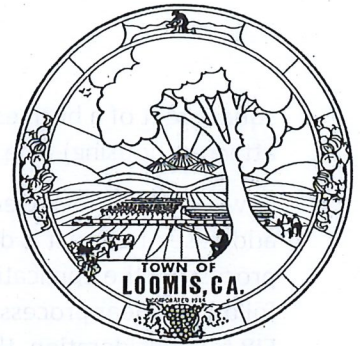


TOWN OF LOOMIS



TO: Honorable Mayor and Council Members
FROM: Sean Rabé, Town Manager
DATE: August 10, 2021
SUBJECT: Town Manager Report for August 2021 Council Meeting

Mayor and Council Members,

The following report provides an update on some of the major activities Town Staff has been working on in the past month.

August 13 Summer Concert

With COVID restrictions lifted, we are able to have one of our Summer Concerts at the Train Depot! On August 13 from 7 pm to 9 pm we will have "Invincible," a Pat Benatar tribute band, and "Press Play," an 80's Rock Band.

Bring your lawn chairs and join us!

Hidden Grove Project

As you know, the Town received a pre-application for the Hidden Grove project, for the property located behind Raley's (former Village at Loomis site). That pre-application is for a housing project, to be processed under a new California housing law called SB-330. You can find that pre-application here: <https://loomis.ca.gov/documents/hidden-grove-full-pre-application-submittal-package/>. Staff has reviewed the pre-application and, last week, deemed it complete. The project applicant (Stonebridge Properties, a division of Teichert) now has six months (December 27) to prepare and submit its formal application. I anticipate the formal application will be submitted by September or October.

The Town will begin the Environmental Impact Report process once the formal application is received. The Town circulated a Request for Proposals (RFP) for environmental impact report work a few months ago, and received four responses. We will be using one of those firms to prepare the EIR, and a contract to do so will be brought forward in September.

Once that process is completed (beginning first with a Draft EIR for public comment, then preparation of a final EIR for consideration), we will begin the public hearing process. The Town is only allowed five public hearings under SB-330.

The Town Attorney has prepared a memo that we hope provides a comprehensive review of SB 330 and how it impacts the planning process. That memo can be found here: <https://loomis.ca.gov/documents/town-of-loomis-sb-330-overview/>

Green Business Park Project

The Town received the formal Green Business Park project application at the end of May, from BEM, Inc.. That application can be found under the Current Projects tab on the Town's website at <https://loomis.ca.gov/green-business-park-loomis-application-package/>.

The project proposes a specific plan that would provide for approximately 900,000 square feet of "flex industrial" space; approximately 230,000 square feet of commercial/medical office buildings; 25,000

square feet of a business center; and 126 units of medium/high density residential uses (multifamily, attached housing). The project would require a General Plan Amendment and rezone.

Town staff has reviewed the application for completeness and has found deficiencies that need to be addressed before it is deemed complete. Once the application is deemed complete the Town will begin processing the application. That process will take at least a year – and likely longer. The processing follows a linear process: beginning first with a Draft EIR for public comment, then preparation of a final EIR for consideration, then public hearings before the Planning Commission and Town Council. Because this project requires a General Plan Amendment, the Town will also require a Development Agreement. Unlike the Hidden Grove Project, the Town is not bound by the five-public-hearing requirement.

We will be bringing forward a reimbursement contract for the project's processing when it has been finalized.

Drought and Fire Season

Gov. Newsom declared a drought emergency for most of the State in June. On July 8, 2021, amid deepening drought and record-breaking temperatures throughout the West, Gov. Newsom called on Californians to voluntarily reduce water use by 15% to protect water reserves if drought conditions continue.

Coupled with the drought, the State is once again under extreme fire danger. As of today, more than 917,000 acres have burned in the State, according to Cal Fire. My report last month only reported 142,000 acres burned. The largest fire by far (and second largest in State history) is the Dixie Fire, currently burning in Butte, Lassen, Plumas and Tehama counties. That fire has burned more than 487,000 acres as of this afternoon and is only 25 percent contained.

The second largest fire this year is much more local – the River Fire, which has burned more than 2,600 acres near Colfax, in Placer and Nevada counties. That fire is 78 percent contained as of this morning, and most evacuations have been lifted.

PLEASE BE CAUTIOUS WHEN CLEARING WEEDS AND OTHER BRUSH!

Costco

As you know, Council approved the Costco project back in September. The Town recently settled one of the lawsuits (with Brace Taylor, LLC). The Town is preparing to defend the other two lawsuits (with the City of Rocklin and Citizens for Responsible Growth or the Rocklin Arco gas station owner) in court.

A hearing on the merits of the lawsuits has been scheduled for August 27th. As I have noted in the past, the Town looks forward to vigorously defending the project in court, if necessary.

Staff Hire Anniversaries

- Town Clerk Crickett Strock: 33 years (August 15, 1988)
- Public Works Director David Strock: 16 years (August 26, 2005)
- Administrative Clerk Sarah Jennings: Three years (August 6, 2018)

Town Manager Tuesdays

The Town Manager Tuesday will change to August 31 this month (the FIFTH Tuesday) at 9 am as I will be out of Town on the fourth Tuesday. The informal meeting will be held at 9 am, here at the Train Depot.

QUESTIONS? Come to Town Manager Tuesdays, call me at the number below or email me at srabe@loomis.ca.gov.