that can front Brace Road
- Limitations under the DT Zone

Brace Road is approximately 1.7 miles long: Brace starts at Taylor comes across Sierra College: Stop sign at Hunter Oaks Ln: Next stop is Laird/HSB. This is a two-lane country road. The road is full of divots and potholes.

- Who maintains this 1.7 mile of country road?
- Can Brace Rd be expanded to four (4) lanes for traffic?

We will have additional heavy vehicles up and down both sides of Brace (Coming West from HSB and East from Sierra College) because of the RV Park. This street is already stressed. The additional weight must be taken into consideration especially for those RVs coming West on Brace from HSB and crossing the Secret Ravine bridge. And if/when Costco is ever decided, the building of Costco is going to add additional stress to the road and to the Bridge.

Class 32 Exemption: Where is the biological assessment or evidence to assert that the project site has no value as habitat for endangered, rare, or threatened species? I do believe that Class 32 exemption would require such a study. Class 32 exemption may not be used where unusual circumstances create the reasonable possibility of significant effects. There is an obvious land use conflict as a well-established preschool is on the property next to the proposed RV site. This poses a definite conflict of land use. With the limited law enforcement personal in Loomis, keeping the children at the preschool safe will become a burden the town cannot afford. For example, our small 36-unit community, Hunter Oaks, has had several break-ins and thefts within the last 12 months. The Sheriff's may respond. Having a transient park on this road opens us all up for more crime and potential vandalism.

We respectfully demand that a CEQA study be performed to satisfy the residence of Loomis, especially those of us who live on Brace Road. If Mr. Taylor is confident in his position performing this study to satisfy his neighbors shouldn't be an issue. My other questions, comments, concerns are:

- The possibility of CostCo going into Loomis at Sierra College and Brace Rd. While we won't see too much traffic going East, West bound traffic will increase.
- What is the environmental impact to the area? More traffic means more damage and erosion of our country area. The foliage will slowly die from the traffic.
- What amount of revenue can the town expect to see from the RV Park?
- What amount of revenue can the town expect to see from CostCo?
- Who is more likely to help the community with road repairs via applicable taxes?
- Which business is going to have a positive and beneficial impact for the town?
- Where will bike and foot traffic travel down Brace Rd? We don't have a full 'bike lane' now.
- Can the town afford both businesses traveling down a two-lane road?
- How much Loomis business will really be generated with all the food venues at the Crossings? Travelers will get off I80 at Sierra College Blvd: According to what Mr. Taylor claims is the applicable route into the RV Park. When they come off the freeway, they will see all the places to eat! Traveling East on Brace they will not see one venue on Taylor.

There are several more reasons to find another area for Mr. Taylor to erect his RV Park. You are hearing several from my fellow residence. Why can the town not offer Mr. Taylor an alternate location for his park? Something right off the freeway at HSB? The town has indicated they have property: Why can't you trade space for space? That is a win win for all parties!

Thank you for your time in this matter.

Dottie Robinson
Principle
Caring for HealthCare LLC
818.679.4566

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From: [Cheryl Brady](#)
To: [Mary Beth Van Voorhis](#)
Cc: [Sean Rabe](#)
Subject: Brace Road RV Park
Date: Monday, August 1, 2022 5:19:00 PM

My name is Cheryl Brady and my husband Glen Brady and I live at 4048 Hunter Oaks Ln, Loomis CA 95650. We have owned our property since 2012. In the beginning we were happy to be part of the Loomis small town feel but now we have regrets about living here. We would have never bought a home in Loomis if we had known that the town of Loomis would soon change its concept of small town life. Including turning Brace Road into a main thoroughfare for a potential RV Park (and not to mention Costco). This increase in traffic will completely change the aesthetics of our neighborhood. It's no wonder so many of our neighbors have moved.

This is a narrow two lane road and a thoroughfare for cyclists. It is our personal observations that due to the lack of shoulders or bike lanes on Brace Road the town of Loomis should be concerned with any additional traffic of large vehicles. We have noticed a weight limitation also on this road. Adding RV traffic will be a disaster waiting to happen for the cyclists and other motorists trying to avoid turning and stopped RV's. Not to mention homeowners exiting driveways.

It is evident to local residents the proposed RVPark will have a significant negative effect on the environment, traffic and safety issues of our neighborhood.

Has the town of Loomis even calculated the cost of repairing Brace Road when considering this project? Once again, as a taxpayer we hope you don't plan to burden us with this extra expense and huge inconvenience.

In response to the recent initial study regarding the RV Park on Brace Road we are writing to ask you to please help us by requiring the applicant for the proposed RV Park, Jared Taylor, to complete a CEQA/EIR study so the town of Loomis, Jared Taylor and the neighborhood has a full understanding of the impacts of the project now rather than later.

Thank you for your consideration.

Cheryl and Glen Brady

From: [LUNSFORD JESSE](#)
To: [Mary Beth Van Voorhis](#)
Subject: RV Park
Date: Friday, August 5, 2022 3:37:04 PM

Hello,

Last Planning commission meeting I was told to submit my concerns in writing. Sorry it runs so long, but I included my sources:

After reading the Towns "Initial Study and Mitigated Negative Declaration for Loomis RV Campground" section "Town of Loomis Planning Application Compliance Form Loomis Campground General Plan Consistency Checklist"

My first concern is 1) Pg1-2 E2: "New residential development shall be required to bear the full financial burden for new public service capital improvements required to serve the residents of the development, through impact fees, environmental mitigation fees, and other appropriate measures." And Pg2 E3: New development should not create undue demand on schools, roads, or adversely affect the quality of life in adjoining neighborhood

How are the new residents of the RV Park on Brace funding their fair share of town infrastructure costs for services, police, town staff, schools, roads, parks, etc.? Each existing Loomis resident funds these costs through property taxes. Usually, RV Parks make financial sense because they fall under the category of Transient Occupancy Tax (Hotel Tax) and we collect 8% tax to supplement costs for our infrastructure costs. But today RV Parks have become long term rentals (Mobile Home Parks) and under town ordinance after 30 days the 8% no longer applies and the RV Parks residential costs for infrastructure are now solely the towns responsibility covered by the general funds.

The former KOA RV Park on Taylor/Sierra Collage is basically 73 (79 units-6 short term) single family permanent homes, with 92% of the lots long term stays. With an average household size of 2.66 (194 residents). All RV'ers staying over 30 days pay no Hotel Taxes allowing their residents to benefit from our infrastructure free of cost, with the Loomis residents paying the RV residents share through our own property taxes?

Now the new RV Park on Brace proposes basically building, an RV version of 34 single-family permanent homes (90 residents) that don't pay 8% hotel tax nor property tax. Our property taxes currently support 2 bonds for Del Oro, 1 bond for Loomis Grammar, 1 bond for Sierra College along with, police, town staff, schools, roads, parks, etc. Again, the town residents will be required to absorb these costs along with the eventual replacement of Brace Bridge. Pg 38 in the report claims: "60% of the sites would be short-term visits that would have no effect on schools. 13 spaces are anticipated to be longer-term stays, which could be a month, a few months, a year, or up to two years. Of those, the analysis assumes up to half would include school-age children that would be at the site long-enough to be enrolled in an area school. Therefore roughly 7 students may be added, which would not pose an impact on area schools." 1) First this analysis on Pg 38 does not match the current percentages of our existing RV Park on Taylor/Sierra College (92% long term) 2) The analysis claims that 13 long term spaces will generate 7 students. The reality is 92% long term stays is 31 long term spaces will generate 17 students.

My second concern is 2) Also, on page 41-42 the report discusses class A Motorhomes, on what the weight limits to protect the Brace Bridge on what will be basically an honor system to stay under maximum weight or Re-loop to Sierra College and Brace entrance. It's a plan doomed to fail with most RV'er not understanding what their fully loaded weights are. The report fails to discuss the true weights of 5th wheels and travel trailers, but the attached Appendix E- Pg 4 of K. D. Anderson & Associates, shows sources for 5th wheels and travel trailers exceeding these weight limits. If my memory is correct the Town Engineer stated, the Brace Bridge is on its last legs with a rating of 17 out of 100 and a price tag of 5 million to replace.

My third concern is 3) Where is guest or second non-towing car parking? Maps seem to show maximum 24 ft. wide roads. Otherwise, parking is moved to residential neighboring streets.

From "Town of Loomis Planning Application Compliance Form Loomis Campground General Plan Consistency Checklist" Pg 13 item 2. "The Town shall design streets and approve development in such a manner as to prevent and eliminate high traffic flows and parking problems within residential neighborhoods."

From "Initial Study and Mitigated Negative Declaration for Loomis RV Campground" Pg 6 Placer County Fire District Conditions 1. "Since the proposal shows one way in/out, all roadways in the RV park need to be a minimum of 20-feet wide with no parking on either side. If parking is needed along the roadway shoulder, an additional width of 8-feet is required to accommodate parked cars."

4) I don't understand with all these concerns how this project of basically 34 housing units is moving forward without a full EIR report and financial disclosures.

Don't know how financially the town can accept this project knowing the taxes don't pay the RV residents fair share of town infrastructure. Loomis will have to forever dip into the general fund to cover the costs for allowing this second long-term RV Park as we currently do with the Taylor/Sierra College RV Park.

As always thank you for your time, Jesse Lunsford, 6133 Smoke Wood Ct., Loomis 95650

From: Mary Beth Van Voorhis mvanvoorhis@loomis.ca.gov
Subject: FW: Notice of Health and Safety issues - Reference to RV Campground
Date: August 8, 2022 at 8:52 AM
To: A Huage ahuage@haugebrueck.com, C Consolini CConsolini@haugebrueck.com



From: Sean Rabe <Srabe@loomis.ca.gov>
Sent: Monday, August 8, 2022 8:47 AM
To: Cheryl Benson <ca.benson@yahoo.com>
Cc: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>; Town Engineer <TownEngineer@loomis.ca.gov>
Subject: Re: Notice of Health and Safety issues

Good morning Cheryl,
Regarding your concern regarding trucks using Brace Road without proper load coverings, overweight, etc.: I'll forward your concern to the Sheriff Department, as they (and CHP) have the ability to cite trucks that are not following load requirements. I'll follow up with them today.
Thanks,

Sean Rabé
Loomis Town Manager

3665 Taylor Road
PO Box 1330
Loomis, CA 95650
916-652-1840 (Main)
916-824-1519 (Direct)

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

On Aug 7, 2022, at 9:58 AM, Cheryl Benson <ca.benson@yahoo.com> wrote:

Created On Brace Road By Trucks	Reference: Enviromental Hazards
07.01.2022 Draft Loomis Rv	Added response to
Loomis, Ca	Campground ISMND -

Greetings,

There has been a large population of my Brace Road neighbors experiencing vertigo and headaches. Also, an excessive amount of fine dirt coating our homes on Brace Road. Recently, after starting to feel the same health issues I became more than a little concerned.

Everyday, 16 yard fill trailers, dump trucks, trucks carrying aggregates and all kinds of landscape materials drive up and down Brace Road.

