



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

TUESDAY

July 26, 2016

7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

- Chairman Hogan
- Commissioner Duncan
- Commissioner Kelly
- Commissioner Onderko
- Commissioner Wilson

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA:

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. 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:

ADOPTION OF AGENDA:

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

PUBLIC COMMENT ON CONSENT AGENDA:

CONSENT AGENDA

1. PROJECT STATUS REPORT
2. May 24, 2016 MINUTES

RECOMMENDATION

- RECEIVE AND FILE
APPROVE

PUBLIC HEARING:

3. #16-08 –MINOR MODIFICATION OF MAJOR SUBDIVISION
SIERRA COLLEGE ESTATES (APPLICATION #14-09) APN: 030-100-017

The applicant Ron Smith, requests to allow the private wells instead of public water for the Sierra College Estates Subdivision (Application #14-09) previously approved by the Planning Commission on January 27, 2015 subject to 49 conditions of approval.

The Sierra College Estates Subdivision was approved by the Town of Loomis subject to 49 conditions of approval with a Mitigated Negative Declaration (MND) as per the California Environmental Quality Act

(CEQA) on January 27, 2015.

The applicant has submitted a modification to allow the use of private wells instead of public water, due to the high cost of connections fees required by the Placer County Water Agency (PCWA), distance from the existing water mains, and conflict with an existing sewer line. Aside from the change to private wells, no other changes are proposed to the previous approved tentative subdivision map other than showing the location of the drafting underground water storage tank and hydrant requested by the Loomis Fire Protection District.

RECOMMENDATION

The Planning Commission approve Resolution #16-06 re-adopting the previously approved Mitigated Negative Declaration and Addendum approving **Minor Modification #16-08** to allow the use of private wells rather than public water for a previously approved seven lot subdivision Sierra College Estates (Application #14-09), subject to the recommended findings and conditions of approval.

PUBLIC COMMENT:

4. #14-11 JUSTICE MINOR LAND DIVISION – 6639 WISHING WELL WAY - APN: 045-071-064

The applicants Larissa and David Justice, request to divide an 18.15 acre parcel into two lots being respectively 5.08 and 4.74 acres, with a Remainder Parcel of 8.15 acres in size.

Preliminary review of the proposed minor land application found it consistent with the Loomis General Plan and Zoning Code in terms of the zoning and parcel size requirements. However, as there were possible issues as to wetlands, tree removal, possible pesticide contamination due to a former orchard, studies were requested to address these issues. Upon satisfactory completion of these reports, and other requested material the application was deemed complete in September 15, 2015. As there was the potential for adverse environmental impacts a Mitigated Negative Declaration (MND) was prepared as per the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was circulated for review and comment to agencies and the public in March 2016 with no significant adverse comments as to the project's environmental impacts.

RECOMMENDATION

The Planning Commission adopt Resolution #16-07 approving Minor Land Division #14-11 to divide an 18.15 acre parcel into two lots of 5.12 and 4.89 acres, with a Remainder Parcel of 8.15 acres subject to the findings and the recommended conditions of approval, and adopt the recommended Mitigated Negative Declaration as per the requirements of the California Environmental Quality Act (CEQA).

PUBLIC COMMENT:

5. REVIEW OF PROCESSING SEQUENCE FOR THE VILLAGE AT LOOMIS PROJECT

Town staff felt it valuable to present to both the Planning Commission and Town Council a better understanding of the next steps, sequence and actions regarding processing the Village at Loomis project.

As you may be aware, the Village at Loomis Final EIR is currently under preparation. The Final EIR will consist of the Draft EIR and the comments received during circulation and public hearings and the responses to those comments received. The Final EIR may also contain modifications to the Draft EIR which result from information received during the comment period. In short order, the project will

progress into the project review process, which will involve hearings before the Planning Commission for your review and recommendation to the Town Council, who will take final action to approve, modify or deny the various entitlements requested for the Village at Loomis project.

RECOMMENDATION:

Hear staff presentation, hold discussion and hear public comment. No action is requested on this item.

PUBLIC COMMENT:

ADJOURNMENT: _____ **PM**

INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

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

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

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

APPEAL PERIOD

** There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. **

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing agenda for the Tuesday, June 28, 2016 Regular Meeting of the Town of Loomis Planning Commission was posted June 22, 2016 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at www.loomis.ca.gov.

Signed, July 20, 2016 at Loomis, California.



Carol Parker, Administrative Clerk/Planning Assistant