



TOWN OF LOOMIS
ACTION MINUTES
SPECIAL MEETING
LOOMIS TOWN COUNCIL
AT THE H CLARKE POWERS SCHOOL
3296 HUMPHREY ROAD, LOOMIS, CA

MONDAY**DECEMBER 10, 2018****6:30 P.M.**

CALL TO ORDER The meeting was called to order by Mayor Morillas at 6:32 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Mayor Rhonda Morillas
 Mayor pro tempore Tim Onderko
 Councilmember Brian Baker
 Councilmember Jeff Duncan
 Councilmember Miguel Ucovich

Absent: None

All items on the agenda will be open for public comment before final action is taken. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.

Written Material Introduced Into the Record: Citizens wishing to introduce written material into the record at the public hearing on any item are requested to provide a copy of the written material to the Town Clerk.

PUBLIC COMMENT: This time is reserved for those in the audience who wish to address the Town Council on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda.

Kyle Black, David Avenue, stated no one should park in fire zones.

ADOPTION OF AGENDA: Council will typically adopt the agenda in the order listed or modify the order in a way that can best accommodate the people in attendance who wish to speak on particular items.

A motion was made to adopt the Agenda. On motion by Councilmember Ucovich, seconded by Councilmember Onderko and passed by the following vote:

Ayes: Baker, Duncan, Morillas, Onderko, Ucovich

Noes: None

Abstained: None

Absent: None

BUSINESS

1. The Village at Loomis

To consider applicant's request to amend the Loomis General Plan; Rezone the Project Site to the Planned Development (PD) District; Approve the Village at Loomis Preliminary Development Plan, Development Standards, and Design Guidelines; Approve Specific Development Plans for Village Areas 1, 2 and 3; Approve the Village at Loomis Tentative Subdivision Map; and the Village at Loomis Development Agreement; subject to the Certification of the Village at Loomis Final Environmental Impact Report (FEIR) as required by the California Environmental Quality Act.

Recommended action: Staff recommends that the Town Council (Council) receive a presentation from the Applicant regarding revisions to the project in response to Council direction, receive Staff's presentation, receive public comment during the public hearing, and

that the Council consider each of the entitlements needed for the proposed project. This is a discretionary process, meaning that Council has the ability to either approve or deny the project, after weighing the project against the totality of the Town's existing planning documents. Staff recommends that Council conduct the required public hearings

Public comment:

Todd Lowell, the Developer of the Village project, expounded on the changes that have been made, the development agreement, requested approval of the Village project and answered questions.

Sean Rabé, Town Manager, reviewed the project background, revisions to the project after the July 31, 2018 Council meeting, the entitlements that are sought and the alternative to the proposed project.

Katherine Waugh, from Dudek who prepared the environmental impact report for the Village, pointed out that the oak woodland habitat mitigation was meant to ensure that the resource is maintained at a regional level reflecting watershed boundary, typical wildlife movement patterns, and the regional landscape fabric.

Mayor opened public comment.

The following addressed the Council:

- Jackie Pitts Euer, King Road
- Kyle Black, David Avenue
- Dot Shiro, Cherokee Lane
- Brian Lewis, Colwell Road
- Jason Foreman, Angelo Drive
- Andrew Dacavitz, Penryn
- Greg Obranovich, Bankhead Road
- Andrea Pickens, New Castle
- Sandra Calvert, Indian Creek Drive
- Shellee Richardson, David Avenue
- Eileen Smith, Barton Road
- William Quenneville Sr., Horseshoe Bar Road
- Elizabeth Whann, Angelo Drive
- Eva Marshall, Kathy Way
- Gary Liss, Gold Trail Way
- Sarah Goulas, Sparas Street
- Eric Neal, Dick Cook Road
- Paula Pitts Labourdette
- Tom Lagerquist, Orchard Park Ct.

