

Peter Nixon
Senior Vice President
Lic. 00975548

CBRE, Inc.
Advisory & Transaction Services
Land

1512 Eureka Rd., Ste. 100
Roseville, CA 95661
+1 916 781 4819 Tel
+1 916 781 4870 Fax

peter.nixon@cbre.com
www.cbre.com

August 6, 2019

Laura Webster, Director – Office of Long-Range Planning
David Mohlenbrok, Community Development Director
Marc Mondell, Assistant City Manager
Nathan Anderson, Senior Planner
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

**RE: Snecchi Property
Regional Housing Needs Allocation
Proposed Rezone**

Dear Laura, David and Marc:

Laura, thank you for meeting with me earlier this week regarding the “Snecchi” property along the east side of Sierra College Boulevard. The Regional Housing Needs Allocation (RHNA) Committee has identified the “Snecchi” property as a “staff suggested” potential rezone site to help the City of Rocklin meet its affordable housing allocation requirement. I attended the City of Rocklin Planning Commission Preliminary Sites Workshop on April 16, 2019 and am writing this letter on behalf of the property owners, with their approval.

The property owners are generally supportive of the City’s efforts to meet the State of California’s affordable housing mandate but have a couple areas of concern specific to their land. Please keep in mind that the “Snecchi” property is bisected by a creek creating two distinct development components: a “north side” of ± 9.5 acres adjacent to the Rocklin Crossing (Bass Pro) shopping center and a “south side” of ± 18.9 acres adjacent to proposed single-family residential in the proposed “College Park” project (Sierra College, Evergreen and Cresleigh Homes together).

Marketing Uncertainty & Requested Zoning

Ownership has recently listed their land to be sold with CBRE, Inc. (my team) and staff’s inclusion of the Snecchi property in the RHNA analysis and potentially associated rezones has created uncertainty. The property owners are supportive of a rezone north of Secret Ravine from commercial to multi-family to bring the zoning in

conformity with the High Density Residential General Plan land use. Additionally, ownership is receptive to increasing the northside density from RD-20 to RC-22 to assist the City, if necessary. In this sense, ownership is a “willing party” for a rezone north of Secret Ravine. However, ownership is not a willing party in terms of changing the existing medium density residential land use and zoning south of Secret Ravine. Even the staff-proposed “split zoning” of a portion of the property south of Secret Ravine to multi-family would be problematic to ownership as it would negatively impact the ability to deliver full amenities in a larger scale development.

College Park North/Access

The Sniecchi property has access challenges both north and south of the creek. The north side of Secret Ravine is mostly fixed by development that has already occurred; however, the south side of Secret Ravine still has the opportunity to “tie in” to the proposed “College Park North” single-family subdivision to the south for a secondary access. As currently proposed, “College Park North” has an open space component at the north end of the project that serves as a barrier to a connection to Sniecchi. This would essentially deny Sniecchi its only logical point of secondary access and require that the property be developed with two points of access to Sierra College Boulevard in a space where there is only room for one. This would not only create an unnecessary development challenge and cost, it would also create a traffic safety issue and emergency vehicle access constraint. This would be a problem regardless as to how “Sniecchi” is ultimately developed, but the greater the density the greater the problem. Ownership requests that “College Park North” and the “Sniecchi” properties be required to share a connection road, with the ability to pull utilities through this connection if necessary. Ownership is also writing a separate letter to Senior Planner Nathan Anderson, the City of Rocklin Planner assigned to the College Park application, to address this concern.

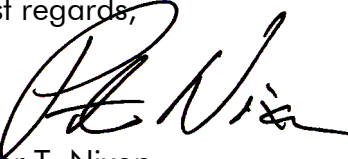
City of Rocklin
August 2, 2019
Page 3

The property owners can be contacted as below if you have any questions:

Dave Sniecchi
119 Dublin Street
San Francisco, CA 94112
415.584.3881
djsniecchi@sbcglobal.net

Peter Michon
174 Crestview Drive
San Carlos, CA 94070
650.591.4042
michonpg@gmail.com

Best regards,



Peter T. Nixon

PN/pw 1190806 s Webster Rezone.docx

c: David Sniecchi
Peter Michon