

# ATTACHMENT 1 - NEW CORRESPONDENCE - RHNA ROI

Evergreen SR Land, LP  
2485 Natomas Park Drive #360  
Sacramento, CA 95833

SITE A-10

February 24, 2020

City of Rocklin City Council  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

Re: Regional Housing Needs Allocation (RHNA)  
City's Available Site Inventory

Dear Mayor Janda and City Councilmembers,

Evergreen SR Land, LP is the owner of three parcels (APNs 378-010-003, -004, and -007) on the northwest corner of Wildcat Boulevard and W. Stanford Ranch Road. The parcels total approximately 13 acres.

We have been following the City's recent discussions regarding the Regional Housing Needs Allocation (RHNA). We request that our +/- 13.0-acre property be included in the City's Available Site Inventory and be rezoned and designated in the General Plan for high density residential uses. The site is suitable for high density residential uses.

Thank you for your consideration of our request to contribute to the City's RHNA inventory.

Sincerely,  
Evergreen SR Land, LP



Ted Messner

cc: Marc Mondell, City of Rocklin  
David Mohlenbrok, City of Rocklin  
Laura Webster, City of Rocklin



Northwest corner of Stanford Ranch Road and Wildcat Boulevard

Approximately 13.0± acres

- 378-010-004
- 378-010-003 - portion
- 378-010-007 - portion

Owner: Evergreen Sr. Land, LP



SITE 21

February 11, 2020

Rocklin City Council  
3970 Rocklin Road  
Rocklin, CA 95677

RE: Site 21 on Exhibit A Proposed Revised RHNA Committee Recommended Sites

Mayor Janda and Council Members Broadway, Gayaldo, Halldin & Patterson;

LIFEhouse Church (formerly Sierra College Blvd. Baptist Church) is the owner, along with Church Investors Fund, Inc., (formerly Church Extension Investors Fund) of the above referenced Site 21 (5.20 acres), located on the westerly half of our 9.94 acres located at 4800 Sierra College Blvd. (APN 045-052-029). We have owned and occupied this property since 1984.

Our property is Zoned PD-C (Planned Development-Commercial) per Ordinance No. 857 adopted in 2002. Our property is designated on the Rocklin General Plan as Commercial.


Our property is best suited for Uses that are allowed in the PD-C zoning as it compliments and is consistent with all of the properties on both sides of the Sierra College Blvd. & I-80 interchange.

Our northwest property line of 382+/- feet abuts Interstate-80 whose traffic count exceeds 100,000 ADT. Our southerly property line abuts the General Plan/Traffic Circulation Plan designated for the future Dominguez Road fly-over of Interstate 80.

Plain and Simple, Site 21 is not the right location for Multi-Family Uses. It is economically unfeasible to develop and Use this property for Multi-Family Uses without significant public funding.

We are requesting that you VOTE to REMOVE Site 21 from the RHNA Recommended Sites List so that we can continue with processing our Tentative Parcel Map and selling our proposed Parcels 1 & 2, totaling 4.959 acres, connecting to the Rocklin Station Commercial Center to our immediate north and the extension of Dominguez Road to our immediate south.

Sincerely;

  
Mel Douglas  
Representative of the Elders  
LIFEhouse Church

  
Igor Mokhov  
Vice President  
Church Investors Fund

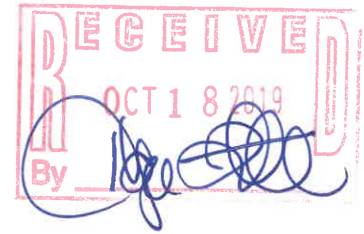
Rob Elliott, Associate Pastor  
Riley Armstrong, Worship Arts Director  
Tami Koopin, Children's Ministry Director

4800 Sierra College Blvd., Rocklin, CA 95677  
[info@thelifehousechurch.com](mailto:info@thelifehousechurch.com) • 916.652.7216 • [TheLifeHouseChurch.com](http://TheLifeHouseChurch.com)



SITE A-1

F & L ANDREWS PROPERTIES LP  
P. O. BOX 2081  
LOOMIS, CALIFORNIA 95650



City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

October 18, 2019

Re: Regional Housing Needs Allocation (RHNA)  
Site Recommendations and Resolution of Intent  
Parcel Number 016-351-035-000

Dear Mayor and Members of the City Council,

Our family received a letter dated September 17, 2019, from the City of Rocklin, concerning the property we own at 6355 Pacific Street, Rocklin. We have had this property in our family for over sixty years. In fact, for several years before 1988, our parents, Frank and E. Louise Andrews owned and operated "Frank's Auto Wreckers", at that location. Then in October of 1988, our parents decided to Lease that property to "Pick-n-Pull Auto Dismantlers Inc.". In fact, as of today, the Tenant at that location is still "Pick-n-Pull Auto Dismantlers". We couldn't ask for a better Tenant and we hope that the City of Rocklin would agree with us.