None of these trailers are covered as required by law. Regardless, of posted weigh requirements on Brace Road....these laws are not enforced.

Windows, doorways, cars, plants, houses are all covered in fine powder of dirt. After talking with neighbors, we agreed that this was starting to get excessive. And clearly, out of control. Having to close windows to stop the dirt flying in? This is becoming a real health issue. No enforcement of this is leading to sickness.

There is little to no enforcement for trucks to comply with weight restrictions. There is no enforcement for trucks to cover their load. This is very toxic to the environment and a hazard to everyone's health.

It would be a good time to start enforcing the law and restrict large trucks from destroying the environment and making people sick.

Public Comment 🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌
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One of the items that got my attention in the Capitol improvement spending plan was \$100,000 for flower baskets in the town of Loomis. Or a pool car for the staff for \$50,000. Maybe this money could be better spent on the health and safety of the citizens of Loomis. Like hiring an intermittent employee to drive that pool car at night. Yes this can be done. This town hires intermittent employees now. A much needed night watch in the downtown area could stop the DO grad students for one and allow chalk only. And instead of flower baskets added to an already overdone downtown coreenforce the traffic laws in Loomis. Like setting up DUI check points. All of the numerous accidents on Brace Road lean heavy as DUIs. Everyone near my home was a DUI. Isn't that interestingon a straight road. FYI: Horseshoe Bar (canes) really is hit hard with DUI's. Yeah lets add some more drivers in RV's to the mix.

Hey People....visit Loomis. You can drive under the influence, not cover

your load, speed, run stop signs, destroy the environment....and never get caught or have to pay. Better yet...Loomis is seriously considering an RV Park Campground on Brace Road. Adding large trucks (Recreational Vehicles) that can't be managed at all. Like the recent NEWS where the 16 years old has been reported missing. Last place seen....a Family RV Park in Placer County.

I do understand, we have a lack of public comment in Loomis. Have you ever wondered why that is? Do you really think people don't care about their health, environment or children? Do you really think citizens don't want something done about these things this town turns their back on? Smiling and doing nothing might add to the lack of willingness to make comments. Whats wrong with this picture?

Maybe stop spending \$100 of thousands on consultants who don't even live here. Even living states away giving enviromental community input. Then they tell Loomis what this community needs. The only people that knows whats needed here is ...those who live here. You know... the ones that don't work full time, or have young families and ability and time to address the issues. Seem to be few. The 44 average age of Loomis is very busy. Others don't even use the internet. There are many who have horrible internet service. Did you all think of that when you post stuff on the Loomis town website? What do you expect? Do you expect citizens to do the work they pay taxes for? We have a large amount of government of consultants. That is big government.

Hang some flower baskets isn't going to fix the lacking health and safety issues in the town of Loomis. Loomis does has money. How its being spent is very concerning.

Health and Safety should be the first concern of this town.
Respectfully Submitted,

Cheryl Benson, Brace Road Community
Loomis, Ca 95650

From: [Aaron Zurek](#)
To: [Mary Beth Van Voorhls](#)
Subject: RV park proposal
Date: Monday, August 8, 2022 10:04:33 PM

Greetings Planning Commission & Town Council & Staff,

I am writing to ask that you DO NOT approve the Loomis R. V. Park project. (Referred to as the proposed project)

I watched as several semi trucks were going to a construction site on Barton road. They came from the freeway going to Brace road then Barton road. The traffic conflict at the three intersections was very congested, with the size of the roads, I noticed the trucks cut the corners and could not stay in the lanes. Cars were trying to avoid them. And unsure how to approach the intersection. That was a very dangerous situation and this was just a couple of days during work hours, and I can't even imagine having hundreds of large R.V.'s navigating the same route. Seven days a week, day after day. Not good.

Also the congestion in front of the proposed project will be severe and dangerous AS WELL with the entrance proposed to be at the bottom, and within 400 feet, of a blind hill. The traffic as it is now is dangerous for the residences on Brace road, with a speed limit of 40 mph. Vehicles consistently go more than 40 mph, some dangerously fast 60 mph or more. At Little Orchard Preschool we have parents dropping off and picking up CHILDREN. And to have significantly more traffic, hundreds of more vehicles, all that traffic to be put on Brace road for the proposed project would be dangerous, congested and frankly irresponsible. How will the traffic negotiate the entrance to the proposed project? They will have to slow down probably stop on Brace road when entering. Usually you have to stop and sign in. Will all the traffic wait in the proposed project or will they wait and spill out onto Brace road? During the sign in time of 3:00 pm until 10:00 pm in a residential area with all those speeding cars, cross county traffic or parents picking up CHILDREN at the School next door. And not to mention all the bicyclists traveling on Brace road. WOW, what a disaster waiting to happen. Please DON'T approve this proposed project for the safety of all involved.

I would also ask that you DO NOT approve this proposed project. For it does not fit the esthetics of the surrounding neighborhood, which are all residential structures, even the two businesses that are existing are in residential type structures. To have 34 or more Trucks, Trailers and LARGE R.V.s stuffed into that proposed project does not fit the look, the feel, the esthetics of that area. It is a rural area, with a rural feel and a rural esthetic. Not to mention most R.V.s and Trucks pulling trailers are Diesel. Noisy and smelly. Big white steel trailers and big trucks, R.V.s are not the look of that area. This is a rural RESIDENTIAL area. NOT a business park, or a downtown area. I thought Loomis was an open space small Town. NOT a Town with 20 foot lit signs in front of residences, RIGHT IN FRONT, of residences. A sound wall along the freeway so that no one can see the beautiful area of Loomis. It will look like Sacramento, gray and ugly. This does not fit the esthetics of this area. Put the proposed project where it belongs off of Horseshoe Bar road or on Taylor road where there are services, stores or a downtown to access, not in a rural residential neighborhood that has no access to those above mentioned areas or services.

This proposed project is not a good fit for this residential area.

Please DO NOT approve this proposed project.

Thank you for your attention in this matter. Sincerely, Aaron Zurek, 5895 Brace road

From: [Jeff Smith](#)
To: [Mary Beth Van Voorhis](#)
Cc: [Sean Rabe](#); jeff.smith3@me.com
Subject: Concerns with proposed RV Park
Date: Monday, August 8, 2022 8:49:54 PM

August 8, 2002

To Whom It May Concern:

We are writing to express our concern with the proposed RV park on Brace Road. We have lived in the area for the past five years. The addition of an RV park at this location poses several concerns with regard to the safety and well-being of our community. We are very concerned that the addition of an RV campground will have a significant negative impact on the aesthetics of our community. This would not impart a positive change to the community or to the feel of the neighborhood.

We are extremely concerned about the impact to traffic and safety. This is a two-lane road and the addition of an RV park is apt to create more road hazards and add to potential accidents as RV enter and exit the property. Furthermore, this property is just pass the freeway overpass where cars regularly exceed the speed limit. Visibility traveling over the overpass eastbound could easily lead to an accident with stopped vehicles waiting to enter the RV park. Neither side of the street has sidewalks and pedestrians routinely walk along the edge of the road. Added traffic adds further risk that a pedestrian will be involved in an accident.

There is already an RV park located within a very short distance of this proposed park at the corner of Sierra College and Taylor RD. We stored an RV there for a short period of time. While there we observed abandoned RV's, many with junk piled outside, and overall it left us concerned about the safety of our RV due to the transient nature of many of the tenants. We moved shortly to another location. Another RV park closer to a residential area is bound to have a negative impact on property values.

We believe environmental studies need to be completed in order to fully understand the safety risks and potential impact to our neighborhood. We strongly urge the city to study the impact of this proposal further to fully understand the potential risks.

Jeff & Janet Smith
4170 Dias Lane
Loomis, CA 95677

From: [Cheryl Benson](#)
To: [Mary Beth Van Voorhis](#); [Jenny Knisley](#); [Jan Clark-Crets](#); [Jeff Duncan](#); [Brian Baker](#); [Danny Cartwright](#)
Subject: RE: 07.01.2022 Draft Loomis RV Campground ISMND - Loomis, Ca
Date: Tuesday, August 9, 2022 1:43:36 PM

Please note: RV Park in the following text = Loomis RV Campground

It is my understanding, that the Planning Commission is making a determination on the Municipal Use Permit to access Brace Road. This will be needed to accommodate class A vehicles on Brace Road. The following is why this shouldn't be approved. And why this RV Park shouldn't be approved in The Town of Loomis.

- 1) The RV Park applicate submitted documents in his application that relied on Costco improvements on Brace Road. Those Costco proposed improvements are just that.....proposed.
- 2) In the last three or four years there has been three major water breaks on Brace Road. Before these breaks were fixed my house would shake when large trucks went past. Which confirms that we have a aging water system under the road and being broken by heavy and increased traffic. FYI: The fix required digging down in excess of 5ft to fix the damage. These kind of breaks can create sink holes in the road in the future.
- 3) Brace Road (County Road 34) is a hit and miss of repair. Never has the road in front of my house been sealed in 25 years. The results of not doing a seal/overlay is obvious. Oh yeah but I do pay taxes just like Jared Taylor.
- 4) Loomis RV Park got improvements in front of his property when Brit Snips worked with SPMUP put in sewer and improved the upper east end of Brace Rd. I find it very interesting that Loomis RV/Campground is not required to contribute to the west Brace Road improvements because he pays property taxes. I pay property taxes and can't even get the road in front of my house resurfaced. It stops at my east line and my west line of my property. Whats wrong with this picture.
- 5) If the RV Park uses Brace Road to access the RV Park....they will need a staging area along Brace Road. Do you know what a line of large RV's along the side of the road looks like. Under Dottie Robinson's upstairs windows. Its not pretty. In fact, its pretty ugly. You have diesel engines running to keep the AC or heat on. Sitting next to homes with clouds of diesel fumes which are very toxic by the way.
- 6) These RV's going up and down Brace Road will cause damage to the road that our two maintenance employees with their bucket of bagged asphalt can never keep up with. We don't have the staff to do the work of the town. Its not we don't have the money. Because this town spend millions on handing out contracts to consultants telling the staff how to get stuff done. Whats wrong with that picture.
- 7) Does the town have the money to spend on repairing Brace Road (County Road

34) so we don't end with more sink holes? Or instead do we repair the road in front of a future RV Park... which is just a serious down grade to the neighborhood. This is more of allowing a person to develop a sub standard project without contributions.

RV Parks that are respectable have laundry and bathrooms. RV Campers want to get out of that RV and take a shower and wash in a full size bathroom. Water is damaging to RVs. You use the facilities in the RV at last option. If you are in doubt. Go down to an RV Sales lot and step into the bathroom and shut the door.

8) 66% of those staying in the proposed Loomis RV Campground Park will be long term. How nice. You get to move to Loomis and don't need to pay taxes to live in a nice neighborhood. Don't have to pay for the roads you use, contribute to the schools etc etc. Your living in high end real estate and not buying a house here. What a deal. We all know, people stand in line to buy a house in Loomis. This RV Park brings down the value of house on all of Brace Road.