The following addressed the Council in support of the Village project:

- Dr. George Sziraki, Placer Union High School District Superintendent
- Peter Efsthathiu, Placer Union High School District Assistant Superintendent
- Pat Brechtal, Brace Road
- Kevin McDonald, King Road
- Fuzzy Jarnagine, Sudor Lane
- Loren Mathias, Arcadia Avenue
- Henry Schneider, Horseshoe Bar Road
- Reverent Casey Tinnin
- Ann Baker, Loomis Union School District Board
- Jacob Hardy, Kathy Way and Loomis Union School District Board
- Todd Wilson, Loomis Union School District Board
- Jim Foster, Loomis Union School District Board
- Jared Taylor, Brace Road
- Sheryl Stokes
- Ramona Brockman, Ridge Drive
- Kurt Sandhoff, Thornwood Drive
- David Morgan, Frost Lane
- Matt Williams, Williams Lane
- Russ Kelley, Barton Road
- Mary Jo Payne, Williams Pond Lane
- Linda Kelly, Barker Road
- Paula Morgan, Frost Lane
- Jim Williams, Williams Pond Lane
- Mike Boberg, Hunter Oaks Lane
- Mike Lee, Pheasant Trail
- Jenny Knisley, Hunters Drive
- Patricia Green
- Paul Johnson, Granada Lane
- Jim Perell, Holly Hill Lane
- Dave Wheeler, Barker Road
- Jeff Catalano, Oak Tree Lane
- Erin Hatter, Taylor Road
- Harly Madsen, No Name Lane
- Kenny Gowan, Swetzer Road
- Ed Horton, Kind Road

The following addressed the Council opposing the Village project:

- Steve Fittke, Humphrey Road
- Holly Former, H Clarke Powers student
- Reagan Johnston, H Clarke Powers student
- Barbara Maguire, Eldon Avenue
- Susan Dobies, Arcadia Avenue
- Pamela Blake, Angelo Drive
- Cheryl Hadley, Laird Street
- Jamie Howard, King Road
- Mary Coffman, Oak Street
- Paula Lanterman, David Avenue
- Michelle ? , Sparas Street

Public comment was closed.

Councilmember Duncan stated the following:

- some of his concerns are the traffic impact, density (example: 3500 sq.ft. lot included alley space), and reduction of commercial property
- he likes the active parks and the single-story homes next to the existing neighborhoods

Councilmember Onderko stated the following:

- this project is consistent with the vision and policies of the General Plan
- a yes vote provides a lesser dense project than what is allowed under the general plan and zoning code, guarantees public benefit of over 18 acres of active parks and open space, 15 million in critical infrastructure build out, delivers 3 times the amount of impact fees to our schools than legally required, will help traffic circulation and will encourage small businesses to invest in Loomis

Councilmember Ucovich stated the following:

- he agrees with Councilmember Duncan and added that we need more commercial space than what is allocated, and he is concerned about the sound
- he would like a higher wall, the design of Boyington should allow for an on-ramp onto Interstate 80, and there is not enough turf in the parks

Councilmember Baker stated the following:

- there still needs to be some work on the project, such as public bathrooms at the parks, look into some plans for an off ramp at King and Boyington, more thought to how the lots are positioned, and activate the parks space a little better
- a yes vote tonight is not approval of the project, it is a continued negotiation

Mayor Morillas stated the following:

- she is voting to support the project because it will be an overall benefit to the Town, the alternative might not be a benefit to the town and could actually do harm to Loomis
- she doesn't like everything about this project, but the developer has made the changes the Council asked for

Following further discussion on the matter, a motion was made to introduce for first reading an ordinance approving the rezoning of approximately 66.5 acre site to Planning Development, establishing the PD, and approving a preliminary development plan and development standards for the Village at Loomis project; and, introduce for first reading the ordinance approving a development agreement with the Village At Loomis LLC, with direction to staff to look at the realignment of Doc Barnes Drive to accommodate the connection off King Road to Interstate 80, and to review the noise mitigation measures to see if a redesign of the sound wall could eliminate some of the other mitigation measures associated with noise. On motion by Councilmember Onderko, seconded by Councilmember Baker and passed by the following vote:

Ayes: Baker, Morillas, Onderko
Noes: Duncan, Ucovich
Abstained: None
Absent: None

ADJOURNMENT

Mayor Morillas adjourned the meeting at 10:40 p.m.

