



**STAFF REPORT
TOWN COUNCIL MEETING OF APRIL 8, 2014
CONSENT AGENDA**

TO: HONORABLE MAYOR AND MEMBERS OF THE TOWN COUNCIL

FROM: BRIAN FRAGIAO, DIRECTOR OF PUBLIC WORKS 

DATE: MARCH 31, 2014

RE: LOOMIS TOWN CENTER MASTER PLAN PROJECT UPDATE

Recommendation:
Receive and File

Issue Statement and Discussion

Attached is an update letter from Bennett Engineering summarizing the work performed and the Property Owners that have met with the Town and Consultant. The two sheet plan set has been modified to incorporate the property owner's comments and concerns. The next three sheets are the topographic survey for the project locations. The current obstacle has been scheduling meetings with the property owners.

Staff recently applied for a grant from the Western Placer Consolidated Transportation Service Agency for funds that could be used on transit related projects. As part of this project, crosswalks are proposed at the Taylor/Shawn intersection, Taylor/Circle intersection and at Highhand Nursery. Since there is a bus stop & shelter at the Taylor/Shawn location, staff was able to show the need for a crosswalk that could enhance the use of the existing bus shelter and overall transit system. At the March 26th Placer County Transportation Planning Agency Board meeting, the Board approved the funding of \$56,205 for this project. Staff has discussed this with the consultant and they will begin designing the crosswalk at Shawn & Taylor. This will help advance the overall schedule and cut into the total cost of the project. The grant has an expiration date of December and therefore work will need to be completed by October/November.

CEQA Requirements

No CEQA requirements at this time.

Financial and/or Policy Implications

The Bennett Engineering Contract amount is \$150,000. The Consultant has billed \$25,616.21 to date.

March 31, 2014

Brian Fragio
Public Works Dept. Engineering Division
3665 Taylor Rd
Loomis, CA 95650



TRUSTED ENGINEERING ADVISORS

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www.ben-en.com

Subject: Loomis Town Center Progress

Mr. Fragio:

The Loomis Town Center Streetscape project is underway. To date the design team has surveyed the roadway corridor, met with affected property owners, and prepared a design / concept level drawing. We have also been in coordination with the town engineer to assist with potential funding opportunities for segments of the project.

Topographic surveys were completed for the roadway corridor from Shawn to Horseshoe Bar along Taylor Road. The Right of way was confirmed from existing record survey maps, but it is not complete as many properties within this area were not recorded with record maps. To fully establish right of way title reports for every project abutting property would be required. The cost to proceed with this level of research was not included within the project. It appears that all of the proposed improvements will be within the existing roadway improvements. A copy of the roadway survey has been included with this memo for the Town's records and use.

Bennett Engineering and the Town of Loomis have met with many of the property owners that abut the project. The purpose of these meetings are to inform the owners of the project, provide them the opportunity to voice their concerns in a one on one environment, and update the concept design for final roll out in a public forum. The Town of Loomis has developed this approach to provide a well thought out introduction and assure the Town's business owners that this is not a surprise project and will greatly benefit them and meet their concerns. Below is a matrix illustrating who the status of property owners:

Taylor Rd	OWNER	BUSINESS	Contact Person	Mtg Notes:
3640	Comre ventures LLC	SUBWAY		
3645	Larry Houghty	HORSESHOE BAR & GRILL		
3650	Nelthorpe	NELTHORPE & SON APPLIANCES		12/5/13: Leo spoke to the son. He said he did not remember the letter but could meet anytime. He said he already met Brian on a variety of items. He originally did not want to meet again. Schedule meeting after holidays.
3655	William Thomas	ANTIQUA STORE		
3660	Placer Savings & Loan Association	WELLS FARGO		