9) T.O.T. (Tourist Tax) goes away after 30 days. So, if you don't ask the RV owner to leave and return on the 31 dayyou can't collect T.O.T. On extended stay. So, looks like Loomis isn't really making much on 66% of the RV Park longtime RV occupants. This is nothing more than a low end trailer park.

10) 33% of the RV's will come and go down Brace Road. Because there is no way to control the direction the RV's enter the RV Park. Proof of that is..we don't have that law enforcement to handle the traffic in Loomis now. NEVER is the over weight traffic enforced in the past or today. Large class A, speeders and people under the influence offer drive down Brace Road. Three DUI's right in front of my house. WHY? Because town of Loomis claims they don't have the money to hire needed law enforcement. Oh Yeah....everyone know it. Whats wrong with this picture. Having a few drinks and driving in Loomis is pretty safe. Except when you run off the road as many have done in the town of Loomis.

The Loomis RV Campground is not compatible with the area.

<https://www.townofunion.com/document-center/planning-zoning/comprehensive-plan/technical-background-reports/306-chapter-6-land-use-compatibility/file.html>

Respectfully Submitted,

Cheryl Benson, Brace Road Community
Loomis, Ca 95650

From: [Elizabeth Croft](#)
To: [Mary Beth Van Voorhis](#); [Sean Rabe](#); [Whitney Perona](#)
Subject: Brace Rd RV proposal not in best interest of Loomis
Date: Tuesday, August 9, 2022 12:43:39 PM

Residents: Elizabeth Croft & Curtis Croft

Letter in regards to proposed RV Park/Campground on Brace Rd, Loomis Ca.

Simply put, an RV campground in Loomis on Brace Rd is a mistake. It will have a negative impact on the aesthetics of the town of Loomis, Brace road and the surrounding areas, degrade the feel of community Loomis is known for, create traffic and safety issues, and create liabilities for the Town of Loomis and its residents.

As residents of Loomis for over 20 years, we welcome visitors to come experience the quaint community and experiences Loomis has to offer. From the historic Blue Goose Fruit Sheds to the farm to table dining and orchards of famous mandarins, Loomis is one of a kind. Loomis will lose much of this aesthetic and community safety if the proposed RV park/campground is allowed to proceed.

A main concern is the significant traffic and safety issues this type of business poses on Brace Road. Brace road is a narrow, two lane road which does not lend itself to recreational vehicles and motorhomes. Turning in and out of the entrance of the proposed RV park/campground poses many safety hazards for other drivers from both directions. The overpass itself creates a blind entrance to that location.

Brace Road is also a designated bike path and part of the Placer County Master trail plan. The high volume of RVs and vehicles will create hazards for cyclists, residents and visiting guests. This is why a CEQA is necessary and vital for the safety of the town of Loomis and its residents.

Many projects in Loomis over the past few years have been completed and all cite a CEQA. The RV Park/Campground should not be an exception or receive preferential treatment to these rules and regulations.

The right and necessary thing for the town to do is require the proposed RV park/campground to be subject to the same requirements by completing the CEQA and environmental impact reports.

I ask all who vote on this proposed business to please drive Brace Road and see first hand the issues this will create.

Sincerely,
Elizabeth Croft and Curtis Croft

From: [Melanie Keller](#)
To: [Mary Beth Van Voorhis](#)
Subject: Traller Park
Date: Tuesday, August 9, 2022 4:45:20 PM

To the town of Loomis,

I am stunned to learn an Environmental Impact Report has not been required or preformed for the trailer park planned on Brace Road. My children have friends in that area and they walk or ride bikes on that road. The big vehicles that would be using and turning into that area will make that road extremely dangerous. And not to mention the preschool that is next door.

An current EIR must be dine before this project goes one step further.

Fran DeVito
3548 Sun Knoll Drive
Loomis, CA

Sent from my iPad

From: [m.kay](#)
To: [Mary Beth Van Voorhis](#)
Subject: Brace Road Development
Date: Tuesday, August 9, 2022 2:35:57 PM

My name is Janet Daniel and I served on the Loomis planning commission for about eight years. I resigned in 1999 for health reasons and when my husband sold his Loomis dental practice.

I was on the Commission for the the Turtle Island proposal, Rayles , and several other projects. When the Turtle Island development was in the planning stage, the exit onto Brace Road was solely for animals such as horses to have an emergency exit. As I remember it, the EIR for that project is well over two decades old.

The Town of Loomis as long been concerned with traffic patterns and has maintained the vision of a rural community, with commercial, business, and traffic focused on the town center of Taylor Road and Horseshoe Bar to on/off ramps of I-80.

Traffic and safety was, and must continue, to be important and of primary reverence. Vehicle congestion, accident potential, the safety of our children walking or cycling to school, recreational cyclists, various pedestrians, resident disruption, noise and traditional neighborhood atmosphere, must be of critical consideration.

The proposed trailer park, flagrantly flies in the face of each and every one of these concerns.

Inherent in these type of developments, are very large trailers, motorhomes and trucks that are difficult to see around or pass or for pedestrians to cross a street. Individuals will be in utmost danger if such a development that attracts this type of use is approved.

In all years of serving on the planning commission, we would never have considered, much less approved such a development, let alone have allowed it to proceed this far without a current EIR.

That an EIR has not been demanded from Staff well prior to the current stage is, in my opinion, a disgrace and a dereliction of duty to both the developer and long time residents on both Brace and Horseshoebar Road. To allow a decades old, almost antique EIR for an entirely different type of development and usage, is in my opinion, unfathomable. Truly, I must ask myself why the lack of a current EIR was not required in the very first stages.

An Environmental Impact Report MUST be performed. In my opinion it is the Town's duty and responsibility. A decades old EIR is not acceptable or relevant.

Sincerely,
Janet Daniel

Sent from my iPad

Comments on the Draft Initial Study and Mitigated Negative Declaration
for Loomis RV Campground

Although this study is in many ways thorough and the project in isolation seems well designed, there are nevertheless sufficient problems with this project that it should not be approved. Most of the serious problems relate to its location, which brings issues relating traffic safety as well as conflict with the General Plan location requirements for this type of commercial business as well as the General Plan concern for consideration of the a surrounding neighborhood and area, in this case a rural residential one. A project may meet the technical aspects required (utilities, setbacks, landscaping, site planning, etc.) but still not be a right fit for the location.

I will try to summarize first the areas of primary concern before I go on to page by page comments on the document. The areas I find most compelling for rejecting the project relate to traffic safety, General Plan location requirements, and lack of concern for compatibility and not adversely affecting the quality of life in the adjoining neighborhood. (Consistency D3).

1. Traffic. The traffic study does the usual evaluations of LOS, sight distance, internal roadways, and the like. But it seriously fails to look at the bigger picture of traffic issues in the surrounding area, the “traffic environment” for this project. It claims Brace is an arterial and not a residential road, though acknowledging there are “some residences” on it. Actually except for the CT, all the surrounding area is rural residential, primarily RE (2.3 acres) with a number of larger parcels. The three arterials of the area are all rural residential, RA (4.6 acre minimum) and RE zones. Arterial does not mean it’s not residential, so the type of traffic proposed to be added, not just the amount, should be considered, but is not. The only problem considered is the weight limit on the WPA Brace bridge, not whether deliberately adding daily RV traffic to a residential area is appropriate. (Besides the rural area on to the east side of the freeway, the proposed route also passes by three residential subdivisions and an apartment complex on the west side of the freeway.)

That traffic is a problem on these narrow country roads is obvious to those of us who live here. I am about ¼ mile from the Brace/Barton intersection and almost all my trips either are either on Brace to Rocklin or on Brace and Horseshoe Bar for the freeway or downtown Loomis. I am well aware of the issues out here on both roads; I have driven and observed them for over 30 years. The roadways are often narrow with little or no shoulder, sometimes not even a ditch. There are cyclists (often clubs), pedestrians, school children, school busses with stops, mail trucks with frequent stops, and too many speeders. I have seen my share of leftovers from accidents—fences down, skid marks, tire gouges in the ditch, steel sign pole pushed over. I have heard my share of screeching tires and sometimes the awful thud that follows. I’ve seen how large or multi-axle vehicles sometimes have a tendency to drift a bit into the other line, especially at Horseshoe Bar curves. I have heard residents at Council meetings complain of rural traffic problems and seen the many reflectors on the Horseshoe Bar curves, large ones posted by the Town, and fences dotted with reflectors by residents trying to keep traffic from plowing into their property. Horseshoe bar has serious curves and narrowness to maneuver, while Brace has a couple of big dips to the creek that can “hide” a vehicle going a little too fast so it is not seen until it suddenly comes out of the dip—pretty scary if you think you are making a safe turn onto the road. These are country toads in a rural residential area. They do not need the added burden of RV traffic. In fact, as the Planning Commission learned last week at presentation of the new Local Roadway Safety Plan (see also Loomis News for July 29), this segment of Horseshoe Bar from I-80 to the Laird T is one of the top five accident “hot spots” in Loomis (not counting unreported accidents). No, we don’t need to invite RVs—large and unfamiliar with the roadway-- into this situation.

The traffic studies seem to see no traffic issues except the weight limit on the WPA Brace bridge, which is unsuitable for some Class A RVs. The solution offered is simply to have the applicant advise Class A clients not to use that approach to the project. In some places, the study says to advise Class A drivers; in other places it assumes this stipulation will go to all RVs and therefore no RVs will be using the Horseshoe Bar/Brace approach. Supposedly this will cure the problem. Any issues with Horsemen Bar, or Brace or large RVs turning at the two T's at Horseshoe Bar/Laird and Laird/Brace are not even considered.

However, how likely is it that all RVs will heed the directions from when they register online? (Such directions at check-in are too late for those who already arrived. From the east). After all, as the applicant vociferously proclaimed at a public hearing, it's a public road and people can do whatever they want. (Perhaps this undermines a bit how serious he is about seeing that his campers actually don't use the eastern approach?) As several of us have said at the hearings, people increasingly use their GPS phone app to get somewhere, not written direction from an online registration, perhaps done some time ago or without a print copy...

So we did a little road test experiment to see just how the phone GPS would take us. We drove up I-80 several stops toward Auburn (twice) and told our Google phone app to take us to the RV address on Brace. How did it take us? Horseshoe Bar Exit! Right to a Loomis accident "hot spot"! (There was no bridge weight limit warning.) The Sierra College Blvd exit was not even given as an alternative. (Few people probably print and carry Google Maps printouts anymore, but we did check when we got home. Sure enough, it also showed getting off at Horseshoe Bar.) Given that people do use their phones increasingly for such directions, I think it is hard to argue that there would not be RV traffic on Horseshoe Bar and Brace, including the bridge.

True, only some of the RVs will be overweight Class A, but what are they to do when they get to the bridge and see the weight limit sign? There is no place to turn around so they either have to back up the hill through two big dips and turn around in a church parking lot or proceed illegally over the bridge. Neither is a good proposition.

