



Staff Report

TO: Town of Loomis Planning Commission
FROM: Mary Beth Van Voorhis, Planning Director
DATE: April 5, 2022
RE: Application #21-04 - CONDITIONAL USE PERMIT & DESIGN REVIEW
5847 BRACE ROAD (APN 044-150-047), LOOMIS, CA 95650 (3.4 +/- ACRES)
LOOMIS RV CAMPGROUND

Recommendation

1. Continue the public hearing and receive public input; and
2. Provide direction to staff to prepare responses to public comments received and an Initial Study to determine the appropriate environmental document for the project.

Issue Statement and Discussion

The Planning Commission opened this matter for review at their meeting of March 22, 2022. Staff presented a project overview, and the applicant addressed the Commission regarding his project. The Public Hearing was opened at 8:55 p.m. with 22 persons providing public comment. Nearing 10:00 p.m., the Commission determined to continue the public hearing to April 5, 2022 @ 7:00 p.m. as there were many public members remaining to speak on the project. The meeting concluded at 10:19 p.m.

As provided in Attachment A, 22 persons spoke during the March 22, 2022 public hearing. As a result of a low battery malfunction on the three-minute time clock, three persons (Boberg, Hooper, Piette) were only allowed two minutes to speak. As a result, these three individuals will be given another one minute for comment if they so desire. This continued meeting will allow public members the opportunity to provide their input.

Additionally, many written comments were received prior to, and after the conclusion of the meeting. All written comments received, to date, are included for your review in Attachment B.

Once public comments have been concluded and the public hearing closed, staff seeks Planning Commission direction to prepare responses to all comments received. In addition, there were comments related to the proper application of a Categorical Exemption #15332, Class 32 – In-fill Development (California Environmental Act (CEQA) Notice of Exemption), staff seeks Planning Commission direction to prepare an Initial Study to determine the appropriate environmental document for the project.

It is estimated that this project will return for consideration by the Planning Commission at the May 24, 2022 regular meeting at 7:00 p.m.

Attachments:

- A. Public Commentors – March 22, 2022
- B. Written Comments Received