

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 that could impact Loomis residents, roads, and the general quality of the Loomis community.

RECOMMENDATION

Receive and File.

OR

Review 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) met with Rocklin Border Committee (Council Members Peter Hill and Scott Yuill) on February 3 to discuss development issues and found that the Rocklin Border Committee would like to work on joint projects with Loomis (for instance the Sierra College Blvd improvements) but would rather consider development impacts and mitigations on a project by project basis.

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.

- 2/22/11 Staff authorized Special Counsel Mooney to proceed with oral argument at the appeal court. The Opening Brief on Appeal was filed 12/3/09. The Appeals Court notified the Town on 2/17/11 that the parties had until 2/28/11 to request oral argument or the Court would proceed to issue a ruling. Any party can request oral argument.

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.

- 12/22/10 Special Legal Counsel Mooney filed writ with Placer Superior court. The matter of dispute focused on traffic issues.
- 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.
- 2/2/11 Details on mitigation fee amounts submitted to Rocklin 60 officials.
- 2/16/11 Mayor Morillas, Council Member Liss, Special Counsel Mooney and the Town Manager met with Rocklin 60 officials, and the Rocklin City Manager and City Attorney, in a mandatory CEQA settlement meeting. It was decided that Rocklin 60 officials would review information previously submitted to them and return with a counter offer. It was noted that it would be good if the issues could be resolved by April 19 when the case management conference is due to be held. All parties agreed to defer preparation of the administrative record and focus on negotiations at this time.