My point is that the suggestion that RV traffic will not come from the Horseshoe Bar exit and onto Brace, as is proposed, is highly unlikely. Therefore, the study is incredibly insufficient in not further analyzing this traffic likelihood. The suggested mitigation may or may not have much effect when the GPS says "get off here." The study fails to offer any other alternatives (I don't know what). Neither traffic safety on these problem roads is considered nor effects of adding regular daily RV traffic on the residents of the neighborhood.. I conclude the study is seriously defective given these considerations. An accident "hot spot" is a serious matter. RVs are an unwarranted addition to the problem.

2. General Plan Location Compliance.

The study claims that the project complies with the General Plan for the tourist commercial designation. It is true that an RV park is an allowable use for the CT zone (TD designation). However, the specifics are very clear that traveler-oriented automobile type uses belong nearer Horseshoe Bar rather than Brace Road, with a "transition to more locally oriented commercial and office use." This project very clearly does not comply with that layout. An RV park is about as travel-oriented as you can get. It is not "locally oriented" and it is not a low key commercial or office use. Nor does bringing I daily RV traffic help to "maintain the rural character of the roadway".

From General PlanG5 (document p.110):

"The Town's goals for the Tourist/Destination Commercial land use designation are for proposed development to:

(Goal 8b)." Provide traveler-oriented commercial uses that are accessed primarily by automobiles and concentrated near the Horseshoe Bar Road interchange. Uses on the site shall then transition to more locally-oriented commercial and office uses, laid out to provide a pedestrian orientation"

Study's comment: "Provided: land use, density, access and circulation, utility infrastructure, landscaping, (no phasing, no structure design as these are individual RV pads and existing residence to remain). A. Development of a single parcel with a campground at I-80 = tourist commercial B. Traveler-oriented commercial use between Horseshoe Bar Rd and Sierra College Blvd. *Not locally oriented, but allows for access for heavier vehicles from Sierra College Blvd.*" (Italics mine)

Please note that the comment has nothing to do with the requirement. This traveler-oriented use is not near the Horseshoe Bar interchange and it is by its nature not locally oriented. It does not meet the criteria, period. Further, the comment about bringing heavier vehicles via Sierra College Blvd. works in opposition to item c. below, to maintain the rural residential character of the roadway.

Conclusion: The project simply does not comply with this section of the General Plan.

Goal 8 c. "Provide primary access to commercial development from Horseshoe Bar Road, with limited, secondary access on Brace Road. Commercial uses shall not front on Brace Road and shall be set back and/or buffered from Brace Road to maintain the rural residential character of the roadway."

As noted above, bringing heavy vehicles does not help maintain the real character of the roadway. A heavy vehicle RV park is hardly a "limited secondary access to Brace Road." The original concept behind not allowing business frontage on Brace Road was to limit the amount of commercial traffic though individual driveways onto the traffic corridor (similar to our having subdivision lots face interior streets rather than individual lots and driveways all fronting onto a busy street). The purpose is to limit the number of vehicles directly accessing the road from individual businesses. Since the Town does not totally preclude access from Brace, the principle remains—for safety, to limit the amount of vehicle traffic directly accessing Brace. A travel-oriented business like an RV park does not meet this principle. The existing Teeny Tots and preschool do not have large amounts of vehicles accessing the street, nor do they invite heavy vehicles. The applicant's 2018 office business permitted for this site did meet this criteria in that it was limited in the number of employees and no customer/client visits. Access to Brace was not precluded; it was simply limited in the amount of vehicle traffic it would generate. It fit with the low key office and commercial expectation of the General Plan for this area ("more locally-oriented commercial and office uses"), which an RV park simply does not.

No one is guaranteed that every use allowed in a zoning district will be appropriate for a particular site. There are other considerations besides zoning required. This site has allowable access and businesses that can be considered appropriate, as demonstrated by the applicant's successful 2018 permits for an office business with access. Demonstrably, denying an RV park does not deny him all uses or access for this property; it would only deny him a particular use that is deemed inappropriate for various reasons.

3. Neighborhood Compatibility.

General Plan Consistency Checklist E3: "New development should not create undue demand on schools, roads, or adversely affect the quality of life in adjoining neighborhood." (study comment again assumes that it is only the amount of traffic that matters, not the type of traffic itself.)

There are various points in which the town's requirements too on the importance of preserving neighborhoods. But the study makes no attempt to look at the neighborhood it is supposed to not be adversely affecting. It dismisses the residential nature because it is an arterial road. It neglects to recognize that not only is the project located along a rural residential (RE section of town), but that it is also agricultural. Across the road is a pasture with grazing sheep and llamas. Down the road is a strawberry patch and across from it are horses grazing. Going west from the project are the neighborhoods of three subdivisions (Hunter Oaks Hunters Crossing, and Brace Ranch Estes), plus individual residences. These people all consider themselves part of the Brace "neighborhood" that will be affected by RV traffic through their area. That "neighborhoodness" can be seen in the proliferation of yellow yard signs that say "No RV park in our neighborhood." This is not a NIMBY proposition; it's not that they don't like RVs—some own them..It's that regular commercial RV traffic doesn't belong on and should not be invited to, these neighborhood streets.

These people know that there are walkers, joggers, mail trucks, cyclists (singly or in club groups), school buses, and children at bus stops, regularly using Brace Road, in addition to vehicle to usual vehicle traffic. Only portions of the westerly area have sidewalks, and none on the easterly portion of Brace. The study dismisses this need by citing (hopeful) CIP plans. Although there was some overlay work done, the sidewalks, widening and bike paths have yet to materialize and may not for years. (It's a matter of money and priorities. They should not be counted as if they are already or soon will be there. So these people don't need the add ion of deliberate RV traffic in their area, with potentially large vehicles, often towing boats, jet skis or ATVs or autos as well. Deliberate extra RV traffic does not belong here.

T The study tries to make it appear the project site already a commercial area by citing the adjoining businesses and the RV sales business on Dias Lane. Owner, the RV business is not an active sales lot but primarily a storage yard for a Rocklin RV business. (It is also in another jurisdiction and came into being under the County years ago before the area was annexed by Rocklin.) My husband and I walk on Dias Lane fairly often and have yet to see any RVs moved in or out. They obviously have to be to be to go to the sales location in Rocklin but it is certainly not a customer-based facility or one that can be compared to the daily traffic of an RV park. Similarly, the two business adjoining the site, the Teeny Tots therapy center and Little Orchard Preschool, are low key businesses serving local clientele, not at all traveler-oriented or inviting large numbers of heavy vehicles daily to their facilities. They have been there with no disruption of the community they serve for years. (A preschool daycare center is an allowable use in both the CT and in all residential zones of Loomis.) the applicant's approved 2018 low key office business for the site also fit this low key, locally-serving description. Similarly, the study also tries to make the case that RV park dally traffic is no different than individual residents suing pubic streets for their RVs. But there is a huge difference between the occasional homeowner taking out his RV, compared to regular daily RV park traffic on the road and accessing the site. This comparison is invalid. Citing neighborhood RV use as if it were commercial reflects a lack of appreciation for the area as a residential neighborhood.

In evaluating environmental impacts, the report focuses on the site itself with little or no attention to the local environment issues outside the site except the Brace bridge issue. Yet in evaluating environmental impacts (2): *All answers must take account of the whole action involved including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.*" Yet there is little or no attention to any offsite effects, such as inviting regular travel-oriented RV traffic through residential neighborhoods. There is no recognition that RV traffic affects the subdivision neighborhoods on the west side of the freeway and the rural residential and agricultural area on the east side of the site. There is also no consideration for the residents of Horseshoe Bar who already live in a accident hot spot and don't

need RV heavy RV traffic added to the mix. There are also concerns about crime. I have heard but have not verified that the sheriff' department has a higher volume of crime at the RV park near Sierra College Blvd, but if true, it is a valid concern of to neighbors.

Even the impact on the neighboring preschool is not fully appreciated. Parent of small children will have heavy loves pulling in and out next door during drop-off and pick-up times.. Parents are concerned about the transient occupancy and already expressing that concern to the preschool owner. There are concerns about air quality, when the study uses "light duty gasoline" vehicles at motels and mobile home parks he most of the RV traffic will be heavier low mpg (more polluting) and diesel vehicles. (The motel/mobile home park figures are only relevant for the long term stay RV customers.) And while the overall noise may be accounted for at the preschool, the irritant intermittent factor of diesels starting, entering, leaving, idling at check-in or for warm-up on cold morns is not accounted for. These are not factors that would b associated with low key businesses that would be appropriate for this site.

The study cites the financial advantage to the town of the transient occupancy tic, but does not mention that after one month occupancy, that tax is no longer collectible. Yet unlike mobile home parks, there is no priority tax paid for the unit, and thus no other contribution to local funding. Again, the Town is careful to balance the revenue aspect with its other values, relating here to compatibility of the business with its rural values: "4. (Finance: "Loomis shall support the development of new commercial and industrial activities to increase the Town's discretionary revenue(which provides funds for capital projects and improved municipal services) **provided that the new land uses are consistent with the Town's distinct rural character.**" Again, the Town is concerned for values beyond the revenue. The site area rather epitomizes Looms' rural character. You can't get much more rural than the sheep and llamas grazing across the street. This is the "neighborhood" that is supposed of be protected, which an RV park does not. The RV business plan focuses on on the site, not on impacting the neighborhood as is also required. by the Town.

My conclusion is that this project while on its own may well be well done, it's location causes it not to meet the standards required by Looms. There are deficiencies in not recognizing the actual traffic impacts. There are specific failures to meet General Plan requirements for locating this type of business, and there is a general failure to recognize the neighborhood and the proposals impact on the areas' neighbors. As well-designed as the site plan may be, this proposal does not meet the standards for approval. It may be a good plan but just does not fit/ is not compatible with this location.

Specific report comments

Following are some of my comments on various specific parts of the report. Some areas have already been covered in remarks above.

Zoning allows for RV park to have a public restroom. I would suggest that, even if not of the general public, the COP require an onsite restroom even though all units should have their own.

Air quality and greenhouse gas discussion focuses on motel and mobile home park light ordinary gas auto emissions. This is relevant for only the long-term stay customers who may be leaving their RVs in place and using another ordinary vehicle to get about. But the emissions for regular RV users (heavier duty, perhaps towing as well) is not accounted for here.