3667/3673/3677/3681	Takemoto Family Properties LLC ????	Post Office / Beauty Supply / Barber shop/Laundromat	Gordon Takemoto	2/13/14 met with Gordon Takemoto he is all for the project, has concerns with ADA at the door thresholds, would like an ADA stall along Walnut and to preserve a parking space at the drug store corner
3685	North Star 77 Partners			
3690	John and Beverly Christensen	CHRISTENSEN SADDLE SHOP		
3700	US Bank of California	US BANK	Sharon Rodarte	12/18/13 Met Sharon with US Bank we discussed limiting tree planting that would block views of the US Bank signage. Coordination of Parking during construction, and increasing the planting along their frontage to blend with the design concept.
3701	Howard & Geraldine Mehl, Trustees	LAW OFFICE	Frank Rowley	1/10/14 Leo and Brian met with Mr. Rowley. He stated that he did not want any improvements in front of his establishment.
3710	Clifford D. Stahr	STAR LIQUER	Clifford Dean Stahr	Notes: Minimize median island to allow entrance to south driveway. Only close one dwy at a time during construction. Revise map and send to Brian for review.
3715	M&D Ryan Properties LLC	STORES (Beauty Supply and Costume?)		Call after 10am
3717	???	Camelot Costume Store		
3719	Paul and Estelle Burns, Trustees	STOVE SHOP		
3722	Wong Foster & Hung Y. et al	SHOPS		
3725	Koinonia Foster Homes, Inc.	KOINONIA		
3733	Koinonia Foster Homes, Inc.	KOINONIA		
3739	Marvin & Kathryn Stiles	HOUSE	Marvin Stiles; marvs@clickn.net	12/12/13: Initially thought the 13th, 14th word work but not for City. Decided to set up mtg after holidays. Concerned about speed radar sign and telephone pole.
3750	Scott & Lisa Paris	HIGH HAND NURSERY	Janey	1/10/14: Leo and Brian met with Mr. Paris.
3751	Duane & Jane Bowman	APARTMENTS		
3793	Michael & Sara McClure	ANTIQUA SHOP		

