



Staff Report

TO: Honorable Mayor and Members of the Town Council
FROM: Wes Heathcock, Town Manager
DATE: May 14, 2024
RE: Repeal of Resolution No 22-40 Related to 3800 Taylor Road (APN 044-133-005)

RECOMMENDATION

Staff recommends the Town Council adopt Resolution No. 24-__ repealing Resolution No. 22-49 and declaring that the real property located at 3800 Taylor Road, Loomis, California (APN 044-133-005) is necessary for the Town’s use, adopting an Interim Parking Plan for the property, and finding that these actions are exempt from environmental review under the California environmental quality act, and approving certain related actions.

ISSUE STATEMENT AND DISCUSSION

The attached Resolution concerns that certain real property located at 3800 Taylor Road (APN 044-133-005) consisting of approximately 3.86 acres, as more particularly depicted in Exhibit “A” to the Resolution (the “Property”). On October 11, 2022, pursuant to the California Surplus Land Act, Government Code (the “GC”) §§ 54220-54234 (the “Act”), as amended by AB 1486 (Chapter 664, Statutes of 2019; “AB 1486”) and Guidelines promulgated thereunder by the California Department of Housing and Community Development (the “HCD”) dated as of April 2021 (the “Guidelines”), the Town Council approved its Resolution No. 22-49 declaring the Property to be surplus and not necessary for the Town’s use and thus could be available for lease or sale. The Act, as expounded upon by the HCD Guidelines, does not require a local public agency to sell or lease any of its real property regardless of the reason therefor and local public agencies are the sole arbiters as to the disposition of any agency-owned real property, thus maintaining local agency control over tangible assets.

The Act, as expounded upon by the HCD Guidelines, provides that land shall be declared either surplus land or exempt surplus land before a local public agency may take action to dispose of it consistent with its policies or procedures. Notwithstanding the foregoing, the Act provides that land that is necessary for a local public agency’s use because it is currently being used, or is planned to be used pursuant to a written plan adopted by the local public agency for the local public agency’s work or operations is not subject to the Act.

On November 15, 2022, consistent with GC § 54222, the Town provided a written notice of availability (the “NOA”) to certain local public agencies and housing sponsors that the Property was declared to be surplus and not necessary for the Town’s use and was available for lease or purchase subject to certain conditions as defined within the Act and the HCD Guidelines. Following the issuance of the NOA, the town received four inquiries from housing sponsors (i.e., from Bridge Housing, Westlake Consulting, LLC, BlackPine

Communities and Christian Church Homes [“CCH”]) (the “Respondents”) within the 60-day filing deadline as specified by the Act and the HCD Guidelines (no other inquiries were received). Based on its analysis of the Property, BlackPine Communities withdrew their statement of interest based on their disinterest in and financial inability to provide a minimum 25% affordable units, indicating the density and infrastructure constraints of the property were prohibitive and that projects with an emphasis on affordable housing were not, in their opinion, an appropriate use at this location. Except for BlackPine Communities, the other Respondents maintained their statements of interest (the “SOI”) for the Property.

Follow-up consultations occurred with each Respondent that submitted an SOI ultimately resulting in further consultations with Bridge Housing because they proposed that greatest number of dwelling units, which is a goal of the Act and HCD Guidelines. Although follow-up consultations have occurred in connection with Bridge Housing, the matter of the potential disposition of the Property remains incomplete because: i) consultations have not been completed; ii) a prerequisite completion report with respect to compliance with the Act and the HCD Guidelines has not been prepared or filed with HCD (HCD’s approval is a prerequisite to disposition of land that is subject to the Act); and iii) the requisite Property disposition agreements have not been prepared.