Land use Planning, p.24. "unlawful to deny access when it fronts Brace Road": True of the principle in general if there is no access from the Horseshoe Bar direction, but denying this project does not mean that access to the site has been denied for any business, as demonstrated byte

applicant's 2028 approval for a business office. There is also discussion here of the other currently designated CT parcels on Brace Road. Teeny Tots next door is content with the CT donation. But there is also an application underway for a zone change of the other parcels (and several behind them) to return to a residential zoning, Council will be making a General Plan decision on making these RR (1 acre minimum) residential parcels. These all have considerable agricultural allowable uses should they so choose. If this prospective change is made, there will only be Teeny tots and the RV site as commercial sites. Note: A preschool (day care) is allowable under both CT (P) and all residential zones (UP).

p.42 Traffic discussion of the CT area, regarding primary access from Horseshoe Bar Road and limited secondary access on Brace. The study comments state: this General Plan statement addresses development of the area in general, when all the parcels with this designation were once considered for a large, multi-parcel commercial development. "this General Plan statement addresses development of the area in general, *when all the parcels with this designation were once considered for a large, multi-parcel commercial development.*" (Italics mine). This statement is a misrepresentation. All the parcels were never considered as part of one large commercial development. Only the specific Turtle island parcels were proposed for a project; all the other parcels would have to wait for a further developer who wanted to develop further down toward Brace. There were no guarantees or plans in the works. They would all have to wait for any future commercial availability if they wished to develop commercially. I.e. there was no single large commercial development, only the one large one and a number of smaller parcels in the wings for later

General traffic discussion has been somewhat covered above. Especially concerning is the assumption that a registration notice to use Sierra College Blvd exit to access the site will be effective, especially when GPS says to use Horseshoe Bar when coming from the east on I-80. No consideration was given to looking at the roads in the area other than assuming all traffic would come via Sierra College Blvd. No thought was given to the impact of RVs in residential neighborhoods, nor any attention to the road conditions, which are deemed "poor" and that there are some CIP proposals for improvements (which have yet to be funded. No, the traffic impact fees will not cover these. The bridge replacement in a decade or two will cost \$5 million in today's dollars. How likely is a replacement in near future, and yet overweight RVs may well accede it in the meantime. The accident corridor of the Horseshoe bar segment RVs will use if using phone directional apps is of real concern, and yet this segment was never even considered, nor the impact on the residents there.

(I had more comments but time has run out for spellchecking.. Sorry.)

From: [Melanie Keller](#)
To: [Mary Beth Van Voorhis](#)
Subject: Brace Road EIR
Date: Tuesday, August 9, 2022 4:45:20 PM

Melanie Keller
4060 Hunter Oaks Lane
Loomis, CA. 95650

I am a longtime resident of Loomis since 1972. I am demanding a FULL, CURRENT and COMPLETE Environmental Impact Report for the Brace Road Trailer park. It should absolutely be required for this type of development for multiple reasons. Why it has not been done, is potentially extremely interesting and questionable.

Sent from my iPad

From: [Melanie Keller](#)
To: [Mary Beth Van Voorhis](#)
Subject: Traller Park
Date: Tuesday, August 9, 2022 4:45:26 PM

Melanie Keller
4060 Hunter Oaks Lane
Loomis, CA 95650

As a resident of Loomis since 1972, I am asking for an FULL, CURRENT AND COMPLETE Environmental Impact Report for the Brace Road project. It is absolutely required for multiple reasons as so many citizens have stated in public meetings. I find it extremely interesting is has not been completed prior to this stage, especially as it impacts the current residents significantly.

Sent from my iPad

From: [Melanie Keller](#)
To: [Mary Beth Van Voorhis](#)
Subject: Brace Road Trailer Park
Date: Tuesday, August 9, 2022 3:08:00 PM

To whom it May Concern:

I am Nyle Keller, long time Loomis resident. I served on the Loomis Union School District Board of Directors for nine years. I am very familiar with property development through my professional occupation over the past 30 years as a CFO in the industry. Additionally the school board for the development from the ground up, of the Clarke Powers school and district office as well as several other school reconstruction, remodeling and field projects.

My question is this, "Why has the Town of Loomis not required a current Environmental Impact Report in the routine application packet of the developer's proposal?" This is basic 101 for any development of significance and impact.

Consequences are significant for both the developer and current residents if an new EIR is not completed. The Town of Loomis has a responsibility to its constituents to demand a current EIR. As a Loomis resident, I demand a current EIR.

Sincerely,
Nyle A Keller
4060 Hunter Okas Lane
Loomis, CA 95650

Sent from my iPad

RECEIVED

AUG 09 2022

TOWN OF LOOMIS

Susan Piette
5895 Brace Road
Loomis, CA 95650
(916) 316-4954

August 9, 2022

Re: Proposed RV Park at 5847
Brace Road, Loomis, CA

Dear Loomis Council,

I write you today to share my concerns regarding the proposed RV Park on Brace Road, right next door to Little Orchard Preschool. For the past 30+ years I have owned the property at 5895 Brace Road, Loomis, directly next to the property proposing to operate an RV Park that will take away the aesthetic feel and function of our neighborhood. Loomis has emphasized and always considered the importance of the aesthetics to the rural areas in Loomis. The environment consists of family homes, churches and preschools along Brace Road, a small 2 lane road without sidewalks. The aesthetics of the environment is an important component of the quality of life for the families living off Brace Road, most whom have lived here for over 35 years! The Town of Loomis has ensured those residents that the aesthetics of the environment is important to the Town's small family feel.

There is a preschool right next door to the proposed project, single family homes across the street where people cross the small 2-lane road to get their mail out of the rural mail boxes sitting right on the edge of the road. There are no sidewalks or buffers on the small rural road. Residents are safe to get their mail without fear of turning around to find themselves confronted with an RV Tractor Trailer barreling down the road. Children and adults walk back and forth to get mail but also walk down the road to bring their children to preschool. The school buses stop in front of Little Orchard Preschool and across from Dias Lane and between the proposed RV park property and Tiny Tots Therapy. Children walk to their homes along Brace Road and to the preschool for afterschool care.

Aesthetically, Brace Road is lined with trees, a historical stone bridge, and creek along the way. Loomis has maintained that all fencing should be open to maintain the rural open feeling that we all experience every day. Driving along Brace Road you see single family homes, chicken coops, fruit trees, tire swings hanging from the old oak trees, barns, livestock, and gravel dirt roads that are named after residents from families still living there today. The only traffic that occupies the road are family vehicles transporting children to and from school or coming home from work and school buses transporting the children from the neighborhood schools. The properties are mostly an acre or more of land to a single family. The cars that occupy the road are passenger vehicles and do not significantly affect the road conditions. They do not cause undue noise in the community. They do not drive up and down the road day and night. There are not intrusive signs lighting up the road to impede the rural county atmosphere we all have

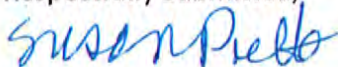
currently. The quality of life for the families who have chosen to live off of Brace Road is quiet and serene in a rural country community where neighbors all know each other.

There is a concern regarding the massive changes that will occur should the RV Park be approved. This change will affect the neighborhood by changing what we see, what we hear, feel, smell and potentially taste. The aesthetics of the environment will be damaged. In addition, the change in traffic patterns will cause an extremely dangerous condition and will threaten the lives of children and adults. Currently people walk along the road with dogs and their children, children walk home after school on that small two-lane road as well as the horseback riders along the road. The result could be catastrophic. I believe that if the RV Park is considered there must be a complete and comprehensive Environmental Impact Report to fully understand how this project will destroy the current conditions and aesthetics of the environment. The full impact of such a project must be fully understood and without such a study, it cannot be understood. Approving such a project without considering the lives in the community, the aesthetics of the environment, the damage that the historic stone bridge will incur, and how this project will significantly affect the environment, that is not able to accommodate the heavy traffic will destroy the environment as it is. The roads will be destroyed.

The RV Park project will significantly affect the traffic and safety of our neighborhood. Currently, the cars that are on Brace Road during pick up and drop off at Little Orchard Preschool turn into the preschool parking lot and leave the parking lot. Large RV trucks and trailers driving at 40-50 miles per hour along a narrow 2 lane road poses a significant safety risk as they come over the bridge to find themselves meeting with cars of children. The one entrance to the RV Park will be easily missed and potentially the large RV Trucks and Trailers may use the preschool parking area for turn around. Or, they may go up the street to the church using their parking lot as a turn around. And, they will certainly be going over the historic bridge that is not built for the weight and traffic RV's. Huge RV's passing one another on the small two-lane country road while children are walking along the road or bicyclists who often take Brace Road pose an enormous risk to the safety of the residents. It's a disaster waiting to happen. It's really not a matter of if it will happen, it most certainly will happen as there is not enough room on the road to accommodate the proposed use. It's not a fit for the environment where families and children reside. Visually, the character of Brace Road is wide open spaces that allows pedestrians the freedom to feel safe and secure.

Approving the RV Park Project to be placed along a small two-lane road that is primarily residential housing and church and preschools where people congregate is irresponsible and dangerous. If you don't care about the aesthetic changes to the environment you should be concerned about the risk to the people.

Respectfully Submitted,



Susan Piette

From: [Sonja Cupler](#)
To: [Mary Beth Van Voorhis](#)
Cc: [Sean Rahe](#)
Subject: Loomis RV Campground ISMND Comments
Date: Tuesday, August 9, 2022 3:54:55 PM

Hi Mary Beth,

Per your instructions at the last Planning Commission meeting, I am submitting my formal comments regarding the proposed Loomis RV Campground project.

Dear Town of Loomis,

I am submitting my formal comments in regards to the Loomis RV Campground ISMND.

I travel up and down Brace Road from Sierra College Blvd to Barton Road approximately six times per week. As I travel Brace Road I try to imagine what it would be like to have an RV Campground at the proposed location in real time.

My biggest traffic concern about this project pertains to the sight distance from the top of the Interstate 80 freeway overpass to where the proposed project would be. There is an approximately 16 foot drop off from top of overpass to the project and in my opinion is not enough time and space for any vehicle to respond, especially a recreational vehicle (because of the weight).

My other concern is for the safety of pedestrians and bicyclists. Because Brace Road is a narrow two lane road with little to no shoulders and/or sidewalks, adding the factor of many recreational vehicles with height and width blocking the field of view for all vehicles travelling up and down Brace Road.

I hope that the Town of Loomis will consider the safety of all travelers on Brace Road and keep it a top priority when making a final decision regarding this project.

Sonja L. Cupler
5630 Tudor Way
Loomis, CA 95650
916-218-9411 talk/text



SOUTH PLACER MUNICIPAL UTILITY DISTRICT

August 9, 2022

Mary Beth Van Voorhis, Planning Director
Town of Loomis
3665 Taylor Road
PO Box 1330
Loomis, CA 95650

Subject: Loomis Campground
Initial Study and Mitigated Negative Declaration
5847 Brace Road, Loomis
APN 044-150-047-000

Dear Ms. Van Voorhis,

The District is in receipt of the draft Initial Study and Mitigated Negative Declaration (ISMND) for the Loomis RV Campground and has reviewed the preliminary utility plan submitted. The District acknowledges that the utility design shall be refined and finalized during the improvement plan review process to ensure that the design meets the District's Standards. Please refer to the letter dated November 23, 2021 (copy enclosed) for relevant comments.

Please do not hesitate to contact Josh Lelko at (916) 786-8555 extension 317 or jlelko@spmud.ca.gov if you have any questions or need additional information.

Sincerely,

Carie Huff, P.E.
District Engineer

Enclosure: South Placer Municipal Utility District Comments to the Town of Loomis Regarding the Loomis Campground, Conditional Use Permit #21-04, dated November 23, 2021



SOUTH PLACER MUNICIPAL UTILITY DISTRICT

November 23, 2021

Town of Loomis
3665 Taylor Road
PO Box 1330
Loomis, CA 95650

Attention: Mary Beth Van Voorhis, Planning Director

Subject: Loomis Campground
Conditional Use Permit #21-04
5847 Brace Road, Loomis
APN 044-150-047-000

Dear Mary Beth,

Thank you for the opportunity to comment on the Loomis Campground Conditional Use Permit to allow the construction and operation of a recreational vehicle (RV) campground consisting of 34 RV sites, on-site managers residence, and amenities.

