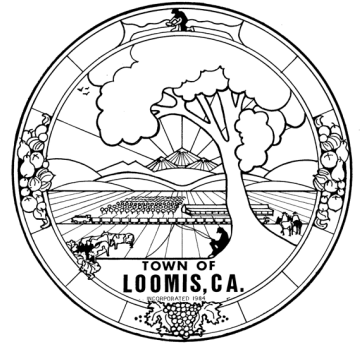


TOWN OF LOOMIS



TO: Honorable Mayor and Council Members
FROM: Sean Rabé, Town Manager
DATE: October 11, 2022
SUBJECT: Town Manager Report for October 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

The Loomis Town Council approved a negotiated settlement regarding the proposed Loomis Costco last week. The settlement agreement has now been executed by all parties in the ongoing litigation – Loomis, Rocklin, Costco, and the Citizens for Responsible Growth.

Salient terms of the settlement are as follows:

1. Costco will process a revised site plan and use permit with the Town of Loomis that removes the fueling station from the project and an extended right-turn lane into the project from Sierra College Blvd.
2. Costco will pay to Rocklin the following:
 - a. A payment in the amount of \$2.7 million, of which \$1.5 million is identified as a one-time payment catch-up for Costco's contribution to the I-80/SCB interchange improvement project, and \$1.2 million is identified as 12 years of payments to address ongoing improvement and maintenance impacts to the interchange.
 - b. A one-time payment in the amount of \$1,055,224 to allow Rocklin to address impacts on the Sierra College Boulevard corridor north of the I-80/SCB interchange.
3. Rocklin agrees to use the \$1.2 million payment and the \$1,055,224 payment to mitigate impacts from the revised Costco project on the Sierra College Boulevard corridor.
4. Costco will reimburse Citizen for Responsible Growth \$227,580 in attorney fees
5. Costco will covenant for no less than 50 years to not build a gas station facility anywhere within the Town of Loomis that is located on the existing Costco site or within the Town of Loomis within 750 feet of the boundary of the existing Costco site.

The settlement agreement stays all litigation until the revised site plan and use permit are approved by Loomis, at which point the litigation will be dropped. Those actions are slated for the October 25 Planning Commission meeting, with Council taking its action on November 8. If everything stays on track the store should be open for the Holiday season next year.

Staff continues to process the project's onsite improvement plans, which were submitted in March.

Slurry Seal Project

For three days, starting next week on Monday October 17th, the Town will be placing a slurry seal on approximately 5 miles of roadway throughout the Town. Crack sealing work ahead of the slurry seal has already been completed, and tree pruning for equipment clearance will occur this Thursday and Friday.

While the slurry seal is being placed, streets will be closed and detours will be established for 2-3 hours while the slurry seal dries. No Parking signs are being placed this week along the streets that will be closed, noting the date that work will occur. Residents have also been notified of the work with mailed out advanced notification flyers. A tentative date was provided in the notice, along with a map of which streets were being completed on which day. The schedule breaks neighborhood streets into multiple days so that people that need to use their car can park on an adjacent street, and not have to walk so far.

The original schedule has slipped a day from what was tentatively noticed to all the neighborhoods. While the date of the work will be noted on the No Parking signs, the Town will also distribute an updated notification flyer to residents with the new dates. A list of streets to be completed, along with maps, can be found on the Town's website at the following address: <https://loomis.ca.gov/2022-slurry-seal-project-information/>

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 Town deemed the application complete back in July. The application can be found at: <https://loomis.ca.gov/hidden-grove-re-submittal-received-6-20-2022/>

With the application is complete, under SB-330, the Town had 60 days to determine if the project is consistent with the objective standards of the General Plan. The Town deemed the project inconsistent with the General Plan on September 26. You can find the determination letter at <https://storage.googleapis.com/proudcity/loomisca/uploads/2022/09/September-26-2022-consistency-letter.pdf>. Town Staff is now waiting for the developer's revisions to the project to bring it into consistency with the General Plan.

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/>

Planning Director Retirement

I have been notified by our esteemed Planning Director Mary Beth Van Voorhis that she will be retiring by the end of the year. Her last day at Town Hall will be November 18. Mary Beth has really done a great job of steadying the Planning Department these past four years. More importantly, her friendship, professionalism and sunny outlook will be greatly missed at Town Hall.

I am in the process of identifying her replacement and will make an announcement in the next few weeks.

Town Manager Tuesdays

As noted last month, Town Manager Tuesdays has moved to a quarterly format. The meetings will be held from 9 am to 10:30 am at the Loomis Train Depot on the fourth Tuesday at the end of each fiscal quarter. The next meeting will be December 20, 2022 (due to holiday closures).

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.