



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

|                |                         |                |
|----------------|-------------------------|----------------|
| <b>TUESDAY</b> | <b>October 25, 2016</b> | <b>7:30 PM</b> |
|----------------|-------------------------|----------------|

- CALL TO ORDER**            **7:30 PM**
- 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.

**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 Wilson 2. Kelly; passed by the following vote:**  
**Ayes:** Hogan, Duncan, Onderko, Wilson, Kelly  
**Noes:** None  
**Abstained:** None  
**Absent:** None

**PUBLIC COMMENT ON CONSENT AGENDA** none

**CONSENT AGENDA**

**RECOMMENDATION**

- |                                                                                                                   |                                        |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <ol style="list-style-type: none"> <li>1. PROJECT STATUS REPORT</li> <li>2. September 27, 2016 MINUTES</li> </ol> | <p>RECEIVE AND FILE</p> <p>APPROVE</p> |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------|

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

**BUSINESS ITEMS**

3. REVIEW OF PROCESSING SEQUENCE AND CONCEPTUAL PREVIEW OF "THE GROVE" SUBDIVISION AT 3342 HUMPHREY ROAD

Mandarich Development submitted application to subdivide a 9.92 acre parcel into 23 residential lots southwest of Humphrey Road and No Name Lane. Upon review of the application, it was determined a Mitigated Negative Declaration is required as per the California Environmental Quality Act (CEQA).

On October 11, 2016 the Town council approved a contract to hire DeNovo Consultants to prepare an Initial Study and Mitigated Negative Declaration (IS\MND) as required by the California Environmental Quality Act (CEQA) to evaluate potential adverse impacts and mitigation to address them for the proposed "Grove" Subdivision. Town staff felt it valuable to present to both the Planning Commission and the public an overview of the next steps in processing of "The Grove" application.

**RECOMMENDATION:**

Hear staff presentation and hold discussion. No action is requested on this item.

**COMMISSION COMMENTS:** none

**PUBLIC COMMENT :**

**Applicants Gary and Brian Mandarich gave an overview of proposed project.**

**Bill Winslow – No Name Lane; voiced concern over drainage issues and overall condition of No Name Lane**

**Rebecca Lunders – No Name Lane; voiced concern over negative effects this project may have on No Name Lane**

**COMMISSION COMMENTS TO STAFF:**

**Commissioner Kelly** opened a discussion on the following topics – Lighting, mosquito issues stemming from detention pond, height of fencing in elevated corner of lot

**Commissioner Onderko** asked for clarification on the following items: Sewer availability, noticing of neighbors, No Name Road condition, drainage issues

**Chairman Hogan** led a discussion on Pesticide in soil removal, drainage issues, responsibility of No Name Lane repairs, zoning requirement compliance

**ADJOURNMENT: \_\_\_\_\_ 8:05 PM**

**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. \*\*

**PUBLIC HEARING PROCEDURE:**

1. Town staff makes its presentation on the Project and outlines all recommended actions
2. Commission/Council asks questions of staff
3. Chair/Mayor opens the public hearing
4. Applicant makes its presentation – 15 minutes (At the discretion of the mayor or chair, time may be extended depending on the size/scope of the proposed project. The applicant must make the request for a time extension prior to the beginning of the meeting.)
5. Commission/Council asks questions of the applicant (and staff)
6. Public comment – maximum 3 minutes per speaker, one opportunity to speak each
7. Applicant opportunity to respond to public comments – 5 minutes (At the discretion of the mayor or chair, time may be extended depending on the number of comments made during public comment.)
8. Chair/Mayor closes the public hearing is closed
9. Staff responds to all public comments; Commission/Council asks any additional questions of staff
10. Council deliberates and acts on requested entitlements

Signed, November 15, 2016 at Loomis, California.

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Carol Parker, Administrative Clerk/Planning Assistant