Mayor

Town Clerk



TOWN OF LOOMIS

ACTION MINUTES REGULAR MEETING OF LOOMIS TOWN COUNCIL LOOMIS DEPOT

5775 HORSESHOE BAR ROAD, LOOMIS, CA 95650

916-652-1840

www.loomis.ca.gov

TUESDAY

DECEMBER 11, 2018

7:30 P.M.

CALL TO ORDER Call to order by Mayor Morillas at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Mayor Rhonda Morillas
Mayor pro tempore Tim Onderko
Councilmember Brian Baker
Councilmember Jeff Duncan
Councilmember Miguel Ucovich

Absent: None

BUSINESS

1. Canvass of Election Returns

Resolution of the Council of the Town of Loomis Accepting the Canvass of Election Returns of the November 6, 2018 General Election

Recommended action: Adopt Resolution

Public comment:

There were no public comments.

A motion was made to adopt Resolution 18-36, accepting the Canvass of Election Returns of November 6, 2018 General Election and declaring the results of the election. On motion by Councilmember Onderko, seconded by Councilmember Baker and passed by the following vote:

Ayes: Baker, Duncan, Morillas, Onderko, Ucovich

Noes: None

Abstained: None

Absent: None

AT THIS TIME THE COUNCIL WILL CONDUCT CEREMONIAL MATTERS:

Town Clerk will do the Administration of Oath of Office for Elected Town Council:

Brian Baker, Jeff Duncan and Jan Clark-Crets

AT THIS TIME THE MAYOR WILL TAKE A 10 MINUTE RECESS FOR CHANGING OF MAYOR, NEW COUNCIL AND REFRESHMENTS. Recess at 7:50 p.m. to 8:00 p.m.

AT THIS TIME SELECTION OF MAYOR AND MAYOR PRO TEMPORE FOR THE TERM DECEMBER, 2018 THROUGH THE SEATING OF THE NEW MAYOR AT THE BEGINNING OF THE FIRST REGULAR MEETING OF DECEMBER, 2019 WILL OCCUR. (Need motion for both appointments)

A motion was made to appoint Councilmember Onderko as Mayor and Councilmember Clark-Crets as Mayor pro tempore. On motion by Councilmember Baker, seconded by Councilmember Duncan and passed by the following vote:

Ayes: Baker, Duncan, Clark-Crets, Morillas, Onderko
Noes: None
Abstained: None
Absent: None

RECOGNITION TO: Councilmember Miguel Ucovich and Mayor Rhonda Morillas

PROCLAMATIONS/RECOGNITIONS Scott Paris

MATTERS OF INTEREST TO COUNCILMEMBERS There were no matters of interest.

TOWN MANAGER REPORT

LOOMIS CHAMBER OF COMMERCE AND LIBRARY UPDATE

Jenny Knisley, Loomis Basin Chamber Executive, stated the following:

- they have received 308 responses, so far, for the Strategic Planning survey
- she thanked everyone that helped with the Christmas Tree lighting event
- they had a mixer and raised over \$14,000 for the Loomis Christmas Basket program and over 250 families received baskets and toys
- Town Talks will not be in January but will continue in February

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David Ring, Delmar Avenue, stated the following:

- he sent a letter to the Town Manager on the Village retail analysis and offered his services (he is a physicist and can analyze numbers)
- asked council to create an ordinance requiring developments to build up to 15% affordable housing
- he suggested having another ordinance on new construction that would require fiber optics to be in new homes

ADOPTION OF AGENDA: Council will typically adopt the agenda in the order listed or modify the order in a way that can best accommodate the people in attendance who wish to speak on particular items.

A motion was made to adopt the Agenda. On motion by Councilmember Baker, seconded by Councilmember Duncan and passed by the following vote:

Ayes: Baker, Duncan, Clark-Crets, Morillas, Onderko
Noes: None
Abstained: None
Absent: None

OPPORTUNITY TO COMMENT ON CONSENT CALENDAR: All items listed under the Consent Agenda are considered by the Council to be routine in nature and will be enacted by one motion unless an audience member or Councilmember requests otherwise, in which case, the item will be removed for separate consideration.