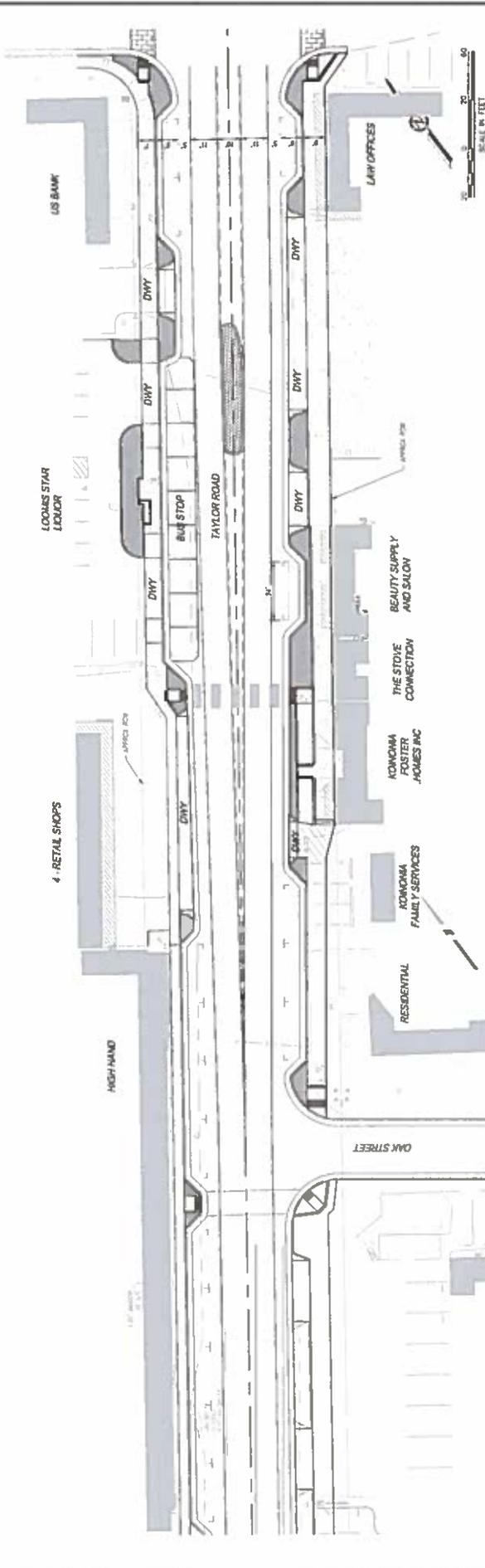
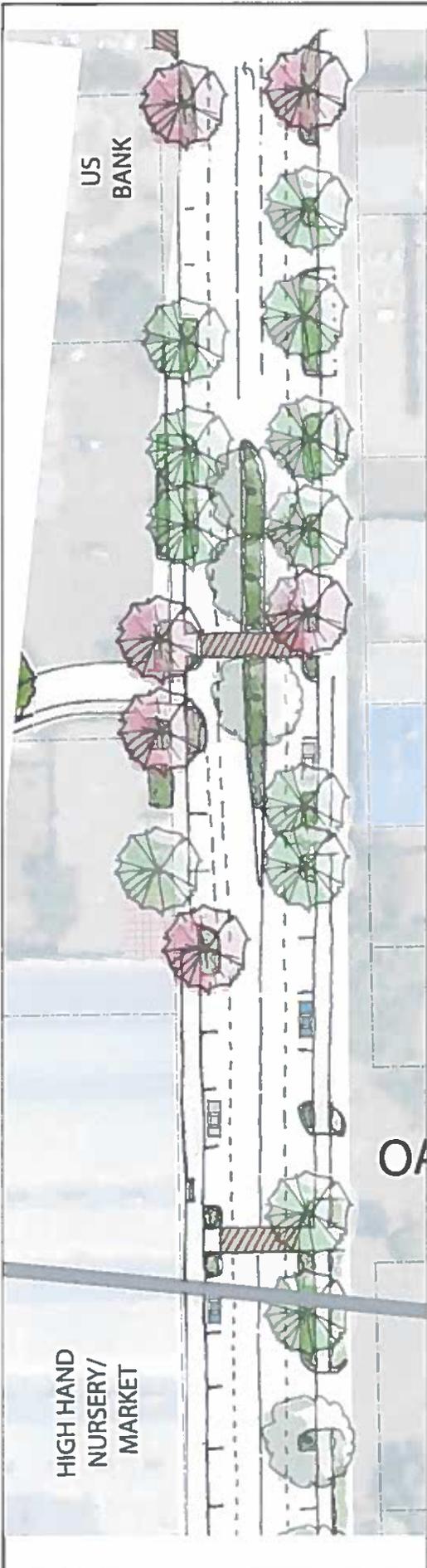
3805	Rita L. Hill, Trustee	BUSINESSES		
3815	Billie Mae Crawley, Trustee	BUSINESS/HOUSE		
3853	Advanced Capital Funding, LLC	BUSINESSES	Lawrence McNutt or Nancy McGregor	1st contact on 12/9/13, they request mtg after holidays.
3855	Spec Ten LLC	SPEC WEST	Randy Sanford	12/9/13: Discussed drainage issues on his property and how this project may solve them. I told him the only improvements were at intersection. Schedule mtg after holidays.

The yellow highlighted business owners have not been formally met with at this time, due to scheduling conflicts and availability of the owners. Bennett will continue to coordinate this meetings and be in touch with the city.

