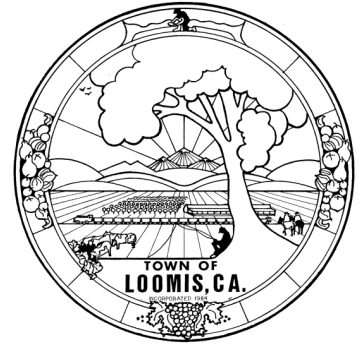


TOWN OF LOOMIS



TO: Honorable Mayor and Council Members
FROM: Sean Rabé, Town Manager
DATE: March 8, 2022
SUBJECT: Town Manager Report for March 2022 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.

Costco

As Council will recall, the Town settled one of three lawsuits against the Costco project within a month of the project's approval. The Town prevailed on the Environmental Impact Report (EIR) challenges against the project, brought by the City of Rocklin and the "Citizens for Responsible Growth," at the end of last year. However, the judge found a defect in the Town's interpretation of its own zoning code. Tonight's agenda includes the first step (approval to proceed with a General Plan Amendment) in rectifying the issue identified by the judge. Staff anticipates the resolution of the zoning issue by July.

In the meantime, staff has been processing the project's onsite improvement plans, which were submitted last month.

Loomis Garage Update

The Loomis Garage building, located at 3701-3705 Taylor Road, continues with its renovations. You'll note that the roll-up bay doors have now been replaced with storefronts, and the building has received a fresh coat of paint. At this point the building owner has secured leases for Pepper Jack Interiors, Valiant Coffee, and recently, Loomis Mercantile. Loomis Mercantile will be a new bike shop/market from the owners of A-Town Bicycles in Auburn.

Summer Concert Series Returns

The annual Summer Concert Series returns this year, with a full slate of concerts. The concerts will be held the second Friday of each month (May 13; June 10; July 8 and August 12).

The Grove (Humphrey Road)

Rough grading and underground utility work has been completed. Current work includes the construction of curb, gutter and sidewalk. The contractor anticipates having streets paved by the end of March, with home construction to start shortly thereafter.

Hidden Grove Project

As you know, the Town received the formal application for the Hidden Grove project just before the Christmas holiday. That application is for a housing project, to be processed under a new California housing law called SB-330, located behind Raley's on the former Village at Loomis site.

The Hidden Grove project application can be found here: <https://loomis.ca.gov/hidden-grove-application-submittal-received-12-17-2021/>.

The Town had 30 days to deem the formal application complete, plus an additional 14 days (as agreed to by the Developer because of the Holidays). That period ended on January 28. The Town deemed the application incomplete (the letter deeming the application incomplete can be found here: <https://loomis.ca.gov/documents/application-21-10-hidden-grove-completeness-response-01-28-2022/>).

The Developer is now responding to the issues identified in the Town's review. Once that is done and the Town declares the application complete, the process is as follows (prescribed by SB-330):

- Once the application is deemed complete, the Town has 60 days to determine if the project is consistent with the objective standards of the General Plan.
- Assuming the project is consistent with the General Plan, the Town will begin the EIR and project processing.

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/>

Loomis ACE Hardware Annex

The Loomis ACE Hardware Annex building has been built at the end of the cul-de-sac on Walnut Street. The building is nearing completion and will likely receive its occupancy permit in the next few weeks.

Town Manager Tuesdays

Town Manager Tuesdays will start back up this month on the fourth Tuesday (March 22) from 9 am to 10:30 am at the Loomis Train Depot. These meetings are informal, without an agenda. They are meant as an opportunity for community members to discuss Town issues directly with the Town Manager.