



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

THURSDAY

January 5, 2017

7:30 PM

CALL TO ORDER: 7:30

PLEDGE OF ALLEGIANCE

ROLL CALL

absent Chairman Hogan
X Commissioner Duncan
X Commissioner Kelly
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.**

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 Kelly 2. Wilson; passed by the following vote:

Ayes: Duncan, Kelly, Wilson

Noes: None

Abstained: None

Absent: Hogan

BUSINESS ITEMS

- #16-08 MINOR MODIFICATION OF MAJOR SUBDIVISION SIERRA COLLEGE ESTATES
(APPLICATION #14-09) APN: 030-100-017; CONTINUED FROM DECEMBER 20, 2016 PLANNING
COMMISSION MEETING**

The modification was originally heard by the Planning Commission on July 26, 2016. Concerns were brought up by the public, and the Planning Commission as to the viability of wells on the project site, and possible impacts to adjacent wells. The applicant requested an indefinite continuance so as to respond to these issues and concerns, and to work further with the Placer County Water Agency (PCWA) as to obtaining water. During the last six months he has discussed options with PCWA as to project costs and funding options. Unfortunately PCWA is unable to reduce their costs, which are uneconomical for a subdivision of only seven lots. A reimbursement agreement has not proven viable, as possible beneficiaries have declined to participate.

The proposed request is to allow private wells rather than public water as previously required by the Planning Commission on January 27, 2015. In addition, the applicant is requesting a one year extension of the expiration date of the subdivision approval from January 27, 2017 to January 27, 2018.

RECOMMENDATION:

The Planning Commission approve Resolution #17-01 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 subdivision Sierra College Estates (Application #14-09), along with a one year extension of the expiration to January 27, 2018, subject to the recommended findings and conditions of approval.

COMMISSION COMMENT - none

PUBLIC COMMENT – applicant spoke on the progress of the well test drilling and the conditions and cost associated with PCWA.

COMMISSION DELIBERATION:

Commissioner Wilson – Discussed potential differences if we waited until final map instead

Commissioner Duncan asked about PCWA costs per lot

Motion was made to approve Resolution #17-01 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 subdivision Sierra College Estates (Application #14-09) subject to the following: COA Item 41 be amended to read “Prior to Final Map approval, the conditions stated by Placer County Environmental Health as per their memo dated June 30th be satisfied.”; along with a one year extension of the expiration to January 27, 2018, subject to the recommended findings and conditions of approval. 1 Kelly 2. _Wilson; passed by the following vote:

Ayes: Duncan, Kelly, Wilson

Noes: None

Abstained: None

Absent: Hogan

ADJOURNMENT: 7:52 PM

January 17, 2017 at Loomis, California.

Carol Parker, Administrative Clerk/Planning Assistant