



TOWN OF LOOMIS
ACTION MINUTES
REGULAR MEETING OF
LOOMIS TOWN COUNCIL
AT THE BLUE GOOSE EVENT CENTER
3550 TAYLOR ROAD, LOOMIS, CA 95650
916-652-1840
www.loomis.ca.gov

TUESDAY **JANUARY 8, 2019** **7:30 P.M.**

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:
Mayor Tim Onderko
Mayor pro tempore Jan Clark-Crets
Councilmember Brian Baker
Councilmember Jeff Duncan
Councilmember Rhonda Morillas
Absent: None

MATTERS OF INTEREST TO COUNCILMEMBERS None.

TOWN MANAGER REPORT None.

LOOMIS CHAMBER OF COMMERCE AND LIBRARY UPDATE 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. 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 Baker, seconded by Councilmember Morillas and passed by the following vote:

Ayes: Baker, Clark-Crets, Duncan, 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.

CONSENT AGENDA

RECOMMENDED ACTION

- | | | |
|----|--|----------------------------------|
| 1. | Council Minutes – 11/28/18, 12/11/18, 12/10/18 (With Councilmember Clark-Crets abstaining)
12/17/18 (With Mayor Onderko abstaining) | <i>APPROVE</i>
<i>APPROVE</i> |
| 2. | Monthly Check Register | <i>RECEIVE AND FILE</i> |
| 3. | Statement of Activity | <i>RECEIVE AND FILE</i> |
| 4. | Treasurer’s Report | <i>RECEIVE AND FILE</i> |
| 5. | Planning Status Report | <i>RECEIVE AND FILE</i> |

CONSENT ITEMS FORWARDED

There was no public comment.

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

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

BUSINESS

6. **The Village at Loomis**

At the Town Council Special Meeting on December 10, 2018, the Council held the required public hearings for the Village Project, at which time staff, the applicant, and members of the public provided comments. Council closed the public hearing; the Village Project is now before Council for a final decision.

Recommended action: If at the conclusion of tonight’s meeting Council desires to approve the Village Project, Staff recommends that the Town Council take the following actions. These can be done by a single motion:

1. Approve the Resolution (Exhibit A), certifying the Village at Loomis Environmental Impact Report (EIR) as being complete, adequate, and in compliance with the California Environmental Quality Act, adopting Findings of Fact, Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program;
2. Approve the Resolution (Exhibit B) amending the Town of Loomis General Plan Land Use Diagram for the project site and amending Table 3-1 of the Community Development – Land Use Element of the General Plan Text;
3. Waive Second Reading and Adopt the Ordinance (Exhibit C) approving the rezoning of the site to the Planned Development (PD) Zone District, including:
 - a. Approval of the Village at Loomis Preliminary Development Plan, including development standards and design guidelines for the entire site;
 - b. Approval of the Village at Loomis Development Standards;
4. Approve the Resolution (Exhibit D) approving the Design Guidelines for the Village at Loomis project;
5. Approve the Resolution (Exhibit E) approving the Specific Development Plan for Villages 1, 2 and 3;
6. Approve the Resolution (Exhibit F) approving the Village at Loomis Tentative Map, subject to conditions of approval and findings under the Subdivision Map Act; and

7. Waive Second Reading and Adopt the Ordinance (Exhibit G) authorizing the Town Manager to execute the Village at Loomis Development Agreement between the Town of Loomis and The Village at Loomis, LLC.

Alternatively, if the Council desires to deny the Village Project, Staff recommends Council make specific findings of fact as part of the motion to deny. Staff will assist Council during the meeting if that is the direction Council opts to follow.

Public comment:

Sean Rabé, Town Manager, reviewed the procedure to be taken tonight and changes that were made.

Todd Lowell, owner of the Village, asked Council to approve the project.

The following addressed the Council in favor of the Village at Loomis project:

Debi Schneider, Horseshoe Bar Road
Henry Schneider, Horseshoe Bar Road
Jamie Mathias, Arcadia Avenue
Gordon Medd, Superintendent of the Loomis Union School District
Jim Holmes, Placer County Supervisor
Joe Bittaker, White Lane
Ann Baker, Loomis Union School District Board
Vinal Perkins, Developer
Paul Johnson, Horseshoe Bar Road
Scott Paris, owner of High Hand Nursery
Adam Noorani, Mareta Lane
Russ Kelley, Barton Road
Jenny Knisley, Hunters Drive

The following addressed the Council:

Gary Liss, Gold Trail Way, suggested a berm instead of a sound wall for the noise impact
Sonja Cupler, Tudor Way, pointed out that, if approved, the people still have a right for a referendum
Cheryl Hadley, Laird Street, stated traffic impact is an issue
Roger Smith, Wells Avenue, stated off ramps on King Road and I-80 would help the traffic impact and berms would help the noise impact
Miguel Ucovich, Craig Court, stated there is no turf in the parks and the sound wall doesn't need to be 22 feet high to protect from noise
Susan Dobies, Arcadia Avenue, stated parking is inadequate for family and visitors

Public comment closed.

Following further discussion on the matter, a motion was made to approve the following:

- Resolution 19-01, certifying the Environmental Impact Report for the Village at Loomis project, adopting the findings of Facts and Statement of Overriding Considerations, and approving the Mitigation Monitoring and Reporting Plan; and
- Resolution 19-02, approving a General Plan Amendment to change the land use designations of portions of an approximately 66.5-acre site for the Village at Loomis Project and to approve changes to certain Development Standards applicable to the Village Project; and
- Ordinance 275, approving the rezoning an approximately 66.5-acre site to Planned Development, establishing PD-01, and approving a preliminary Development Plan and Development Standards for the Village at Loomis Project; and
- Resolution 19-03, approving the Village at Loomis design guidelines; and
- Resolution 19-04, approving specific development plans for Village areas 1, 2, & 3 the Village at Loomis Project (PD-01); and
- Resolution 19-05, approving the Village at Loomis Tentative Subdivision Map Project (#14-05); and
- Ordinance 276, approving a Development Agreement with the Village at Loomis, LLC.

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

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

ADJOURNMENT Mayor Onderko adjourned the meeting at 8:31 p.m.

Mayor

Town Clerk