The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of South Placer Municipal Utility District (the District). Improvement plans shall be submitted to the District for review and approval. A copy of the District's facility map has been provided for your use.

The District has reviewed the preliminary plans submitted with the Referral/Request for Comment and comments have been provided on the enclosed set of plans along with those noted below:

- 1) All public and private sewer facilities shall be designed and constructed to the District's Standards and Specifications.
- 2) Property line cleanouts shall be installed at the edge of the easement or right-of-way to delineate between public and private facilities.
- 3) A minimum 20-foot sewer easement is required over all public sewer facilities. The final width will be determined based on size and depth of pipe. Note that the easement requirements include vertical clearance (no building overhangs shall encroach into the easement).

- 4) Trees, including the drip line, shall not be located within sewer easements.
- 5) All-weather access over existing and proposed District facilities is required. All-weather access is defined as 3-inches of AC on 8-inches of AB per the District's standards and specifications.
- 6) A two-way cleanout shall be located within two feet of the building.
- 7) Minimum separation between utilities and utility laterals is required. Sewer and storm drain shall be 5-feet from outside of pipe/structure to outside of pipe/structure. The minimum separation between water and sewer is 10-feet from outside of pipe/structure to outside of pipe/structure.
- 8) Each lateral shall serve one RV site, have a minimum slope of 2% ($S=0.0200$ ft./ft.), and connect perpendicularly to the mainline.
- 9) Maximum spacing of manholes shall be 400-feet for all straight lines.
 - a) Manholes shall be placed at:
 - i) The intersections of all sewer lines;
 - ii) At all changes in pipe size;
 - iii) At the end of all permanent lines with any building sewer connections; and
 - b) A manhole shall be required at any change in vertical or horizontal alignment.
- 10) The property is located within the boundary area of four current refund agreements for sewer improvements. Refund agreement fees are due at the time of plan approval and are as follows:
 - a) Rocklin 60 Phase 1 - \$68.32/EDU
 - b) Rocklin 60 Phase 2 - \$139.76/EDU
 - c) Sierra College Lift Station - \$1,788/EDU
- 11) Improvement plans for both phases of the project will be required to be submitted to the District for review and approval.
- 12) Please contact the District for additional information on sewer participation fees.

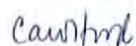
Prior to issuing a will-serve letter for sewer service, the owner and/or owner's representative shall schedule a meeting with District staff in order to discuss the project and to determine specific requirements.

Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at the District's website:

<https://spmud.ca.gov/specifications-and-ordinances>

Please do not hesitate to contact Josh Lelko at (916) 786-8555 extension 317 or jlelko@spmud.ca.gov if you have any questions or need additional information.

Sincerely,



Carie Huff, P.E.
District Engineer

From: [Jean M. Wilson](#)
To: [Mary Beth Van Voorhis](#)
Subject: RE: RV park comments
Date: Thursday, August 11, 2022 12:41:10 PM

Hi, Mary Beth,

Below is the message I tried to send yesterday morning. Somehow it wouldn't go out, after attempts on and off all day. I could receive emails but the outbox didn't go out. I don't know if this message will go out either. The same thing happened when I was trying to send you the RV park comments. I hit send at about 10 minutes to 5 and it didn't go out. Tried again, still did not go out. Waited, tried again, still no send. A bit panicky as five o'clock approached. Ralph came and we finally got it out just at five. We don't know why it hung up. I really was trying to get it in on time. Thanks for the grace.

(I still haven't had the nerve to see how much I sent and how it actually reads.)

I am happy to report that we have not noticed dirt trucks going by this morning. Thanks to Sean and Merrill and whoever else had to get this done for our roads and the neighborhood.

Someone asked me who answers the RV comments—the consultant who wrote it, you, or a combination. I said I didn't know for sure. Normally for an EIR the consultant seems to address the comments but I didn't know if that is the case here ("draft initial study") or whether you were also involved.

Thanks for all. This RV park is a sticky wicket for sure.

Lots of meetings this week, and now the weekend is almost upon us already. The 3 little granddaughters are coming tomorrow and I have mowed around the "climbing rock" outcrop and they can pick zucchini in "grandma's big garden" and play pterodactyl flying school (with me as instructor) and make crafts--and get grandma's mind off everything else. I wish you a good weekend too.

Jean

(No reply necessary unless it's a quickie on who answers the RV park comments so I can tell the person)

Below is my attempted message yesterday morning (8/10/22):

Mary Beth,

I'm so sorry about the truncated and unproofed RV park comments I sent in. I thought I got them in just at 5. I had been working on them for weeks and heavily for days, and thought all was well to get final notes in on time. But I didn't count on the effect of the long computer screen hours yesterday (and maybe diabetes) affecting my eyesight so that by midafternoon it was becoming more and more difficult to focus on the letters. So my typing got worse and then reading the spellchecker increasingly difficult and so everything was going so slowly that time ran out before I could even finish spellchecking. I just quit where I was and didn't try to send the rest of what I'd written... No time to proofread anything. So I am pretty discouraged in case even what I did get sent isn't very well done after all. Certainly not up to my usual standards, I'm afraid. I guess now I will know for the future that I just can't count on spending a whole day straight looking at the computer screen and still get the work done. Very discouraging. I hope what I did get to say is at least well enough

written that it will be useful. (I have been too upset about it to even go back and look at what I sent or how much I didn't get to include)

Sorry to hear Sean has rebound covid. I'm glad he was able (we hope) to resolve the Croftwood dirt hauling issue,

Jean (No reply necessary)

From: [Jean M. Wilson](#)
To: [Mary Beth Van Voorhis](#)
Subject: My RV park comments--proofread
Date: Monday, August 15, 2022 7:58:14 AM
Attachments: [RV StudyComments 8-8-22, proofread.docx](#)

Mary Beth, I finally got up the nerve to look at my RV park comments and proofread them (very badly needed). I am sending you a copy of the proofread version. I know you likely can't substitute it for the messy version I sent in (though this one is much clearer), but I thought my cleaned up version might be helpful to you and consultants for clarity's sake when you review it. I assure you there have been no substantive changes, primarily just cleaning up the punctuation and the many spell-check errors from when I was having trouble reading the spellchecker and hit the wrong word and then no time to proofread. Again, apologies.

Jean

Comments on the Draft Initial Study and Mitigated Negative Declaration
for Loomis RV Campground

Although this study is in many ways thorough and the project in isolation seems well designed, there are nevertheless sufficient problems with this project that it should not be approved. Most of the serious problems relate to its location, which brings issues relating traffic safety as well as conflict with the General Plan location requirements for this type of commercial business as well as the General Plan concern for consideration of the surrounding neighborhood and area, in this case a rural residential one. A project may meet the technical aspects required (utilities, setbacks, landscaping, site planning, etc.) but still not be a right fit for the location.

I will try to summarize first the areas of primary concern before I go on to page by page comments on the document. The areas I find most compelling for rejecting the project relate to traffic safety, General Plan location requirements, and lack of concern for compatibility and not adversely affecting the quality of life in the adjoining neighborhood. (Consistency D3).

1. Traffic. The traffic study does the usual evaluations of LOS, sight distance, internal roadways, and the like. But it seriously fails to look at the bigger picture of traffic issues in the surrounding area, the “traffic environment” for this project. It claims Brace is an arterial and not a residential road, though acknowledging there are “some residences” on it. Actually except for the CT, all the surrounding area is rural residential, primarily RE (2.3 acres) with a number of larger parcels. The three arterials of the area are all rural residential, RA (4.6 acre minimum) and RE zones. Arterial does not mean it’s not residential, so the *type* of traffic proposed to be added, not just the amount, should be considered, but is not. The only problem considered is the weight limit on the WPA Brace bridge, not whether deliberately adding daily RV traffic to a residential area is appropriate. (Besides the rural area on to the east side of the freeway, the proposed route also passes by three residential subdivisions and an apartment complex on the west side of the freeway.)

That traffic is a problem on these narrow country roads is obvious to those of us who live here. I am about ¼ mile from the Brace/Barton intersection and almost all my trips are either on Brace to Rocklin or on Brace and Horseshoe Bar for the freeway or downtown Loomis. I am well aware of the issues out here on both roads; I have driven and observed them for over 30 years. The roadways are often narrow with little or no shoulder, sometimes not even a ditch. There are cyclists (often clubs), pedestrians, school children, school buses with stops, mail trucks with frequent stops, and too many speeders. I have seen my share of leftovers from accidents—fences down, skid marks, tire gouges in the ditch, steel sign pole pushed over. I have heard my share of screeching tires and sometimes the awful thud that follows. I’ve seen how large or multi-axle vehicles sometimes have a tendency to drift a bit into the other lane, especially at Horseshoe Bar curves. I have heard residents at Council meetings complain of rural traffic problems and seen the many reflectors on the Horseshoe Bar curves, large ones posted by the Town, and fences dotted with reflectors by residents trying to keep traffic from plowing into their property. Horseshoe Bar has serious curves and narrowness to maneuver, while Brace has a couple of big dips to the creek that can “hide” a vehicle going a little too fast so it is not seen until it suddenly comes out of the dip—pretty scary if you think you are making a safe turn onto the road. These are country roads in a rural residential area. They do not need the added burden of RV traffic. In fact, as the Planning Commission learned last week at presentation of the new Local Roadway Safety Plan (see also Loomis News for July 29), this segment of Horseshoe Bar from I-80 to the Laird T is one of the top five accident “hot spots” in Loomis (not counting unreported accidents). No, we don’t need to invite RVs—large and unfamiliar with the roadway-- into this situation.

The traffic studies seem to see no traffic issues except the weight limit on the WPA Brace bridge, which is unsuitable for some Class A RVs. The solution offered is simply to have the applicant advise Class A clients not to use that approach to the project. In some places, the study says to advise Class A drivers; in other places it assumes this stipulation will go to all RVs and therefore no RVs will be using the Horseshoe Bar/Brace approach. Supposedly this will cure the problem. Any issues with Horseshoe Bar, or Brace, or large RVs turning at the two T's at Horseshoe Bar/Laird and Laird/Brace are not even considered.

However, how likely is it that all RVs will heed the directions from when they register online? (Such directions at check-in are too late for those who already arrived from the east). After all, as the applicant vociferously proclaimed at a public hearing, it's a public road and people can do whatever they want. (Perhaps this undermines a bit how serious he is about seeing that his campers actually don't use the eastern approach?) As several of us have said at the hearings, people increasingly use their GPS phone app to get somewhere, not written directions from an online registration, perhaps done some time ago or without a print copy.

