7

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 Liss and Council Member Scherer) 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 $158,226 since June 2007. Staff or Town Attorney time 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.

ACTIVITY
The focus in June has been on the settlement agreement for Rocklin Crossing project.

ROCKLIN CROSSING PROJECT – 12/24/08 Writ filed
A City of Rocklin project to build a WalMart, Home Depot and other stores immediately south of I-80 along Sierra College Blvd.

2/25/10 Special Counsel Mooney advised as follows:
The court granted the Petition for Writ of Mandate on one issue for Rocklin Crossings and denied as to Loomis's Petition for Writ of Mandate.

ISSUE	COURT ACTION
Rocklin Residents Issues	
Defective cumulative traffic impacts study	Denied
Inconsistent traffic and economic impact analysis	Granted
Adequacy of urban decay analysis	Denied
Loomis Issues	
Adequacy of the analysis on cumulative global warming	Denied
Adequacy of cumulative traffic impacts	Denied
Adequacy of cumulative air quality impacts	Denied
Adequacy of analysis of noise impacts on Diaz Ln	Denied
Adequacy of analysis of urban decay impacts	Denied
Adequacy of alternative analysis (24/7 operation)	Denied

5/27/10 Loomis filed a Notice of Appeal

7/1/10 Loomis and developer representatives continue to exchange settlement proposals.

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.

7/1/10 Still waiting for Court to set the matter for oral argument