A motion was made to approve the Consent Agenda. On motion by Councilmember Morillas, seconded by Councilmember Clark-Crets and passed by the following vote:

Ayes: Baker, Duncan, Clark-Crets, Morillas, Onderko
Noes: None
Abstained: None
Absent: None

CONSENT AGENDA

2. Council Minutes – 11/13/18

RECOMMENDED ACTION

APPROVE

- | | | |
|----|--|--------------------------------------|
| 3. | Monthly Check Register – November | RECEIVE AND FILE |
| 4. | Statement of Activity | RECEIVE AND FILE |
| 5. | Treasurer's Report | RECEIVE AND FILE |
| 6. | Planning Status Report | RECEIVE AND FILE |
| 7. | A Resolution of the Town Council of the Town of Loomis
Authorizing December 2018 Holiday Closure of Town
Administrative Offices in Town Hall | ADOPT RESOLUTION
Resolution 18-37 |
| 8. | A Resolution of the Town Council of the Town of Loomis
Approving The Final Subdivision Map For The Sierra College
Estates Subdivision | ADOPT RESOLUTION
Resolution 18-38 |

CONSENT ITEMS FORWARDED

PUBLIC HEARING

9. **General Plan Land Use Diagram Amendment**

Council is requested to consider the following proposed General Plan Land Use Diagram amendment and make a determination whether or not to proceed with formal processing and consideration of the proposed amendments as required under Municipal Code Section 13.76.020: modify the land use designation to General Commercial (CG) for parcels 045-042-023, 045-042-011, and 045-042-012, and process a map correction for parcels 045-042-034 and 045-042-036.

Recommended action: Adopt Resolution to allow commencement of the formal processing of a General Plan amendment to the General Plan Land Use Diagram (APN 045-042-023, 045-042-011, 045-042-012, 045-042-034 and 045-042-036) on the proposed Costco warehouse project site located at the southeast corner of Brace Road and Sierra College Blvd.

Public comment:

Christy Consolini, Hauge Brueck Associates, expounded on the existing zoning, amendment proposed, community benefits and answered questions.

Bob Auguscik, Carlile Drive, stated the following:

- they own the apartments adjacent to the parcels proposed tonight
- asked Council to consider leaving a portion of the mixed use parcel that abuts Brace Road between the east side of the apartments and Hunters Drive as a buffer for existing residential properties

Public comment was closed.

Mayor Onderko noted a word in the second paragraph in the resolution needed to be changed from city to town.

Following further discussion on the matter, a motion was made to change city to town in the resolution and approve Resolution 18-39, approving the commencement of a formal process to amend the General Plan Land Use Diagram. On motion by Councilmember Baker, seconded by Councilmember Morillas and passed by the following vote:

Ayes: Baker, Duncan, Clark-Crets, Morillas, Onderko

Noes: None

Abstained: None

Absent: None

BUSINESS

10. **3800 Taylor Road Development Proposal Award**

In August Staff released a Request for Proposals for the redevelopment of the property located at 3800 Taylor Road. The Town received one proposal from a joint venture between High Hand Nursery & Café and Loomis Basin Brewing Co.

Recommended action: Staff recommends awarding the exclusive development rights to the Town-owned property at 3800 Taylor Road to a joint venture of High Hand Nursery & Café and

Loomis Basin Brewing Co., pending completed purchase negotiations.

Public comment:

Kenny Gowan, owner of the Loomis Basin Brewing Co., stated he will be working with Scott Paris and expounded on the plans they have for the property and answered questions.

There were no public comments.

Following further discussion on the matter, a motion was made to award the exclusive development rights to the Town owned property at 3800 Taylor Road to a joint venture of High Hand Nursery & Café and Loomis Basin Brewing Co., pending completed purchase negotiations. On motion by Councilmember Baker, seconded by Councilmember Clark-Crets and passed by the following vote:

Ayes: Baker, Duncan, Clark-Crets, Morillas, Onderko

Noes: None

Abstained: None

Absent: None

11. Mayor's Committee Appointments

The Mayor will assign committee appointments for 2019

Recommended action: Approve Mayor's recommendation on regional Committee assignments for 2019.

Public comment:

There were no public comments.

