



**TOWN OF LOOMIS**  
**SUBDIVISION REVIEW COMMITTEE MEETING AGENDA**  
**LOOMIS DEPOT**  
**5775 HORSESHOE BAR ROAD**  
**LOOMIS, CALIFORNIA**

**THURSDAY**

**AUGUST 31, 2017**

**11:00 AM**

As required by Section 14.20.080 of the Municipal Code the Subdivision Review Committee reviews tentative maps scheduled for hearing before the Planning Commission as to the tentative map's conformance with the standards, rules and regulations of Subdivision Map Act and the requirements of applicable town plans and the zoning ordinance. In addition, the Committee advises the Planning Commission and Town Council as to the requirements of other town departments and other agencies that may be affected by the project.

**I. CALL TO ORDER**

**2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

Please limit comments to three minutes and to items not on the agenda. The Committee may not discuss or vote on non-agenda items at this time.

**3. BUSINESS ITEMS**

**#14-05 VILLAGE AT LOOMIS TENTATIVE TRACT MAP**

**APPLICANT: THE VILLAGE AT LOOMIS, LLC**

To make a compliance recommendation to the Planning Commission as to the conformance of the tentative map for the Village project as to the Subdivision Map Act, standards, rules and regulations of the Town of Loomis, including all applicable specific plans and ordinances. The subdivision review committee shall also advise the planning commission and the town council on the requirements, if any, of other town departments and the applicable requirements of the county, special districts, gate and other public and private agencies affected by the proposed subdivision.

**Project Location**

The Village at Loomis Tentative Map is located generally northwest of I-80, south of King Road, and east of Horseshoe Bar Road within the Town of Loomis.

**Project Description**

The proposed Village at Loomis Tentative Map consists of 294 single-family residences, (Areas 1, 2, 3) 117 multi-family units (Area 4), seven multi-family units and 5,000 square feet (sf) of commercial, (Area 5), 44,000 sf of town commercial, (Area 7) 25,000 sf of professional office (Area 6), along with parks, trails, and open space. The tentative map will divide Areas 1, 2, and 3 into individual residential lots and nine other lots conforming to the Village Areas 4, 5, 6, 8 and the Parks.

**Note:** While Area 7 is part of the Village Project, it is not part of the proposed tentative map, as it is not owned by the applicants.

**6. ADJOURNMENT**

**ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS**

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please

contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at [www.loomis.ca.gov](http://www.loomis.ca.gov).

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

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

**APPEAL PERIOD**

\*\* There is a 10-day appeal period of Subdivision Review Committee decisions. Appeals may be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. \*\*

**CERTIFICATION OF POSTING OF AGENDA**

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing agenda for Thursday August 31, 2017 Meeting of the Town of Loomis Subdivision Review Committee was posted August 28, 2017 at or before 11:00 am at the Loomis Town Hall, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at [www.loomis.ca.gov](http://www.loomis.ca.gov) .

Signed, August 28, 2017 at Loomis, California.

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Carol Parker, Administrative Clerk/Planning Assistant