TOWN OF LOOMIS

PLANNING COMMISSION ACTION MINUTES
LOOMIS DEPOT
5775 HORSESHOE BAR ROAD
LOOMIS, CALIFORNIA

TUESDAY	May 24, 2016	7:30 PM

CALL TO ORDER Time: 7:31

PLEDGE OF ALLEGIANCE

ROLL CALL
X Chairman Hogan
X Commissioner Duncan
X Commissioner Kelly
X Commissioner Onderko
X Commissioner Wilson

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA: none

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: none

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. Please **note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker** is three minutes but can be changed by the Chairman.

TOWN MANAGER COMMENTS: Town Manager Rick Angelocci gave an update progress report on the Library.

ADOPTION OF AGENDA:

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

Motion was made to adopt the Agenda. 1: Onderko 2: Kelly passed by the following vote:
Ayes: Wilson, Kelly, Duncan, Onderko, Hogan
Noes: None
Abstained: None
Absent: none

PUBLIC COMMENT ON CONSENT AGENDA: none

CONSENT AGENDA	RECOMMENDATION
1. PROJECT STATUS REPORT	RECEIVE AND FILE
2. April 26, 2016 MINUTES	APPROVE

Motion was made to adopt the Consent Agenda. 1: Duncan 2: Wilson - passed by the following vote:
Ayes: Wilson, Kelly, Duncan, Onderko, Hogan
Noes: None
Abstained: None
Absent: none

PUBLIC HEARING:

3. #16-05 MORGAN ESTATES TIME EXTENSION - APN: 044-051-048 SAUNDERS AVENUE

Mark Morgan, the property owner and applicant, is requesting a one-year extension of time for an approved tentative subdivision map project (Morgan Estates, north of Saunders Avenue).

SUBDIVISION MAP INFORMATION: The Subdivision Map Act 66452.6 (e) and the Town Subdivision Ordinance allows for extensions for a total of 5 years to allow the developer/owner time to record the Final Map. An extension of time is not automatic. The Town has the ability to review whether or not an approval should be extended given any changes in circumstances that might have occurred in the intervening years. The conditions of approval cannot be changed during an extension request.

The applicant submitted his request for an extension prior to the expiration of the Morgan Estates Tentative Subdivision Map (June 17, 2016).

RECOMMENDATION: Approve Resolution #16-05 extending the expiration date for the Morgan Estates Tentative Subdivision Map for one (1) year to June 17, 2017.

PUBLIC COMMENT: none

COMMISSION DELIBERATIONS:

- Commissioner Wilson noted that this is the last extension available to the applicant.
- Chairman Hogan explained some of the details of the original process approving the project.

Motion was made to Approve Resolution #16-05 extending the expiration date for the Morgan Estates Tentative Subdivision Map for one (1) year to June 17, 2017along with the findings in Exhibit A 1: Duncan2: Onderko passed by the following vote:
Ayes: Wilson, Kelly, Duncan, Onderko, Hogan
Noes: None
Abstained: None
Absent: none

4. #16-02 – TOWN OF LOOMIS 2016 CIRCULATION ELEMENT UPDATE

The Circulation Element is one of seven mandated elements in a General Plan. This Circulation Element Update has been prepared to meet the requirements of State law. The Town of Loomis adopted the General Plan Circulation Element in July 2001. The preferred circulation system was developed in three major steps:

- *Analysis of Existing Conditions and Future Baseline Conditions*
- *Formulation of Transportation Goals and Policies*
- *Preferred Transportation System*

The Circulation Element of the Town of Loomis General Plan has been the backbone for developing a working circulation system as the Town's population has grown since 2001. The Town of Loomis determined that the Circulation Element required an update in 2015 to meet the demands of the growing population in the Town and also to accommodate traffic entering the Town for neighboring jurisdictions. The 2016 Circulation Element Update was developed under the three major steps described above taking into account the expected population increase within the Town due to new developments. The Draft Initial Study/Mitigated Negative Declaration was prepared for the 2016 Circulation Element Update and was circulated per California Environmental Quality Act (CEQA) requirements from March 14 through April 13, 2016 (30-day review period). During this time public agencies and the general public had the opportunity to provide comments in support or opposition of the proposed Project. Comments were received from four public agencies. Additionally, the Town of Loomis held a Workshop on the 2016 Circulation Element Update where the general public, Town Council, and Town Planning Commission also provided comments in support or opposition of the proposed Project.