Following further discussion on the matter, a motion was made to approve the following Mayor's appointments:

- Placer County Economic Development Board – Clark-Crets/Onderko as alternate
- Placer County Flood Control/Water Conservation District – Morillas/Clark-Crets as alternate
- Placer County Transportation Planning Agency – Baker/Clark-Crets as alternate
- PCTPA Funding Strategy Update Steering Committee – Baker/Clark-Crets as alternate
- Placer County Mosquito Abatement – Russ Kelley as citizen rep
- Placer County Air Pollution Control District – Duncan /Onderko
- Sacramento Area Council of Governments – Onderko/Clark-Crets as alternate
- Borders Committee – Onderko and Clark-Crets
- Business Committee – Clark-Crets/Onderko as alternate
- Schools Liaison – Onderko and Baker
- SPMUD Ad Hoc Committee – Onderko and Clark-Crets
- Library Representative – Clark-Crets/Morillas as alternate
- Pioneer Board – Duncan/Clark-Crets as alternate
- Law Enforcement Liaison - Duncan

On motion by Councilmember Morillas, seconded by Councilmember Baker and passed by the following vote:

Ayes: Baker, Duncan, Clark-Crets, Morillas, Onderko

Noes: None

Abstained: None

Absent: None

12. Commission Appointments

Consider Councilmember Clark-Crets and Councilmember Duncan's appointments on the Planning Commission

Recommended action: Ratify the appointment

Public comment:

There were no public comments.

A motion was made to appoint Bonnie London on the Planning Commission (Councilmember Clark-Crets appointment). On motion by Councilmember Clark-Crets, seconded by Councilmember Morillas and passed by the following vote:

Ayes: Baker, Duncan, Clark-Crets, Morillas, Onderko

Noes: None

Abstained: None

Absent: None

A motion was made to appoint Mike Hogan on the Planning Commission (Councilmember Duncan's appointment). On motion by Councilmember Baker, seconded by Councilmember Clark-Crets and passed by the following vote:

Ayes: Baker, Duncan, Clark-Crets, Morillas, Onderko

Noes: None

Abstained: None

Absent: None

FUTURE AGENDA ITEMS

- Heritage Park and Mandarin Court Properties for Sale
- King Road on and off ramp at Interstate 80

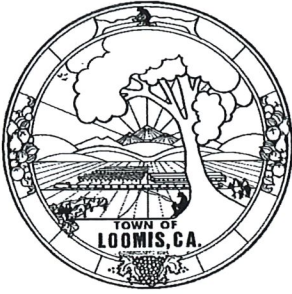
COUNCIL COMMITTEES

- Placer County Economic Development Board – Ucovich/Morillas
- Placer County Flood Control/Water Conservation District – Morillas/Ucovich
- Placer County Transportation Planning Agency – Baker/Duncan
- - PCTPA Funding Strategy Update Steering Committee – Baker/Duncan
- Placer County Mosquito Abatement – Russ Kelley as citizen rep
- Placer County Air Pollution Control District – Duncan /Onderko
- Sacramento Area Council of Governments – Onderko/Ucovich
- Borders Committee – Morillas/Onderko
- Business Committee –Morillas/Onderko
- Schools Liaison – Onderko/Baker
- SPMUD Ad Hoc Committee – Morillas/Ucovich
- Library Representative –Morillas/Ucovich
- Pioneer Board – Duncan/Ucovich
- Law Enforcement Liaison - Duncan

ADJOURNMENT Mayor Onderko adjourned the meeting at 8:45 p.m.

Mayor

Town Clerk



TOWN OF LOOMIS

AGENDA

SPECIAL MEETING OF LOOMIS TOWN COUNCIL

LOOMIS DEPOT

5775 HORSESHOE BAR ROAD, LOOMIS, CA 95650

916-652-1840

www.loomis.ca.gov

MONDAY

DECEMBER 17, 2018

5:30 P.M.

CALL TO ORDER Call to order by Mayor pro tempore Clark-Crets at 5:31 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Mayor pro tempore Jan Clark-Crets
Councilmember Brian Baker
Councilmember Jeff Duncan
Councilmember Rhonda Morillas

Absent: Mayor Tim Onderko

CLOSED SESSION – Pursuant to cited authority, the Town Council will hold a closed session to discuss the following listed items. A report of any action taken will be presented prior to adjournment of the regular meeting.

