



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

TUESDAY	May 24, 2016	7:30 PM
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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. April 26 , 2016 MINUTES

RECOMMENDATION

- RECEIVE AND FILE
- APPROVE

PUBLIC HEARING:

3. #16-05 MORGAN ESTATES TIME EXTENSION - APN: 044-051-048 SAUNDERS AVENUE
 Mark Morgan, the property owner and applicant, is requesting a one-year extension of time for an approved tentative subdivision map project (Morgan Estates, north of Saunders Avenue).
SUBDIVISION MAP INFORMATION: The Subdivision Map Act 66452.6 (e) and the Town Subdivision Ordinance allows for extensions for a total of 5 years to allow the developer/owner time to record the Final Map. An extension of time is not automatic. The Town has the ability to review whether or not

an approval should be extended given any changes in circumstances that might have occurred in the intervening years. The conditions of approval cannot be changed during an extension request.

The applicant submitted his request for an extension prior to the expiration of the Morgan Estates Tentative Subdivision Map (June 17, 2016).

RECOMMENDATION: Approve Resolution #16-05 extending the expiration date for the Morgan Estates Tentative Subdivision Map for one (1) year to June 17, 2017.

PUBLIC COMMENT:

4. #16-02 – TOWN OF LOOMIS 2016 CIRCULATION ELEMENT UPDATE

The Circulation Element is one of seven mandated elements in a General Plan. This Circulation Element Update has been prepared to meet the requirements of State law. The Town of Loomis adopted the General Plan Circulation Element in July 2001. The preferred circulation system was developed in three major steps:

- *Analysis of Existing Conditions and Future Baseline Conditions*
- *Formulation of Transportation Goals and Policies*
- *Preferred Transportation System*

The Circulation Element of the Town of Loomis General Plan has been the backbone for developing a working circulation system as the Town's population has grown since 2001. The Town of Loomis determined that the Circulation Element required an update in 2015 to meet the demands of the growing population in the Town and also to accommodate traffic entering the Town for neighboring jurisdictions. The 2016 Circulation Element Update was developed under the three major steps described above taking into account the expected population increase within the Town due to new developments. The Draft Initial Study/Mitigated Negative Declaration was prepared for the 2016 Circulation Element Update and was circulated per California Environmental Quality Act (CEQA) requirements from March 14 through April 13, 2016 (30-day review period). During this time public agencies and the general public had the opportunity to provide comments in support or opposition of the proposed Project. Comments were received from four public agencies. Additionally, the Town of Loomis held a Workshop on the 2016 Circulation Element Update where the general public, Town Council, and Town Planning Commission also provided comments in support or opposition of the proposed Project.

RECOMMENDATION: The Planning Commission should consider the staff report, the presentation by the Town of Loomis Public Works Department, and public comment. The Planning Commission should then approve Resolution #16-02 recommending that the Town Council approve the Initial Study/Mitigated Negative Declaration and amend the General Plan by adopting the 2016 Circulation Element Update.

PUBLIC COMMENT:

ADJOURNMENT: _____ **PM**

**THE PLANNING COMMISSION WILL NOW RECONVENE INTO
PUBLIC WORKSHOP TO PROVIDE COMMENTS ON THE DRAFT EIR –**

PUBLIC WORKSHOP TO PROVIDE COMMENTS ON THE DRAFT EIR

Town of Loomis Planning Commission will conduct a public workshop to solicit input and comments from public agencies and the general public on the Draft EIR for The Village at Loomis Project. No action will be taken at this workshop.

The proposed project consists of a village-themed retail center, commercial and professional uses, detached single-family residential units and multiple-family residential units, parks, and open space. A total of 426 residential units are proposed along with 56,000 square feet in commercial uses and 25,000 square feet in office uses. The project would be organized into five districts, with access from Horseshoe Bar Road, Laird Street, Library Drive, an extension of Doc Barnes Drive, and King Road.

Approximately 10 acres of open space is proposed surrounding the drainage/riparian corridor in the central portion of the project site. The project would also include three passive parks on 1.25 acres, and two active parks on 0.6 acre.

SIGNIFICANT IMPACTS: The Draft EIR identifies significant impacts in the following California Environmental Quality Act (CEQA) environmental issue areas: land use; biological resources; cultural resources; visual resources; transportation; noise; air quality; greenhouse gas emissions; geology, soils, and seismicity; hydrology and water quality; public services and utilities; hazards and hazardous materials; and cumulative.

As described in the DEIR many of these impacts can be fully mitigated however some cannot. These impacts would remain significant and unavoidable, and would include impacts to biological resources (4.3-6), cultural resources (4.4-1), visual resources (4.5-2), transportation (4.6-8), air quality (4.8-1), and greenhouse gas emissions (4.9-1 and 4.9-2).

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, May 24, 2016 Regular Meeting of the Town of Loomis Planning Commission was posted May 18, 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, May 18, 2016 at Loomis, California.



Carol Parker, Administrative Clerk/Planning Assistant