Since the adoption of Resolution 22-49, the Town Council, staff, Loomis businesses, and members of the community have questioned whether disposal of the Property makes sense in view of a variety of Town needs. The Town of Loomis General Plan projects that the Town’s population may increase at the rate of approximately 34% through 2050 and during the same period, employment opportunities are projected to increase at the rate of approximately 28% (see Chapter 6 of the General Plan EIR). Based on the General Plan’s growth projections, Town planners have estimated that the Town will need additional public facilities to adequately serve current and future residents including parks and recreation facilities, administrative facilities, library facilities, public parking facilities, public transportation center, landscaping improvements, etc. (collectively, the “Additional Town Facilities”). Some of these needs are longer term, and will require further study before a decision can be made on which of these facilities are best for the Property. In the short term, however, there is a [documented] need for additional downtown parking. Attachment B is a letter from the Loomis Chamber of Commerce regarding the lack of adequate parking stalls in the downtown area. Although there are existing parking areas, these areas are quickly consumed during peak hours or are themselves occupied by outdoor events, leaving few options for business patrons. The Chamber of Commerce notes that parking scarcity has discouraged customers and affects the success of local downtown businesses. They suggest the creation of additional parking areas within the downtown area to improve parking availability and visitorship. Consistent with the foregoing, The Town has determined that the Property is an ideal location for the development of additional Town facilities that are responsive to the Town’s current and future growth needs and thus should be retained and reserved for such purposes. As an interim use, the Property could be utilized to maximize parking spaces to serve the needs of the community while the siting of future public facilities is further analyzed. Staff has prepared an Interim Plan for the Property showing how the Property could be configured for public parking (Attachment C). As shown on the Interim Plan, development of parking on the Property could be phased depending on funding availability.

In addition, it is important to state that the Property is not included within the recently-certified Housing Element on the List of Sites Inventory identified as potential housing development sites (see table 22 on pages V-59 through V-61) is not depicted on the Vacant Sites Maps (see figures 12 through 15 on pages V-62 through V-65), and is not needed to accommodate the Town's Regional Housing Needs Allocation. Therefore, retaining the Property for the purposes of Additional Town Facilities will not conflict with the Housing Element of the General Plan and will not impede the production of low- and moderate-income housing.

Based on the above, it is recommended that the Town Council approve the attached resolution that will

repeal Resolution No. 22-49, declare that the Property is necessary for the Town's use and authorize the Town Manager, or designee, to: i) advise the Respondents that Resolution No. 22-49 has been repealed and the Property is necessary for the Town's use; ii) thank the Respondents for their interest in the Town of Loomis; and iii) invite the Respondents to consider alternate locations for affordable housing projects within the Town, as identified in the Housing Element of the General Plan.

CEQA REQUIREMENTS

Pursuant to § 15311 of the California Environmental Quality Act (the "CEQA") Guidelines (i.e., California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000-15387), approval of this Resolution is exempt from CEQA because the actions described herein would not result in immediate construction or physical alteration of the land. Future construction of a small parking lot within the former WW Moulding site located within the commercial center of Town, requires a minor use permit approval and is a ministerial action. The site contains no environmentally sensitive or protected resources and is not a hazardous area. Therefore, development of a future parking lot is unlikely to require a CEQA analysis and will likely qualify for an exemption. That exemption documentation would be determined and filed once a public parking lot design has been formally reviewed and approved by the Town Council.

FINANCIAL AND/OR POLICY IMPLICATIONS

There are no financial implications related to the recommended action at this time. Future development of a public parking lot or other Town use would require use of Town funds; however, the action of repealing the sale of the land and retaining the land for Town use has no financial or policy implications.

ATTACHMENT

- A. Resolution repealing Resolution No. 22-49 and declaring that the real property located at 3800 Taylor Road, Loomis, California (APN 044-133-005) is necessary for the Town's use, finding that such declaration is exempt from environmental review under the California Environmental Quality Act, and approving certain related actions.
- B. January 1, 2024 Letter from the Loomis Chamber of Commerce.
- C. Interim Parking Plan for the Property.

