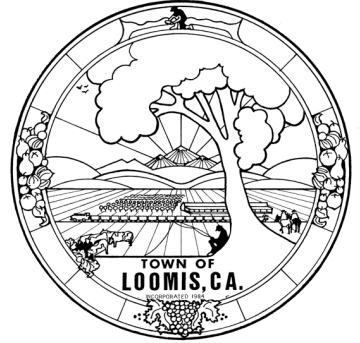


# TOWN OF LOOMIS



**TO:** Honorable Mayor and Council Members  
**FROM:** Sean Rabé, Town Manager  
**DATE:** September 14, 2021  
**SUBJECT:** Town Manager Report for Sept. 2021 Council Meeting

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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.

## **Sad News in Public Works**

As you know, one of our Public Works employees – Kristofer Tibbits – passed away last week. He was only 33 years old, and leaves behind a young family (including newborn Kristofer Jr.). I have set up a Go Fund Me to collect funds to support his family. That Go Fund Me can be found at <https://gofund.me/e1bbfb87>.

## **Loomis Library And Community Learning Center**

I have wonderful news on the Loomis Library and Community Learning Center – I signed escrow papers today, closing escrow and finalizing the purchase of the Library from Placer County. We are now the official owners of the Library property!

## **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 received rulings on the remaining cases – Rocklin and Citizens for Responsible Growth – two weeks ago. We are gratified that the Judge determined the Town's compliance with CEQA and state planning and zoning laws was sufficient and that no portion of the EIR needs to be revised. This means the Town's traffic study was upheld by the Court and no additional traffic work is required.

The court disagreed with the Town's interpretation of its zoning code to allow parking on the residentially zoned parcels that Costco owns. However, the Town believes the inconsistency the court identified can be easily addressed and the project does not need to be substantially further delayed.

## **WW Moulding Redevelopment**

Responses to the Request for Proposals for the redevelopment of the old WW Moulding site (3800 Taylor Road) are due this Friday at 5 pm. I have spoken to five different firms about the property – all of who have indicated strong interest. I'll provide another update at next month's Council meeting.

## **Developer and Building Permit Fee Update**

The Town recently updated its developer fees (May 2020); however, some of those fees were not completely updated (for example, the Town Facilities fee doesn't capture non-residential uses – which it should). Additionally, the Town's Building Permit fees are woefully low (second lowest in the State, according to our Building Inspector), resulting in the General Fund subsidizing building permits and inspections. The Town will be contracting with the same firm

we used in 2020 to update those fees. That update should start in the next month or so and should be done sometime early next year.

### **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.

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. The contract for the EIR will be brought forward in October.

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.

The reimbursement contract for the project's processing is on tonight's agenda.

### **End of an Era**

Today will mark the last Town Council meeting for our Town Clerk Crickett Strock, who is retiring at the end of the month after 33 years at the Town. We will honor her at the October Council Meeting (since she's still on the books until the end of the month).

### **Town Manager Tuesdays**

The Town Manager Tuesday will be held again on the third Tuesday of the month. The informal meeting will be held at 9 am, here at the Train Depot.