The letter mentioned above was in reference to a City Council Meeting 9/24/19, concerning Regional Housing Needs Allocation (RHNA), which involved our property, Parcel Number 016-351-035-000, at 6355 Pacific Street, Rocklin. Our property had been chosen to be placed on a list of parcels where future high-density residential projects could potentially be built. We were also informed that the City Council had formed an ad-hoc Committee to recommend sites that may be suitable for the Regional Housing Needs Allocation (RHNA) inventory list. We had a lot of questions after that City Council Meeting, and were very lucky to be able to arrange a meeting on September 30, 2019, with the help of Mr. Marc Mondell. At that meeting, we tried to express our concerns as landowners, and as landlords, for a property we've had for a long time and truly appreciate what we have there, including the fact that the Tenant has been there for over thirty-one years! But as we witnessed at that City Council Meeting on September 24, 2019, we were definitely not the only ones in the room that felt that way! People have an investment in their property and it's worth fighting for, and in this case it happens to be located in Rocklin!

We would like to thank Marc Mondell, Laura Webster, and David Mohlenbrok, who met with us on September 30<sup>th</sup>, to hear our concerns. They also tried to explain that "RHNA" was not going away any time soon for the City of Rocklin.

Our current lease with Pick-n-Pull Auto Dismantlers runs for another eleven (11) years (approximately), coupled with an option granted to the Tenant for an additional 10-year period,

just make for a potential term that will expire on November 30, 2040. The lease also has certain purchase option rights granted to Pick-n-Pull Auto Dismantlers, and such purchase rights were/are a material part of the lease. Even though we have been informed that the proposed and attempted rezoning of our property to high-density residential use will not change the current use of the property by Pick-n-Pull Auto Dismantlers, the proposed inclusion of the property within the Regional Housing Needs Allocation (RHNA) inventory list will have a dramatic impact on the purchase option rights granted to Pick-n-Pull Auto Dismantlers.

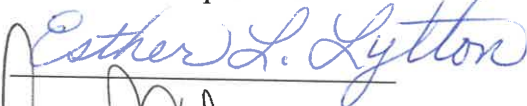
If the purchase option rights granted to Pick-n-Pull Auto Dismantlers under the lease are not exercised by Pick-n-Pull Auto Dismantlers, the proposed inclusion of the property within the RHNA inventory list will substantially limit and impair our ability to sell the property to any other third party.

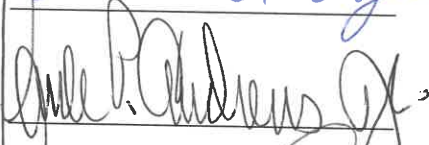
The Andrews family has enjoyed many years of a very good relationship with the City of Rocklin, and we want to avoid any acrimonious confrontations in resolving these issues. As such, we are now requesting that the Honorable Members of the Rocklin City Council and the ad-hoc Committee quickly review and consider the request from the Andrews Family Revocable Family Trust and F & L Andrews Properties LP to remove the property, located at 6355 Pacific Street, Parcel Number 016-3512-035-000 from the List of Parcels of future sites for high-density residential projects at this time. We are willing to meet with the ad-hoc Committee to further explain our position, and we desire to have these issues finalized prior to any formal hearing by the City Council.

Kindly respond as soon as possible.

Respectfully,

F & L Andrews Properties LP

By: 

By: 

By: 

## SITE 1

**PHILLIPS LAND LAW, INC.**

5301 Montserrat Lane  
Loomis, California 95650  
Telephone (916) 979-4800  
Telefax (916) 979-4801

Via Email

June 3, 2020

David Mohlenbrok  
Community Development Director  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

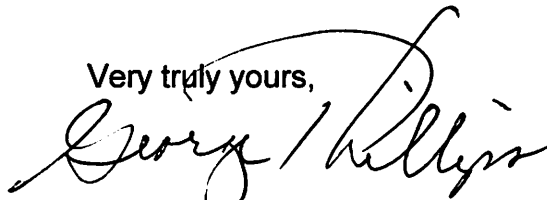
Re: Placer Creek Parcel – RHNA Inventory