TOWN OF LOOMIS

RESOLUTION NO. 24-__

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS, CALIFORNIA REPEALING RESOLUTION NO. 22-49 AND DECLARING THAT THE REAL PROPERTY LOCATED AT 3800 TAYLOR ROAD, LOOMIS, CALIFORNIA (APN 044-133-005) IS NECESSARY FOR THE TOWN'S USE, FINDING THAT SUCH DECLARATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, this Resolution concerns that certain real property located at 3800 Taylor Road (APN 044-133-005) consisting of approximately 3.86 acres, as more particularly depicted in Exhibit "A" to this Resolution (the "Property"); and

WHEREAS, on October 11, 2022, pursuant to the California Surplus Land Act, Government Code (the "GC") §§ 54220-54234 (the "Act"), as amended by AB 1486 (Chapter 664, Statutes of 2019; "AB 1486") and Guidelines promulgated thereunder by the California Department of Housing and Community Development (the "HCD") dated as of April 2021 (the "Guidelines"), the Town Council approved its Resolution No. 22-49 declaring the Property to be surplus and not necessary for the Town's use and thus could be available for lease or sale; and

WHEREAS, the Act, as expounded upon by the HCD Guidelines, does not require a local public agency to sell or lease any of its real property regardless of the reason therefor and local public agencies are the sole arbiters as to the disposition of any agency-owned real property, thus maintaining local agency control over tangible assets; and

WHEREAS, the Act, as expounded upon by the HCD Guidelines, provides that land shall be declared either surplus land or exempt surplus land before a local public agency may take action to dispose of it consistent with its policies or procedures; and

WHEREAS, notwithstanding the foregoing, the Act provides that land that is necessary for a local public agency's use because it is currently being used, or is planned to be used pursuant to a written plan adopted by the local public agency for the local public agency's work or operations is not subject to the Act; and

WHEREAS, on November 15, 2022, consistent with GC § 54222, the Town provided a written notice of availability (the "NOA") to certain local public agencies and housing sponsors that the Property was declared to be surplus and not necessary for the Town's use and was available for lease or purchase subject to certain conditions as defined within the Act and the HCD Guidelines; and

WHEREAS, following the issuance of the NOA, the Town received four inquiries from housing sponsors (i.e., from Bridge Housing, Westlake Consulting, LLC, Black Pine Communities and Christian Church Homes ["CCH"]) (the "Respondents") within the 60-day filing deadline specified by the Act and the HCD Guidelines (no other inquiries were received); and

WHEREAS, based on its analysis of the Property, BlackPine Communities declined to pursue the lease or purchase of the Property due to an inability to commit to proposing at least 25% affordable units and due to concerns over site constraints, including but not limited to existing utility easement placement, density limits, and adjacency to an active major train line, which they consider to be incompatible for housing uses; and

WHEREAS, except for BlackPine Communities, the other Respondents submitted statements of interest (the "SOI") for the Property; and

WHEREAS, follow-up consultations occurred with each Respondent that submitted an SOI ultimately resulting in further consultations with Bridge Housing because they proposed that greatest number of dwelling units, which is a goal of the Act and HCD Guidelines; and

WHEREAS, although follow-up consultations have occurred in connection with Bridge Housing, the matter of the potential disposition of the Property remains incomplete because: i) consultations have not been completed; ii) a prerequisite completion report with respect to compliance with the Act and the HCD Guidelines has not been prepared or filed with HCD (HCD's approval is a prerequisite to disposition of land that is subject to the Act); and iii) the requisite Property disposition agreements have not been prepared; and

WHEREAS, the Town of Loomis General Plan projects that the Town's population may increase at the rate of approximately 34% through 2050 and during the same period, employment opportunities are projected to increase at the rate of approximately 28% (see Chapter 6 of the General Plan EIR); and

WHEREAS, based on the General Plan's growth projections, Town planners have estimated that the Town will need additional public facilities to adequately serve current and future residents which could include, but are not limited to, parks and recreation facilities, administrative facilities, library facilities, public parking facilities, public transportation center, and landscaping improvements, etc. (collectively, the "Additional Town Facilities"); and

WHEREAS, Town Council has received written and oral testimony concerning the immediate need for additional parking in the downtown area; and

WHEREAS, Town staff have prepared an Interim Parking Plan for the Property showing how the Property could be used in the short- to mid-term to provide parking to serve the needs of community and downtown businesses; and

WHEREAS, consistent with the foregoing, Town planners have determined that the Property is an ideal location for the development of Additional Town Facilities that are responsive to the Town's current and future growth needs and thus should be retained and reserved for such purposes; and