So we did a little road test experiment to see just how the phone GPS would take us. We drove up I-80 several stops toward Auburn (twice) and told our Google phone app to take us to the RV address on Brace. How did it take us? Horseshoe Bar Exit! Right to a Loomis accident "hot spot"! (There was no bridge weight limit warning.) The Sierra College Blvd exit was not even given as an alternative. (Few people probably print and carry Google Maps printouts anymore, but we did check when we got home. Sure enough, it also showed getting off at Horseshow Bar.) Given that people do use their phones increasingly for such directions, I think it is hard to argue that there would not be RV traffic on Horseshoe Bar and Brace, including the bridge.

True, only some of the RVs will be overweight Class A, but what are they to do when they get to the bridge and see the weight limit sign? There is no place to turn around so they either have to back up the hill through two big dips and turn around in a church parking lot or proceed illegally over the bridge. Neither is a good proposition.

My point is that the suggestion that RV traffic will not come from the Horseshoe Bar exit and onto Brace, as is proposed, is highly unlikely. Therefore, the study is incredibly insufficient in not further analyzing this traffic likelihood. The suggested mitigation may or may not have much effect when the GPS says "get off here." The study fails to offer any other alternatives (I don't know what). Neither is traffic safety on these problem roads considered nor effects of adding regular daily RV traffic on the residents of the neighborhood. I conclude the study is seriously defective given these considerations. An accident 'hot spot' is a serious matter. RVs are an unwarranted addition to the problem.

2. General Plan Location Compliance.

The study claims that the project complies with the General Plan for the tourist commercial designation. It is true that an RV park is an allowable use for the CT zone (TD designation). However, the specifics are very clear that traveler-oriented automobile type uses belong nearer Horseshoe Bar rather than Brace Road, with a "transition to more locally oriented commercial and office use." This project very clearly does not comply with that layout. An RV park is about as travel-oriented as you can get. It is not "locally oriented" and it is not a low key commercial or office use. Nor does bringing in daily RV traffic help to "maintain the rural character of the roadway".

From General Plan G5 (document p.110):

"The Town's goals for the Tourist/Destination Commercial land use designation are for proposed development to:

(Goal 8b)." Provide traveler-oriented commercial uses that are accessed primarily by automobiles and concentrated near the Horseshoe Bar Road interchange. Uses on the site shall then transition to more locally-oriented commercial and office uses, laid out to provide a pedestrian orientation."

Study's comment: "Provided: land use, density, access and circulation, utility infrastructure, landscaping, (no phasing, no structure design as these are individual RV pads and existing residence to remain). A. Development of a single parcel with a campground at I-80 - tourist commercial. B. Traveler-oriented commercial use between Horseshoe Bar Rd and Sierra College Blvd. *Not locally oriented, but allows for access for heavier vehicles from Sierra College Blvd.*" (Italics mine)

Please note that the comment has nothing to do with the requirement. This traveler-oriented use is not near the Horseshoe Bar interchange and it is by its nature not locally oriented. It does not meet the criteria, period. Further, the comment about bringing heavier vehicles via Sierra College Blvd. works in opposition to item c. below, to maintain the rural residential character of the roadway.

Conclusion: The project simply does not comply with this section of the General Plan.

Goal 8 c. "Provide primary access to commercial development from Horseshoe Bar Road, with limited, secondary access on Brace Road. Commercial uses shall not front on Brace Road and shall be set back and/or buffered from Brace Road to maintain the rural residential character of the roadway."

As noted above, bringing heavy vehicles does not help maintain the rural character of the roadway. A heavy vehicle RV park is hardly a "limited secondary access to Brace Road." The original concept behind not allowing business frontage on Brace Road was to limit the amount of commercial traffic through individual driveways onto the traffic corridor (similar to our having subdivision lots face interior streets rather than individual lots and driveways all fronting onto a busy street). The purpose is to limit the number of vehicles directly accessing the road from individual businesses. Since the Town does not totally preclude access from Brace, the principle remains—for safety, to limit the amount of vehicle traffic directly accessing Brace. A travel-oriented business like an RV park does not meet this principle. The existing Teeny Tots and preschool do not have large amounts of vehicles accessing the street, nor do they invite heavy vehicles. The applicant's 2018 office business permitted for this site did meet these criteria in that it was limited in the number of employees and no customer/client visits. Access to Brace was not precluded; it was simply limited in the amount of vehicle traffic it would generate. It fit with the low key office and commercial expectation of the General Plan for this area ("more locally-oriented commercial and office uses"), which an RV park simply does not.

No one is guaranteed that every use allowed in a zoning district will be appropriate for a particular site. There are other considerations besides zoning required. This site has allowable access and businesses that can be considered appropriate, as demonstrated by the applicant's successful 2018 permits for an office business with access. Demonstrably, denying an RV park does not deny him all uses or access for this property; it would only deny him a particular use that is deemed inappropriate for various reasons.

3. Neighborhood Compatibility.

General Plan Consistency Checklist E3: "New development should not create undue demand on schools, roads, or adversely affect the quality of life in adjoining neighborhood." (Study comment again assumes that it is only the amount of traffic that matters, not the type of traffic itself.).

There are various points in the town's requirements too, on the importance of preserving neighborhoods. But the study makes no attempt to look at the neighborhood it is supposed to not be adversely affecting. It dismisses the residential nature because it is an arterial road. It neglects to recognize that not only is the project located along a rural residential (RE section of town), but that it is also agricultural. Across the road is a pasture with grazing sheep and llamas. Down the road is a strawberry patch and across from it are horses grazing. Going west from the project are the neighborhoods of three subdivisions (Hunter Oaks Hunters Crossing, and Brace Ranch Estes), plus individual residences. These people all consider themselves part of the Brace "neighborhood" that will be affected by RV traffic through their area. That "neighborhoodness" can be seen in the proliferation of yellow yard signs that say "No RV park in our neighborhood." This is not a NIMBY proposition; it's not that they don't like RVs—some own them. It's that regular commercial RV traffic doesn't belong on and should not be invited to, these neighborhood streets.

These people know that there are walkers, joggers, mail trucks, cyclists (singly or in club groups), school buses, and children at bus stops, regularly using Brace Road, in addition to usual vehicle traffic. Only portions of the westerly area have sidewalks, and none on the easterly portion of Brace. The study dismisses this need by citing (hopeful) CIP plans. Although there was some overlay work done, the sidewalks, widening and bike paths have yet to materialize and may not for years. It's a matter of money and priorities. They should not be counted as if they are already or soon will be there. So these people don't need the addition of deliberate RV traffic in their area, with potentially large vehicles, often towing boats, jet skis or ATVs or autos as well. Deliberate extra RV traffic does not belong here.

T The study tries to make it appear the project site already a commercial area by citing the adjoining businesses and the RV sales business on Dias Lane. The RV business is not an active sales lot but primarily a storage yard for a Rocklin RV business. (It is also in another jurisdiction and came into being under the County years ago before the area was annexed by Rocklin.) My husband and I walk on Dias Lane fairly often and have yet to see any RVs moved in or out. They obviously have to be to be to go to the sales location in Rocklin but it is certainly not a customer-based facility or one that can be compared to the daily traffic of an RV park. Similarly, the two business adjoining the site, the Teeny Tots therapy center and Little Orchard Preschool, are low key businesses serving local clientele, not at all traveler-oriented or inviting large numbers of heavy vehicles daily to their facilities. They have been there with no disruption of the community they serve for years. (A preschool daycare center is an allowable use in both the CT and in all residential zones of Loomis.) The applicant's approved 2018 low key office business for the site also fit this low key, locally-serving description. Similarly, the study also tries to make the case that RV park daily traffic is no different than individual residents using public streets for their RVs. But there is a huge difference between the occasional homeowner taking out his RV, compared to regular daily RV park traffic on the road and accessing the site. This comparison is invalid. Citing neighborhood RV use as if it were commercial reflects a lack of appreciation for the area as a residential neighborhood.

In evaluating environmental impacts, the report focuses on the site itself with little or no attention to the local environment issues outside the site except the Brace bridge issue. Yet in evaluating environmental impacts (2): *All answers must take account of the whole action involved including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.* Yet there is little or no attention to any offsite effects, such as inviting regular travel-oriented RV traffic through residential neighborhoods. There is no recognition that RV traffic affects the subdivision neighborhoods on the west side of the freeway and the rural residential and agricultural area on the east side of the site. There is also no consideration for the residents of Horseshoe Bar whom already live in an accident hot spot and

don't need RV heavy RV traffic added to the mix. There are also concerns about crime. I have heard but have not verified that the sheriff's department has a higher volume of crime at the RV park near Sierra College Blvd, but if true, it is a valid concern to neighbors.

Even the impact on the neighboring preschool is not fully appreciated. Parents of small children will have heavy RVs pulling in and out next door. Parents are concerned about the transient occupancy and already expressing that concern to the preschool owner. There are concerns about air quality, when the study uses "light duty gasoline" vehicles at motels and mobile home parks while most of the RV traffic will be heavier low mpg (more polluting) and diesel vehicles. (The motel/mobile home park figures are only relevant for the long term stay RV customers.) And while the overall noise may be accounted for at the preschool, the irritant intermittent factor of diesels starting, entering, leaving, idling at check-in or for warm-up on cold mornings is not accounted for. These are not factors that would be associated with low key businesses that would be appropriate for this site.

The study cites the financial advantage to the town of the transient occupancy tax, but does not mention that after one month occupancy, that tax is no longer collectible. Yet unlike mobile home parks, there is no property tax paid for the unit, and thus no other contribution to local funding. Again, the Town is careful to balance the revenue aspect with its other values, relating here to compatibility of the business with its rural values: "4. (Finance: "Loomis shall support the development of new commercial and industrial activities to increase the Town's discretionary revenue (which provides funds for capital projects and improved municipal services) **provided that the new land uses are consistent with the Town's distinct rural character.**" Again, the Town is concerned for values beyond the revenue. The site area rather epitomizes Loomis' rural character. You can't get much more rural than the sheep and llamas grazing across the street. This is the "neighborhood" that is supposed to be protected, which an RV park does not. The RV business plan focuses on the site, not on impacting the neighborhood as is also required. by the Town.

My conclusion is that this project while on its own may well be well done, its location causes it not to meet the standards required by Loomis. There are deficiencies in not recognizing the actual traffic impacts. There are specific failures to meet General Plan requirements for locating this type of business, and there is a general failure to recognize the neighborhood and the proposal's impact on the area's neighbors. As well-designed as the site plan may be, this proposal does not meet the standards for approval. It may be a good plan but just does not fit/ is not compatible with this location.

Specific report comments

Following are some of my comments on various specific parts of the report. Some areas have already been covered in remarks above.

Zoning allows for RV Park to have a public restroom. I would suggest that, even if not for the general public, the COP require an onsite restroom even though all units should have their own.

Air quality and greenhouse gas discussion focuses on motel and mobile home park light ordinary gas auto emissions. This is relevant for only the long-term stay customers who may be leaving their RVs in place and using another ordinary vehicle to get about. But the emissions for regular RV users (heavier duty, perhaps towing as well) is not accounted for here.

