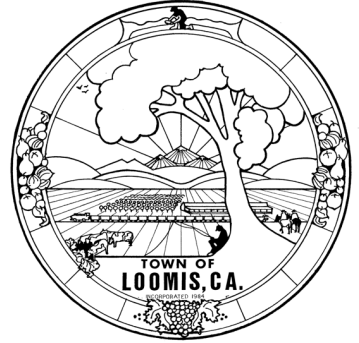


TOWN OF LOOMIS



TO: Honorable Mayor and Council Members
FROM: Sean Rabé, Town Manager
DATE: October 12, 2021
SUBJECT: Town Manager Report for October 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.

Loitering at Train Depot

As I'm sure Council and members of the public have noticed, we have several young adults hanging around the Train Depot near Webb Street during the evening. These folks have started vandalizing the parking lot, doing burnouts on the asphalt (and in the planter beds), breaking fences, and leaving a large amount of trash behind. They apparently started a fire in the parking lot a few weeks ago. They have also started causing serious safety concerns by racing through the parking lot, blocking off the end of the lot (and preventing people from leaving freely), and creating an uninviting area of Town that is close to our Downtown businesses.

We have been in contact with the Placer County Sheriff's Office to address these issues; however, the criminal activity doesn't happen while the deputies are present (of course). We will be placing "No Loitering" signs around the parking lots so that the PCSO can move along the people damaging our parking lot.

Town Talks Returns to Promote Civic Engagement in the Age of COVID

The Town is partnering with the Library to create an outdoor, evening Town Talks series to safely give our Town a platform to discuss topics we care about. The first Town Talk is going to be on housing. The program includes a representative from SACOG presenting on state housing law changes, we will have students from Del Oro debate short topic prompts on housing, and we will have a moderated panel with local folks and planning/design professionals, such as Jack Paddon from Williams + Paddon, to start the conversation about what kind of housing we DO want in Loomis. We are hoping that this conversation is the first step in establishing some design guidelines for housing in Loomis.

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.

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 month, 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. We expect the application to be submitted sometime this month or early next.

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 is on tonight's agenda.

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.

Staffing Changes

With the retirement of Administrative Service Officer Crickett Strock from her staff position (she remains as the Town's elected Town Clerk), Carol Parker has moved into the Deputy Town Clerk position. Sarah Jennings has moved from the Administrative Clerk position to Planning Assistant. We will soon be hiring for an Administrative Clerk position to fill the vacancy created by Sarah.

Staff Hire Anniversaries

- Planning Director Mary Beth Van Voorhis: 3 years (October 15, 2018)

Town Manager Tuesdays

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