WHEREAS, within the Housing Element of the General Plan the Property is not included with the List of Sites Inventory identified as potential housing development sites (see table 22 on pages V-59 through V-61), is not depicted on the Vacant Sites Maps (see figures 12 through 15 on pages V-62 through V-65), and is not needed to accommodate the Town's Regional Housing Needs Allocation; therefore, retaining the Property for the purposes of Additional Town Facilities will not conflict with the Housing Element of the General Plan; and

WHEREAS, based on the above, it is recommended that the Town Council approve this Resolution that will repeal Resolution No. 22-49, declare that the Property is necessary for the Town's use and authorize the Town Manager, or designee, to: i) advise the Respondents that Resolution No. 22-49 has been repealed and the Property is necessary for the Town's use; ii) thank the Respondents for their interest in the Town of Loomis; and iii) invite the Respondents to consider alternate locations for affordable housing projects within the Town, as identified in the Housing Element of the General Plan; and

WHEREAS, pursuant to § 15311 of the California Environmental Quality Act (the "CEQA") Guidelines (i.e., California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000-15387), approval of this Resolution is exempt from CEQA because the actions described herein would not result in the immediate construction of new facilities and would not have a physical alteration to the existing environment, and future construction of a small parking lot within the commercial center of Town, which requires a minor use permit approval and is a ministerial action, on a site that contains no environmentally sensitive or protected resources and is not a hazardous area would be evaluated for CEQA compliance at the time a project is brought forward; and

WHEREAS, all the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the Town Council of the Town of Loomis, California, as follows:

- Section 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.
- Section 2.** Resolution No. 22-49 is herewith repealed and the Property is hereby declared to be necessary for the Town's use. The Interim Parking Plan presented to the Town Council is approved, and staff is directed to prepare and bring to Council documents and contracts necessary to implement the Interim Parking Plan.
- Section 3.** The Town Manager, or designee, is hereby authorized to do all things that are necessary or proper to effectuate the purposes of this Resolution, and to: i) advise the Respondents that Resolution No. 22-49 has been repealed and that the Town Council has declared that the Property is necessary for the Town's use; ii) thank the Respondents for their interest in the Town of Loomis; and iii) invite the Respondents to consider alternate locations for affordable housing projects within the Town, as identified in the Housing Element of the General Plan.
- Section 4.** This Resolution has been reviewed with respect to the applicability of the CEQA (Public Resources Code § 21000 *et seq.*). Town staff has determined that the repeal of Resolution No. 22-49 does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines § 15060(c)(3) because it is not a project as defined by the CEQA Guidelines § 15378.
- Section 5.** Pursuant to the foregoing, the Town Clerk is directed to file a Notice of Exemption pursuant to CEQA Guidelines § 15062.
- Section 6.** This Resolution shall take effect upon the date of its adoption.

PASSED AND ADOPTED this 14th day of May, 2024. I, Carol Parker, Deputy Town Clerk of the Town of Loomis, do hereby certify that the foregoing resolution was introduced and passed at a regular meeting of the Loomis Town Council by the following vote:

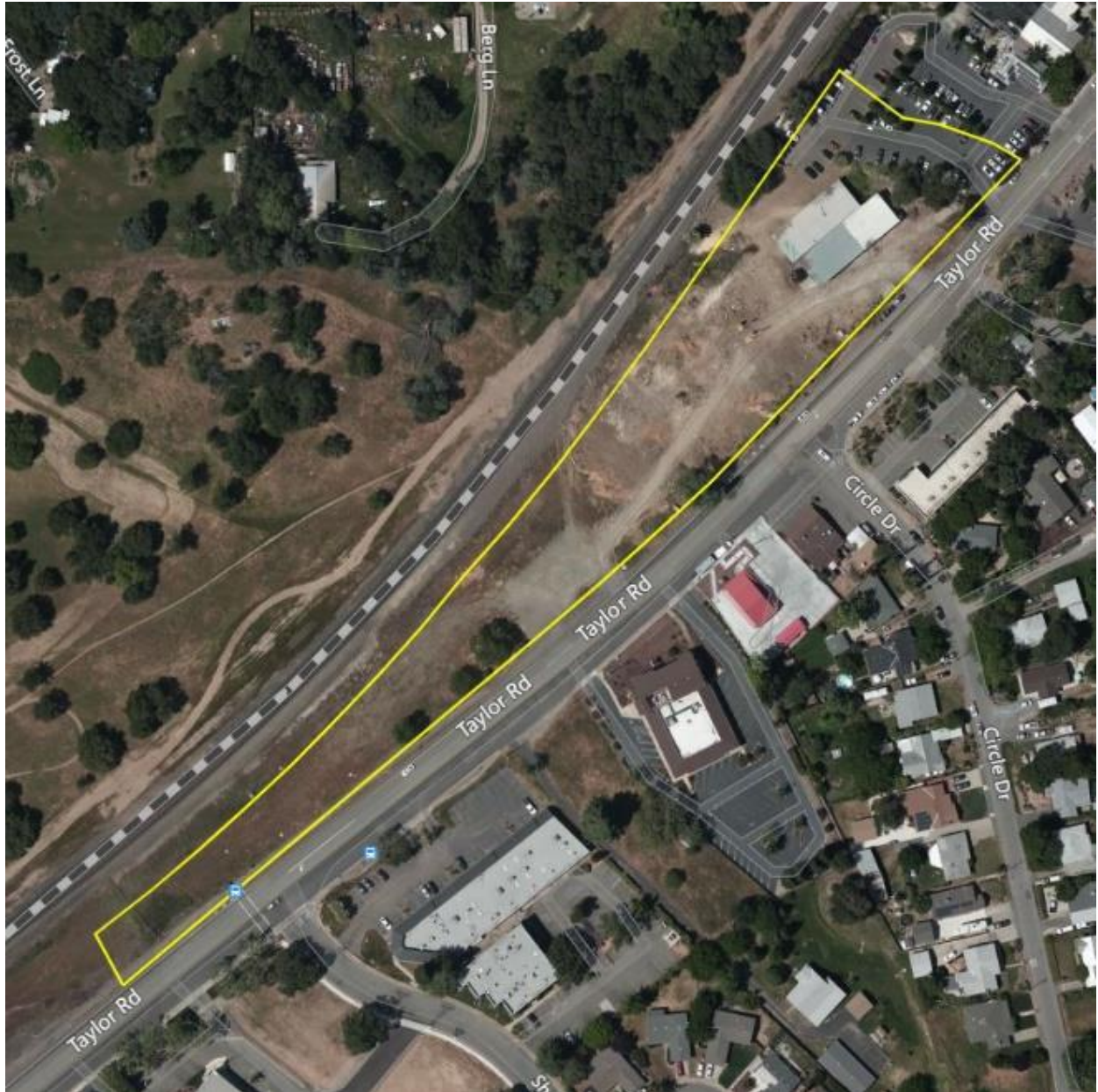
AYES:
NOES:
ABSENT:
ABSTAIN:

Stephanie Youngblood, Mayor

ATTEST:

Carol Parker, Deputy Town Clerk

PROPERTY DEPICTION



Attachment B: Loomis Chamber of Commerce January 1, 2024 Letter

The Loomis Basin Chamber of Commerce
6090 Horseshoe Bar Rd.
Loomis, CA 95650
kd@loomischamber.com
916-652-7252



January 1, 2024

Dear Wes Heathcock, Town Manager and Town Council,

I am writing to bring attention to a pressing issue, the need for expanded parking in downtown Loomis. The Chamber of Commerce has received many concerns from our membership of the challenges faced by businesses and residents due to insufficient parking in the downtown district.

The vitality of downtown Loomis is crucial not only for local businesses but also for our residents' overall well-being and sense of community. The lack of adequate parking options poses a significant barrier to the growth and success of our town.

Currently, parking in downtown Loomis is scarce, especially during peak hours. Even less parking is available during special events in the Train Depot/Blue Anchor Park area due to the use of the town parking lot for the event space. This scarcity not only inconveniences visitors but also discourages potential customers from patronizing local businesses.

Expanding parking options in downtown Loomis would have numerous benefits for our community. I urge the Town of Loomis to prioritize the expansion of parking facilities in the downtown area.

A handwritten signature in blue ink, appearing to read "K.D. Molnar". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

K.D. Molnar

Director, Loomis Basin Chamber of Commerce

Attachment C: Interim Parking Plan

