



CITY OF ROCKLIN

MEMORANDUM

DATE: August 16, 2022

TO: Planning Commission

FROM: David Mohlenbrok, Community Development Director
Bret Finning, Planning Services Manager
Dara Dungworth, Senior Planner

RE: Estia at Rocklin
Item # 6
Additional Information and Correspondence, Additional Conditions of Approval

General Plan Amendment, General Development Plan, Rezone, Tentative Parcel Map, Design Review
GPA2021-0001, PDG2021-0002, Z2021-0001, DL2021-0004, DR2021-0012

Subsequent to the publication of the August 16 agenda, additional correspondence has been received.

This morning staff received a memorandum and errata sheet sent by the project applicant after close of business last night, Attachment A. The memorandum, prepared by Economic and Planning Systems, Inc. (EPS) on behalf of the project applicant, relates to recommended conditions of project approval, proposed by staff, regarding the project's obligations for payment of various fees under the Northwest Rocklin Annexation Area Reimbursement Obligation and the Northwest Rocklin Annexation Area Financing Plan. The errata sheet proposes changes or deletion of several conditions of approval with regard to these issues.

Staff does not agree with the conclusion of the EPS memorandum or the proposed revisions to the proposed conditions of project approval based upon it. The fees in question represent significant contributions toward funding of necessary development improvements in the area (sewer trunk line, Whitney Ranch Parkway interchange improvements, community park). Originally this site was part of the lands owned by William Jessup University and was presumed to be developed as part of the campus. The University has since sold the property and the applicant is proposing to developed 20 acres with a residential use. Given that, staff believes that the project should make fair share contributions toward these improvements as has been required of other projects in the area.

The applicant also sent a memorandum from the project's landscape architect regarding the use of artificial turf within the fenced yards and the parking lot shading requirement, Attachment B, and copies of letters in support of the project, Attachment C.

In addition, William Jessup University (WJU) contacted staff to request that the following issues be addressed in the project approvals relative to the roadway improvements.

WJU requests that a condition be added to ensure that the existing sign at the main entrance be protected during construction of the roundabout, or if it is in the way of the roundabout improvements, it be relocated/restored in an appropriate location. Staff is supportive of the request and recommends the

draft condition approval be revised under Condition 4.e. Improvements/Improvement Plans as follows, underlining to indicate additional language:

- 4.e.i.C) A roundabout at University Avenue and the first (southern) William Jessup University driveway. {MM XVII.-4} The center treatment shall be landscaping, if sight distance would not be impaired, or decorative, stamped concrete to match Sunset Boulevard medians, to the satisfaction of the Community Development Director and Public Services Director. If the existing William Jessup University monument sign is damaged during construction, it shall be repaired or replaced to its existing condition. If the sign conflicts with the improvements, the sign shall be relocated or reconstructed in an appropriate location.

WJU also expressed desire for the two entrances at which frontage improvements will include reconstruction, that stamped decorative pavement to match the enhanced pavement treatments included with the project. Should the Planning Commission be inclined to support this request, Staff is providing the following condition language that could be inserted under Condition 4.e. Improvements/Improvement Plans as follows, underlining to indicate new language:

- 4.e.i.J) At the roundabout and at the signalized intersection the driveway entries to William Jessup University shall include the enhanced pavement treatment consistent with that provided for the project.

Given the complexity of some of the issues raised in Attachment A, staff would like to remind the Commission that at the conclusion of the public hearing and deliberations you will have three basic options open to you, as follows:

1. Deny the project out right.
2. Continue the project, off calendar and direct staff and the applicant to clarify and resolve the fee issues prior to returning to the Planning Commission, or
3. Recommend that the City Council approve the project subject to the City Council being able to making all legally necessary findings to support the fees and exactions called out in the conditions of approval.

Of these, staff recommends the latter.