Dear David:

Consistent with past discussions with city staff, and on behalf of Placer Creek, we request that the City's RHNA inventory include the parcel within the Placer Creek project, consisting of 14.41 acres and shown highlighted in yellow on the attached exhibit. As you recall, we have been working with a major national homebuilder on a project for this parcel that would consist of single-family detached for-sale homes most of which we believe will qualify as units satisfying the needs of moderate and low-income residents without the need for either public or private subsidy. The housing product proposed will be at a density of approximately 10 dwelling units per acre. We believe this single-family detached home product provides a meaningful and needed alternative to achieving affordability exclusively through development of high density housing. We therefore request that the City's RHNA inventory include the referenced parcel with an assumed density consistent with the housing product described herein in place of a high density designation.

Please contact me if you have any questions or concerns regarding this request.

Very truly yours,

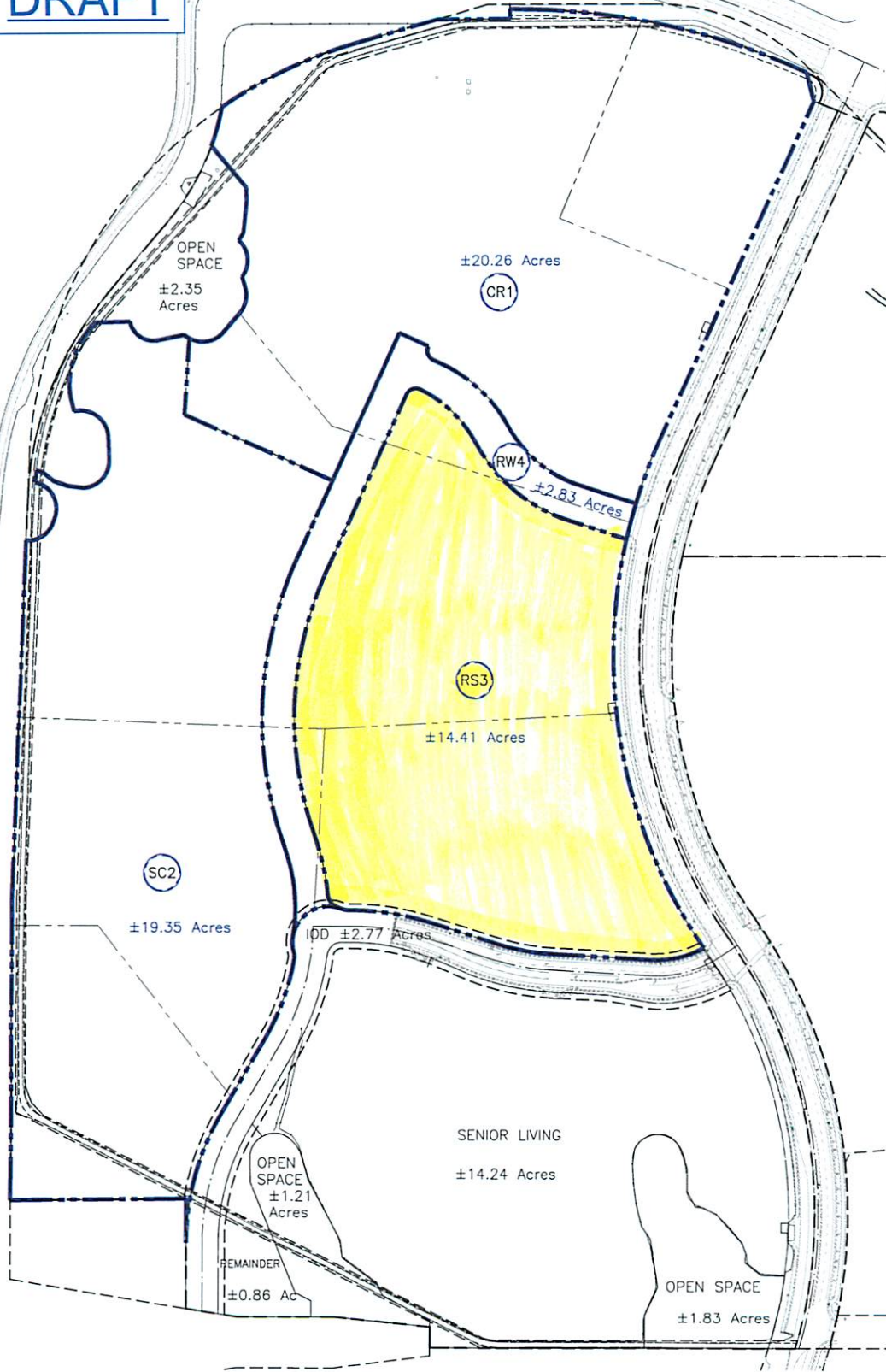


George E. Phillips

cc: Steve Rudolph, City Manager

Marc Mondell, Assistant City Manager  
Laura Webster, Director, Office of Long Term Planning  
Rocklin City Council  
Dan Cole  
Rob Cole