COMMISSION COMMENTS:

- Chairman Hogan led a discussion on street projects, road widening, and definition on specific wording.
- Commissioner Wilson requested that when large documents are given to the commission to consider, that more time is provided to research the material. She also led a discussion regarding street widening projects and tree mitigation.

PUBLIC COMMENT:

- JC Arisman – Rachel Lane; Voiced concern on the Air Quality issues. Also voiced concerns about certain documentation and a lack of noting where information was derived from.
- Dennis Olivera – Rachel Lane; voiced concern over a lack of available information
- Dennis Olivera – Rachel Lane; asked if the Updated Circulation Element included the added population and traffic due to the proposed Village project.
- Tricia Hart- Rachel Court; asked whether the Circulation Element addresses future Town development, also asked if it is flexible to changes.
- Walt Sherer- Frost Lane; voiced concern on specific documentation in the EIR process. Also voiced concern on future Swetzer Road extension.

COMMISSION DELIBERATION:

- Commissioner Wilson asked about the correlation between the developers of the Village and the Circulation Element. Also asked about the WPA Bridge on Brace Road, and if there is a plan to make it a historical site.
- Commissioner Duncan clarified that the Circulation Element is a Town wide document, and not just relative to the Village Project.

RECOMMENDATION: The Planning Commission should consider the staff report, the presentation by the Town of Loomis Public Works Department, and public comment. The Planning Commission should then approve Resolution #16-02 recommending that the Town Council approve the Initial Study/Mitigated Negative Declaration and amend the General Plan by adopting the 2016 Circulation Element Update.

PUBLIC COMMENT:

Motion was made to approve resolution #16-02 recommending the Town Council certify the Mitigated Negative Declaration and adopt the 2016 Circulation Element Update 1: Onderko 2: Kelly passed by the following vote:
Ayes: Wilson, Kelly, Duncan, Onderko, Hogan
Noes: None
Abstained: None
Absent: none

PUBLIC WORKSHOP TO PROVIDE COMMENTS ON THE DRAFT EIR

Workshop opened: 8:20pm

Town of Loomis Planning Commission will conduct a public workshop to solicit input and comments from public agencies and the general public on the Draft EIR for The Village at Loomis Project. No action will be taken at this workshop.

The proposed project consists of a village-themed retail center, commercial and professional uses, detached single-family residential units and multiple-family residential units, parks, and open space. A total of 426 residential units are proposed along with 56,000 square feet in commercial uses and 25,000 square feet in office uses. The project would be organized into five districts, with access from Horseshoe Bar Road, Laird Street, Library Drive, an extension of Doc Barnes Drive, and King Road.

Approximately 10 acres of open space is proposed surrounding the drainage/riparian corridor in the central portion of the project site. The project would also include three passive parks on 1.25 acres, and two active parks on 0.6 acre.

SIGNIFICANT IMPACTS: The Draft EIR identifies significant impacts in the following California Environmental Quality Act (CEQA) environmental issue areas: land use; biological resources; cultural resources; visual resources; transportation; noise; air quality; greenhouse gas emissions; geology, soils, and seismicity; hydrology and water quality; public services and utilities; hazards and hazardous materials; and cumulative.

As described in the DEIR many of these impacts can be fully mitigated however some cannot. These impacts would remain significant and unavoidable, and would include impacts to biological resources (4.3-6), cultural resources (4.4-1), visual resources (4.5-2), transportation (4.6-8), air quality (4.8-1), and greenhouse gas emissions (4.9-1 and 4.9-2).

PUBLIC COMMENT: The following made comments on the Impacts noted in the D.E.I.R. on the Village at Loomis
Molly Insenberg – Laird Street; concerns on the high level of residential units
Dennis Olivera – Rachel Lane; sewer capacity concerns
Tricia Artch- Rachel Court; Traffic concerns in regards to schools
Walt Scherer- Frost Lane; Doc Barnes extension concerns
Mike Terzich- Rocky Hill Court; Overall goal of Village project not clear
Holly Enberg-Oak Street; Doc Barnes extension concerns
Mike Stillman- Horseshoe Bar Road; Traffic concerns, loss of small town feel
Eric Enberg- Oak Street; Doc Barnes extension concerns
Connie Mensecola- Ashley Hill Court; concerns of overall project and effect on Town
Roger Smith- Wells Ave; Concerns on Design Review and Traffic Study
Resident- Horseshoe Bar Road; Concerns about Traffic on Horseshoe Bar/ and Interstate Overpass
John Webster- Sherwood Court; Traffic concerns

ADJOURNMENT: 8:56 PM

Signed, June 21, 2016 at Loomis, California.

Carol Parker, Administrative Clerk/Planning Assistant