Attachments

Attachment A: Memorandum from EPS dated August 15, 2022 and condition errata sheet

Attachment B: Memorandum from the project's landscape architect

Attachment C: Letters of support

MEMORANDUM

To: City of Rocklin
Chris Dickinson; Homes by Towne
Marcus Lo Duca; Law Offices of Marcus Lo Duca

From: Jamie Gomes and Allison Shaffer

Subject: Estia at Rocklin Northwest Rocklin Annexation
Area Reimbursement Obligation; EPS #222123

Date: August 15, 2022

The Economics of Land Use



This memorandum relates to proposed project conditions of approval for the Estia at Rocklin Project (Project) being proposed by Homes by Town (HBT). HBT has asked EPS to review the proposed City of Rocklin (City) conditions of approval for the proposed Project specifically as they relate to obligations that are or were a part of the City's Northwest Rocklin Annexation Area (NWRAA) Reimbursement Obligation. EPS has a long history with the NWRAA Reimbursement Obligation having prepared the original and updated Financing Plan upon which the program is based and in assisting the City in maintaining the NWRAA Reimbursement Obligation database.

Conditions Related to Northwest Rocklin Fees

For ease of review, this memorandum includes the proposed condition followed by a comment to the proposed condition.

20. Park Fees

20c. Northwest Rocklin Community Park Fee

Northwest Rocklin Community Park Fee shall be paid in the amount of \$2,209 per unit, consistent with the Northwest Rocklin Community Park Fee in the adopted City of Rocklin Fee Schedule. (BUILDING)

Condition 20c Comment

The NWRAA Community Park Fee was one of the fees included in the Northwest Rocklin Annexation Area Finance Plan 2008

*Economic & Planning Systems, Inc.
455 Capitol Mall, Suite 701
Sacramento, CA 95814
916 649 8010 tel
916 649 2070 fax*

*Oakland
Sacramento
Denver
Los Angeles*

www.epsys.com

Update. It was established as a stand-alone fee separate from the NWRAA Reimbursement Obligation. When the NWRAA Community Park Fee was established, the parcels identified as "William Jessup University (WJU)" were not allocated any of the community park costs. Because the WJU parcels were not allocated any community park costs in the NWRAA Community Park Fee nexus study, it appears the Project should not be subject to this NWRAA Community Park Fee.

21. Northwest Rocklin Fees

21a. Payment of the Northwest Rocklin Sewer Trunk Line Project Facilities Fee

Prior to issuance of a building permit, the developer shall pay the Northwest Rocklin Sewer Trunk Line (upgrade) fee of \$268 per residential unit, as required by Resolution 2013-200. (PLANNING, BUILDING, FINANCE)

Condition 21a Comment

City of Rocklin Resolution 2013-200 imposes a fee for new construction on certain parcels identified in the Northwest Rocklin Annexation Area. The costs for this sewer trunk line used to be included in the NWRAA Reimbursement Obligation until they were removed from the NWRAA Reimbursement Obligation and established into a stand-alone fee program. The 2013 Sewer Trunk Line Fee Program Nexus Study identifies that only those parcels listed in Table A-4 are subject to pay the fee and the subject parcel for the Project was not listed in Table A-4. Consequently, it is EPS's understanding that the Project would not be subject to the Sewer Trunk Line Project Facilities Fee.

21b. Payment of Whitney Interchange Fee

Prior to issuance of a building permit, the developer shall pay the Whitney Interchange fee for BP/C designated parcels within the Highway 65 / William Jessup University Planning Area of \$35,719 per acre, as required by Ordinance 932 and Resolution 2015-2. (PLANNING, BUILDING, FINANCE)

Condition 21b Comment

The BP/C portion of the Project is subject to the Whitney Interchange Fee.

21c. Payment of Northwest Rocklin Reimbursement Allocations

Prior to issuance of a building permit, the developer shall prepare a Northwest Rocklin Annexation Area (NWRAA) Reimbursement Obligation Reallocation Plan for approval by the City Manager and shall pay all reimbursements associated with the subject property at the time of building permit issuance as reflected in the most current version of the Northwest Rocklin Annexation Area Public Facilities Financing Plan 2008 Update and Phasing Plan. (PLANNING, BUILDING, FINANCE, CITY MANAGER)

Condition 21c Comment

Because the Project is in the area subject to the NWRAA Reimbursement Obligation, the Project will be required to prepare a "Reallocation Plan." However, it should be noted that if the Project developer will be constructing infrastructure included within the NWRAA Reimbursement Obligation, then the developer should enter into a NWRAA Fee Credit Agreement with the City and it would be appropriate to include the NWRAA fee credits in the Reallocation Plan. To recognize this possibility, the City could modify its condition by inserting "net of any applicable fee credits" after the words "shall pay all reimbursements" and before the word "associated."