Land use Planning, p.24. "unlawful to deny access when it fronts Brace Road": True of the principle in general if there is no access from the Horseshoe Bar direction, but denying this project does not mean that access to the site has been denied for any business, as demonstrated by the

applicant's 2028 approval for a business office. There is also discussion here of the other currently designated CT parcels on Brace Road. Teeny Tots next door is content with the CT designation. But there is also an application underway for a zone change of the other parcels (and several behind them) to return to a residential zoning, Council will be making a General Plan decision on making these RR (1 acre minimum) residential parcels. These all have considerable agricultural allowable uses should they so choose. If this prospective change is made, there will only be Teeny Tots and the RV site as commercial sites. Note: A preschool (day care) is allowable under both CT (P) and all residential zones (UP).

p.42 Traffic discussion of the CT area, regarding primary access from Horseshoe Bar Road and limited secondary access on Brace. The study comments state: "this General Plan statement addresses development of the area in general, *when all the parcels with this designation were once considered for a large, multi-parcel commercial development.*" (Italics mine). This statement is a misrepresentation. All the parcels were never considered as part of one large commercial development. Only the specific Turtle island parcels were proposed for a project; all the other parcels would have to wait for a further developer who wanted to develop further down toward Brace. There were no guarantees or plans in the works. They would all have to wait for any future commercial availability if they wished to develop commercially. I.e. there was no single large commercial development, only the one large one and a number of smaller parcels in the wings for later.

General traffic discussion has been somewhat covered above. Especially concerning is the assumption that a registration notice to use Sierra College Blvd exit to access the site will be effective, especially when GPS says to use Horseshoe Bar when coming from the east on I-80. No consideration was given to looking at the roads in the area other than assuming all traffic would come via Sierra College Blvd. No thought was given to the impact of RVs in residential neighborhoods, nor any attention to the road conditions, which are deemed "poor" and that there are some CIP proposals for improvements (which have yet to be funded). No, the traffic impact fees will not cover these. The bridge replacement in a decade or two will cost \$5 million in today's dollars. How likely is a replacement in any near future, and yet overweight RVs may well access it in the meantime. The accident corridor of the Horseshoe bar segment RVs will use if using phone directional apps is of real concern, and yet this segment was never even considered, nor the impact on the residents there.

(I had more comments but time has run out for spellchecking.. Sorry.)

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August 15, 2022

VIA ELECTRONIC MAIL

mvanvoorhis@loomis.ca.gov

Mary Beth Van Voorhis
Planning Director
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Re: Loomis RV Campground, Application #21-04

Dear Ms. Van Voorhis:

This office represents Devan and Whitney Perona and the Brace Road Community regarding the Loomis RV Campground Project ("Project"). Mr. & Ms. Perona's object to the Project and object to the approval of the Mitigated Negative Declaration ("MND") for the Project on the grounds that the MND fails to comply with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 *et seq.* Mr. and Ms. Perona respectfully request that that the Town not approve the MND and deny the Project.

CEQA was enacted to ensure environmental protection and encourage governmental transparency. (*Citizens of Goleta Valley v. Bd. of Supervisors* (1990) 52 Cal.3d 553, 564.) CEQA requires full disclosure of a project's significant environmental effects so that decision makers and the public are informed of consequences *before* a project is approved, to ensure that government officials are held accountable for these consequences. (*Laurel Heights Improvement Ass'n of San Francisco v. Regents of the University of California* (1988) 47 Cal.3d 376, 392.) In the present case, substantial evidence supports a fair argument that the Project may have potentially significant impacts to aesthetics and traffic safety.

An agency must prepare an environmental impact report ("EIR") instead of a MND whenever a proposed project may have a significant impact on the environment. (Pub. Resources Code. § 21082.2(d) ["If there is substantial evidence, in light of the whole record before the lead agency, that a project may have a significant effect on the environment, an environmental impact report shall be prepared."]) An agency's decision not to prepare an EIR is judged by the "fair argument" standard of review. Under this standard, an EIR must be prepared "whenever it can be fairly argued on the basis of substantial evidence that the project *may* have significant environmental impact." (*No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, emphasis added; *Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal.4th 1112, 1123.)

The Town must prepare an EIR instead of an MND if there is any substantial evidence in the record supporting a fair argument that a project may have a significant effect on the environment, even if other substantial evidence supports the opposite conclusion. (Pub. Resources Code, § 21151(a); CEQA Guidelines § 15064(f)(1)-(2); *No Oil, supra*, 13 Cal.3d 68, 75; *Architectural Heritage Ass'n v. County of Monterey* (2004) 122 Cal.App.4th 1095, 1109.) It is the function of an EIR, not a negative declaration, to resolve these conflicting claims. (*See No Oil, supra*, 13 Cal.3d at p. 85.) The fair argument standard is a “low threshold” test for requiring the preparation of an EIR. (*Id.* at 84.)

The requirement for an EIR cannot be waived merely because additional studies are required; in fact, an agency’s lack of investigation “may actually enlarge the scope of fair argument by lending a logical plausibility to a wider range of inferences.” (*Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 311.) An MND is proper only if project revisions would avoid or mitigate the potentially significant effects “to a point where clearly no significant effect on the environment would occur, and . . . there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.” (Pub. Resources Code §§ 21064.5, 21080(c)(2); *see also Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322, 331.)

Input from non-experts, lay testimony, can be substantial evidence when such testimony is credible and does not purport to embody analysis that would require special training. Thus, “statements of area residents who are not environmental experts may qualify as substantial evidence if they are based on relevant person observations or involve ‘nontechnical issues.’” (*Bowman v. City of Berkeley* (2004) 122 Cal.App.4th 572, 583 (aesthetics); *Ocean View Estates Homeowners Association, Inc. v. Montecito Water District* (2004) 116 Cal.App.4th 396, 402 (aesthetics); *Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322 (traffic and biology); *The Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 932 (land use); *Oro Fino Gold Mining Corp v. County of El Dorado* (1990) 225 Cal.App.3d 872, 882 (noise); *Citizens Association for Sensible Development of Bishop Area v. County of Inyo* (1985) 172 Cal.App.3d 151, 172 (traffic).)

A. THE PROJECT WILL HAVE SIGNIFICANT IMPACTS TO AESTHETICS

The numerous public comments on the Initial Study supports a fair argument that the Project may have significant impacts to aesthetics. In *Georgetown Preservation Society* (2018) 30 Cal.App.5th 358, 375-376, the court held that lay comments from community members that the project is too big and too boxy or monolithic to blend in, such that its presence will damage the look and feel of the historic center of Georgetown were sufficient under the fair argument standard to trigger an EIR. (*Id.*) The court stated: “While a few stray comments may not be enough, “The evidence here goes beyond a few people expressing concern about the aesthetics of the project. There is substantial evidence to support a fair argument that the project may have a significant adverse

aesthetic impact.” (*Ocean View Estates, supra*, 116 Cal.App.4th at p. 403; *see Grand Terrace, supra*, 160 Cal.App.4th at pp. 1337-1338, [distinguishing *Bowman*; “there is evidence the environmental impact is not just obstruction of the views of a few adjacent homeowners. The impact creates a change in the aesthetic environment and interferes with scenic views of the public in general.... Aesthetic issues, such as public views, ‘are properly studied in an EIR to assess the impacts’”]; cf. *Clover Valley, supra*, 197 Cal.App.4th at 243, [EIR case; CEQA is concerned with project's effects on the environment, not individualized complaints]; *Taxpayers, supra*, 215 Cal.App.4th at 1042 [individualized aesthetics complaints do not meet fair argument standard].)

In this case, a large number of interested people believe this project would have a significant and negative effect on aesthetics of the rural character of the surrounding area. Lay comments by local residents regarding the Project’s impacts to the aesthetics of rural character of the Project area constitutes substantial evidence supporting a fair argument that the Project may have significant impacts. These lay comments discuss the rural character of the adjacent area and the Project site. They emphasize that Brace Road is a small two-lane road without sidewalks. Moreover they discuss how the aesthetics of the rural character and how planning . Loomis has always valued those rural aesthetics. These numerous lay comments constitute substantial evidence supporting a fair argument that the Project may have significant impacts to aesthetics. (*Georgetown Preservation Society v. County of El Dorado, supra*, 30 Cal.App.5th at 375-376.) As such CEQA mandates the preparation of an EIR.

A. THE PROJECT WILL HAVE SIGNIFICANT IMPACTS TO TRAFFIC SAFETY

Although the Initial Study concludes that transportation impacts will be less than significant, the record supports a fair argument that the record will have significant impacts to traffic safety on Brace Road. (IS/MND at 39-42.) Brace Road in the Project area is a narrow two-lane road with no shoulder in most places and no room for a bike lane. Residents in the area use Brace Road for daily exercise walks and cyclists, including groups of cyclists, also use the road. The lay testimony demonstrates that traffic backs up because the current unsafe passing conditions. Residents, based upon their experience and personal knowledge, have commented that the heavy traffic of RVs and diesel trucks would cause significant traffic safety issues. And due to lack of room, there is no way to improve these traffic and safety hazards.

One commenter pointed out that the sight distance from the top of the Interstate 80 freeway overpass to the proposed project is an approximately 16 foot drop off from the top of the overpass to the project and based upon that resident’s experience does not constitute enough time and space for any vehicle to respond, especially a recreational vehicle (because of the weight). Other commenters discussed that the overpass creates a blind entrance to that location.

Whitney Perona’s comment letter discusses that the entrance to the proposed RV Park is at a place where drivers would not expect to stop and being on a two-lane road is

Ms. Mary Beth Van Voorhis
August 15, 2022
Page 4

a disaster waiting to happen for accidents. She points out that if any RVs are unable to pull in immediately, it will stop all traffic flow in one direction. As the Project is next to a preschool and bus stop, and being along a popular bike route for groups, the Project poses a significant safety risk for children, bicyclists, and neighborhood residents.

Jean Wilson also commented that traffic is a problem on the narrow country roadways that are narrow with little or no shoulder. Brace road is used by cyclists, pedestrians, school children, school buses with stops, mail trucks with frequent stops, and too many speeders. Ms. Wilson, based upon her personal knowledge, commented that that the RV traffic will result in significant impacts to traffic safety given the current status and use of Brace Road.

These lay comments constitute substantial evidence that support a fair argument that the Project may result in traffic impacts. (*See Mejia v. City of Los Angeles, supra*, 130 Cal.App.4th 322 (traffic); *Citizens Association for Sensible Development of Bishop Area v. County of Inyo, supra*, 172 Cal.App.3d at 172 (traffic).) As such, CEQA mandates the preparation of an EIR.

C. CONCLUSION

As discussed above, CEQA and case law establish a low threshold for preparation of an EIR. (*See No Oil, supra*, 13 Cal.3d at 84.) Based upon the numerous comments submitted on the IS/MND, the record, in the form of lay testimony, contains substantial evidence that supports a fair argument that the Project may have significant impacts to aesthetics and traffic safety. As the comments clearly satisfy the fair argument standard, approval of the MND would constitute a prejudicial abuse of discretion and be contrary to law.

Sincerely,

A handwritten signature in blue ink that reads "Donald B. Mooney". The signature is written in a cursive style with a large, looping "y" at the end.

Donald B. Mooney
Attorney for Devan and Whitney Perona

cc: Clients