Attached are the revised design drawings depicting adjustments to the original MIG plan. These adjustments are pursuant to discussions The Town of Loomis and Bennett Engineering have had to date with land owners adjacent to the project

Sincerely,

Steve Lamb, PE
Project Engineer



CONCEPTUAL

REV: DATE: BY: NAME: DESCRIPTION:

PROJECT NO: 11000
 SHEET NO: 11000
 DATE: 11/01/01
 FILE NAME:

VELOCITY SCALE
 1" = 100'
 1" = 200'
 1" = 400'
 1" = 800'
 1" = 1600'

BEN EN
 BENNETT ENGINEERING SERVICES
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 Roseville, California 95611
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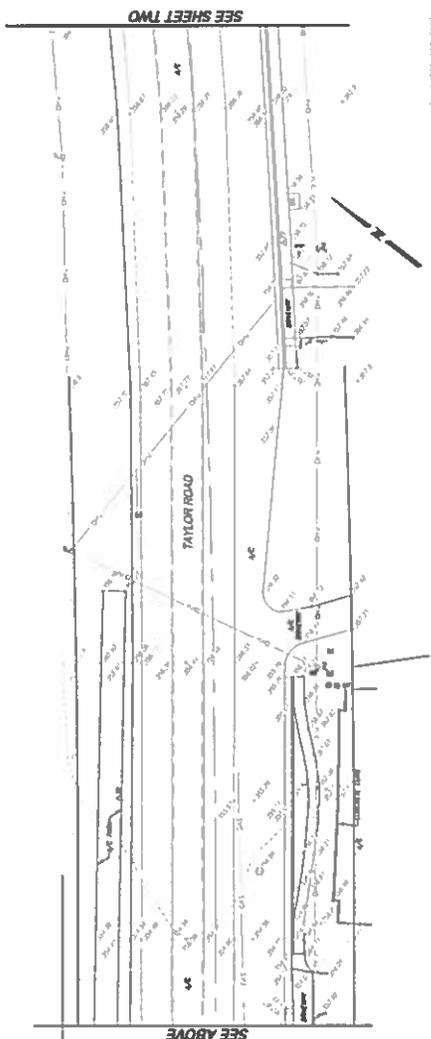
LOOMIS-TOWN CTR IMPLEMENTATION PLAN
 WALNUT ST. TO HORSESHOE BAR RD.

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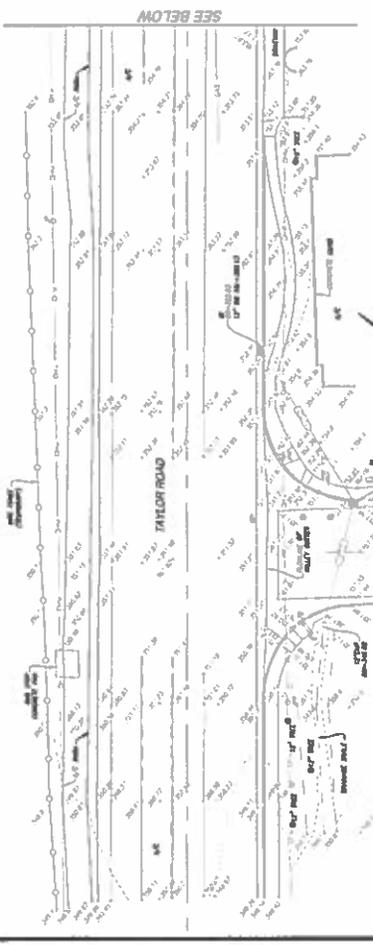


DATE	NO.	DESCRIPTION
12/11/2013	1	ISSUED FOR PERMIT
08/15/2013	1	ISSUED FOR PERMIT
08/15/2013	1	ISSUED FOR PERMIT
08/15/2013	1	ISSUED FOR PERMIT



STATION	ELEVATION	CONTROL POINTS	REMARKS
60	17814.00	2504.117	1ST ANG. STATION
61	17814.00	2504.117	1ST ANG. STATION
62	17774.324	25179.000	1740 ADJACENT CONTROL
63	17774.324	25179.000	1740 ADJACENT CONTROL
64	17822.361	25208.421	1740 ADJACENT CONTROL
65	17822.361	25208.421	1740 ADJACENT CONTROL
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SYMBOL	DESCRIPTION
1	BOUNDARY
2	CONCRETE
3	ASPHALT
4	GRAVEL
5	GRAVEL
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90	GRAVEL



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