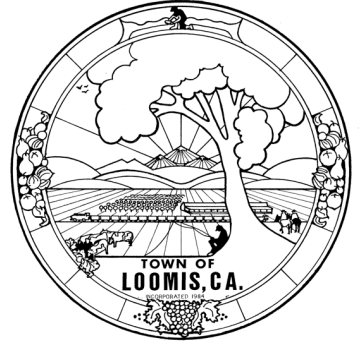


TOWN OF LOOMIS



TO: Honorable Mayor and Council Members
FROM: Sean Rabé, Town Manager
DATE: November 9, 2021
SUBJECT: Town Manager Report for November 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.

Green Business Park Project

The Town received notice last month from the developer of the proposed Green Business Park project (BEM, Inc.) that he was withdrawing his application from consideration.

The project proposed a specific plan that would have provided 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 have required a General Plan Amendment and rezone.

Del Oro High School Changing Start Time Next Year

A new State law (SB 328) added a new section (Section 46148) to the California Education Code that takes effect in the 2022-23 school year. This new requires high schools to start the school day no earlier than 8:30 am beginning with the 2022-23 school year. Placer Union High School District Superintendent George Sziraki, Jr., sent a letter out yesterday to high school parents about the new schedule. I was not aware of the changing start time.

Unfortunately, that is the same time that the Loomis grammar schools also start school. This means we will have the traffic from Del Oro and Loomis Grammar on Taylor Road at the same time (rather than the staggered start times that the schools have now). This could certainly be a traffic issue.

I am working with the two school districts to see if there is a solution to this problem. I will keep you updated as I know more.

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/>

Staff Hire Anniversaries

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

Town Manager Tuesdays

Town Manager Tuesdays will be on hiatus through the end of the year because of conflicts with the holiday season. The event will start again on January 25, 2022.