- a. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION.** Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: One case

STATEMENT OF ACTION TAKEN DURING CLOSED SESSION

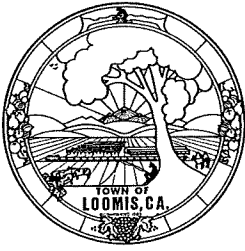
There was no action taken.

ADJOURNMENT

Mayor pro tempore Clark-Crets adjourned the meeting at 6:35 p.m.

Mayor pro tempore Clark-Crets

Town Clerk



TOWN OF LOOMIS
ACTION MINUTES
SPECIAL MEETING
LOOMIS TOWN COUNCIL
AT THE BLUE GOOSE EVENT CENTER
3550 TAYLOR ROAD, LOOMIS, CA

WEDNESDAY

NOVEMBER 28, 2018

6:00 P.M.

CALL TO ORDER Call to order by Mayor Morillas at 6:02 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Mayor Rhonda Morillas
Mayor pro tempore Tim Onderko
Councilmember Brian Baker
Councilmember Jeff Duncan
Councilmember Miguel Ucovich

Absent: None

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Written Material Introduced Into the Record: Citizens wishing to introduce written material into the record at the public hearing on any item are requested to provide a copy of the written material to the Town Clerk.

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There was no public comment.

ADOPTION OF AGENDA: Council will typically adopt the agenda in the order listed or modify the order in a way that can best accommodate the people in attendance who wish to speak on particular items.

A motion was made to adopt the Agenda. On motion by Councilmember Onderko, seconded by Councilmember Ucovich and passed by the following vote:

Ayes: Baker, Duncan, Morillas, Onderko, Ucovich
Noes: None
Abstained: None
Absent: None

BUSINESS

1. **The Village at Loomis Retail Market Analysis**

A presentation will be given by the Town's consultant, Stanley Hoffman, on the Village at Loomis Retail Market Analysis

Recommended action: Receive and file.

Public comment:

Stanley Hoffman, Hoffman and Associates, expounded on the project description, downtown retail profile, existing future retail inventory, market area demographic and growth conditions and answered questions.

Vynal Perkins, owner of one of the parcels and is working with Paul Johnson, stated the following:

- they want to make it a pedestrian oriented retail center (boutique retail plaza)
- there is already a regional shopping center at Sierra College Boulevard and Interstate 80
- Loomis has the feel of a small town
- they need people that will come out of their homes (neighborhood) and walk to the shops
- freeway traffic will go to the regional shopping centers
- if the Village doesn't come in then he can't do anything

Gary Liss, Gold Trail Way, stated the following:

- he was disappointed in the Costco allocation in the retail market analysis

- there is a need for medical offices and other types of offices
- the General Plan calls for live work spaces, homes with retail or offices underneath
- Loomis could be a stop for Amtrak buses
- downtown area needs more parking

Jean Wilson, Barton Road, stated the following:

- before the meeting she submitted a letter to council and staff regarding the Retail Market Analysis
- Horseshoe Bar Road and Taylor Road works together for our downtown, like Nevada City and Grass Valley
- she questioned why 152,000 square feet is taken off, if Costco is not going to affect our downtown

William Quenneville Sr, Horseshoe Bar Road, pointed out that the Loomis residents that are retired, are not going to be able to go to the boutiques and shop because their prices will be too high.

Jenny Knisley, Executive Director of the Loomis Chamber and a resident of Loomis, stated the following:

- we have many opportunities for our town to pop
- if we are going to survive as a town, we have to have more residents to support our existing and new businesses
- we are losing tax dollars to other cities

Patricia Green, former resident of Loomis and commercial real estate broker, stated the following:

- within the last two or three months there have been more empty buildings downtown
- we need to focus on the downtown area
- we don't need any more commercial then what is planned in the Village

Jesse Lunsford, Smoke Wood Court, stated the following:

- we don't need more housing we need more commercial space
- the Interstate 80 corridor is so important, we need that visibility and some kind of hook to bring them in

Councilmember Duncan asked Jean Wilson to read the letter she submitted to Council (copies were available at the meeting).

ADJOURNMENT Mayor Morillas adjourned the meeting at 8:04 p.m.

Mayor Rhonda Morillas

Charleen Strock, Town Clerk