**DRAFT**

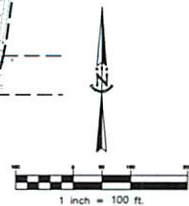


**OTHER PARCEL AREAS**

PARCEL ID	AREA (Ac)
OPEN SPACE	5.39
SENIOR LIVING	14.24
EXISTING IOD/ROW	2.77
REMAINDER	0.86
<b>TOTAL</b>	<b>23.26 AC</b>

**FUTURE PARCEL AREAS**

PARCEL ID	AREA (Ac)
COMMERCIAL/RETAIL (CR1)	20.26
SCHOOL/OFFICE (SC2)	19.34
RESIDENTIAL (RS3)	14.41
FUTURE ROW (RW4)	2.83
<b>TOTAL</b>	<b>56.84 AC</b>



**PLACER CREEK CORPORATE CENTER  
PARCEL AREA EXHIBIT**

OVERALL PLACER CREEK CORPORATE CENTER—OVERALL AREA : 80.1 ACRES

MAY 18, 2020



Aldebaran International, Incorporated

March 26, 2020

VIA ELECTRONIC MAIL [Mark.Mondell@rocklin.ca.us]

Marc Mondell  
Assistant City Manager  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

Re: Regional Housing Needs Assessment – Site Recommendation and Resolution of Intent  
Landowner Objection to Staff Recommended Site A-9 (APN: 017-171-039)

Dear Mr. Mondell:

Aldebaran International Inc. owns the above referenced Property located southeast of the intersection of Whitney Ranch Parkway and University Avenue. The Property is undeveloped and is identified in Planning Staff's September 24, 2019 Staff Report as Site A-9.

We write to object to the inclusion of our Property in the City's Regional Housing Needs Assessment Site Inventory and request this it be removed from the City proposed Resolution of Intent. Moreover, we further request that Planning Staff exclude our property from the list of "Willing Property Owners" as request by the Council at its September 24, 2019 hearing.

We appreciate your assistance and thank you for continuing to provide us with notice of any potential future City Council action in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kim Tan", with a horizontal line underneath.

Mr. Kim Tan  
Secretary  
Aldebaran International Inc.

cc: Laura Webster, Director of Long Range Planning  
David Temblador, Esq.



SITE A-8

**4020 Sierra College Boulevard, #200  
Rocklin, CA 95677  
(916) 624-6200**

July 17, 2020

Rocklin City Council  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

**Re: City Council Meeting 7/28/20 – Regional Housing Needs Allocation (RHNA)**

Dear Esteemed Council Members,

This letter is in regard to the high-density residential zoning designation on the 5.1-acre parcel and the 3.1-acre parcel on China Gardens Road (APN: 045-110-034-000 & 045-110-055-000). We propose removing the two parcels on China Gardens Road from the high-density residential zoning designation and offer in exchange the parcels totaling approximately 22 acres at 4830 and 4910 Sierra College Boulevard (APN: 045-052-011-000 & 045-052-026-000).

It is our understanding that these parcels on Sierra College Boulevard are zoned as commercial; however, commercial businesses will struggle for years due to the pandemic. Exchanging this zoning with high-density residential will put residents near entertainment and shopping.

Western Care Construction Company, Inc. is willing to explore accommodating the high-density residential requirement of 24 to 30 units per acre with apartments on the Sierra College Boulevard parcels. We believe this site is superior for high-density residential due to the natural features on the property. The proximity to dining and retail is also ideal.

Western Care Construction Company, Inc. is exploring a senior care / senior independent living project on the parcels on China Gardens Road. This future project will also help the City of Rocklin meet its housing density requirements.

Western Care Construction is a family company that has operated in Rocklin and throughout Placer County for over 50 years. We employ several Rocklin and Placer County residents and are proud to partner with the City of Rocklin in our development plans.

We look forward to the City Council meeting and appreciate your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "MARTIN A. HARMON", is written over a horizontal line.

**MARTIN A. HARMON**  
*Chairman of the Board*