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TO: TOWN COUNCIL

FROM: TOWN MANAGER

RE: CONSENT ITEM
SELECT ROCKLIN DEVELOPMENT PROJECTS UPDATE

ISSUE
The City of Rocklin has a number of development projects moving along in the area along Sierra College Blvd and on Del Mar Street that could impact Loomis residents, roads, and the general quality of the Loomis community.

RECOMMENDATION
Receive and File;

OR

Review development information and direct the Council Borders Sub-committee (Mayor Morillas and Council Member Liss) as to any actions the Council would like the Committee and/or Special Legal Counsel and staff to take.

CEQA
There are no CEQA issues associated with addressing the CEQA issues of another agency.

MONEY
Costs for Special Legal Council are running about $185,665 since June 2007. Staff or Town Attorney time has not been tracked for work on Rocklin projects. It is unknown how much more legal and/or staff costs might be involved. At the July 09 Council meeting staff noted that all project impacts being litigated could save over $2.5 million dollars in various impacts, specifically traffic, if the court finds in favor of Loomis or the litigation results in a favorable settlement for Loomis.

ACTIVITY
The focus of activity in the last month has been on the Rocklin 60 housing development project.

The Council Border Committee (Mayor Morillas and Council Member Liss) will meet with Rocklin Border Committee (Council Members Peter Hill and Scott Yuill) on February 3 to discuss development issues.

ROCKLIN CLOVER VALLEY

This project is approximately 662 acres located in the northeast quadrant of Rocklin along Sierra College Blvd north of Loomis. The project is to construct 558 residential lots, 5 acres of commercial, five acre park and 366 acres of open space.

1/26/11 Still waiting for Court to set the matter for oral argument. Expect to hear something by February 22, 2011.

ROCKLIN 60

This project is approximately 56.9 acres located south of I-80 between the proposed Rocklin Crossing project and Diaz Lane. The project is to construct 179 single family homes.

6/26/09 Special Counsel Mooney submitted comments. Issues noted:

- Storm water drainage should favor a biologic versus mechanical method
- Street lighting, night lighting and visual character
- Lot sizes abutting Diaz Ln should be the size of lots in the area on the Loomis side
- No access, except emergency, to Diaz Ln in Loomis
- It would be prudent to look beyond only the 100 year flood for protection given the type of flooding experienced in the area.
- Cumulative impacts (9 Rocklin projects enumerated) are not being covered.
- Traffic impacts to Sierra College Blvd, payments to be made to Loomis for the sections in Loomis
- Roads to schools due to people traveling to Loomis schools not addressed
- Climate change requires further analysis; lack of substantial evidence

12/14/10 Council authorized Special Legal Counsel to file a writ with the court to require Rocklin 60 developers and the City of Rocklin to address mitigation measures that will protect Loomis interests.

12/22/10 Special Legal Counsel Mooney filed writ with Placer Superior court.

1/24/11 Mayor Morillas, Council Member Liss, Special Counsel Mooney and Town Manager met with Rocklin 60 officials to discuss traffic mitigation fees. The Rocklin 60 officials asked for more details on the fee amounts that Loomis had provided.