Applicant Provided Errata Sheet

Staff Report Proposed	Proposed
<p>Condition 20.c: Northwest Rocklin Community Park Fee shall be paid in the amount of \$2,209 per unit , consistent with the Northwest Rocklin Community Park Fee in the adopted City of Rocklin Fee Schedule. (BUILDING)</p>	<p>Not applicable to project, as William Jessup University parcels, including 30-acre parcel, not allocated community park costs and not allocated costs under NWRAA Community Park Fee nexus study.</p>
<p>Condition 21.a: Payment of the Northwest Rocklin Sewer Trunk Line Project Facilities Fee: Prior to issuance of a building permit, the developer shall pay the Northwest Rocklin Sewer Trunk Line (upgrade) fee of \$268 per residential unit, as required by Resolution 2013-200. (PLANNING, BUILDING, FINANCE)</p>	<p>Not applicable to project, as property not listed in 2013 Sewer Trunk Line Fee Program Nexus Study</p>
<p>Condition 21.B: Payment of Whitney Interchange Fee: Prior to issuance of a building permit, the developer shall pay the Whitney Interchange fee for BP/C designated parcels within the Highway 65 / William Jessup University Planning Area of \$35,719 per acre, as required by Ordinance 932 and Resolution 2015-2. (PLANNING, BUILDING, FINANCE)</p>	<p>Condition 21.B: Payment of Whitney Interchange Fee: Prior to issuance of a building permit, the developer shall pay the Whitney Interchange fee for resulting BP/C designated parcels within the Highway 65 / William Jessup University Planning Area of \$35,719 per acre, as required by Ordinance 932 and Resolution 2015-2. (PLANNING, BUILDING, FINANCE)</p>
<p>Condition 21.c: Payment of North West Rocklin Reimbursement Allocations: Prior to issuance of a building permit, the developer shall prepare a North West Rocklin Annexation Area (NWRAA) Reimbursement Obligation Reallocation Plan for approval by the City Manager and shall pay all reimbursements associated with the subject property at the time of building permit issuance as reflected in the most current version of the Northwest Rocklin Annexation Area Public Facilities Financing Plan 2008 Update and Phasing Plan. (PLANNING, BUILDING, FINANCE, CITY MANAGER)</p>	<p>Condition 21.c: Payment of North West Rocklin Reimbursement Allocations: Prior to issuance of a building permit, the developer shall prepare a North West Rocklin Annexation Area (NWRAA) Reimbursement Obligation Reallocation Plan for approval by the City Manager and shall pay all reimbursements, net of any applicable fee credits, associated with the subject property at the time of building permit issuance as reflected in the most current version of the Northwest Rocklin Annexation Area Public Facilities Financing Plan 2008 Update and Phasing Plan. (PLANNING, BUILDING, FINANCE, CITY MANAGER)</p>

<p>Condition 4.e.ii.A: East of University Avenue, widen and construct frontage improvements to provide three westbound through lanes and a right turn lane onto University Avenue, including curb, gutter, curb cut to retain utility access driveway with removable bollards or other acceptable barrier, and detached sidewalk. Applicant to work with SPMUD to explore multi-use of City sidewalk with existing paved sewer access road. Existing landscaping and irrigation that is not removed to accommodate the frontage improvements shall be protected and retained; landscaping and irrigation that is damaged by construction, if any, shall be restored as accommodated by the roadway improvements.</p>	<p>Condition 4.e.ii.A: East of University Avenue, widen and construct frontage improvements to provide three westbound through lanes and a right turn lane onto University Avenue, including curb, gutter, curb cut to retain utility access driveway with removable bollards or other acceptable barrier, and detached sidewalk. Applicant to work with SPMUD to explore multi-use of City sidewalk with existing paved sewer access road. Existing landscaping and irrigation that is not removed to accommodate the frontage improvements shall be protected and retained; landscaping and irrigation that is damaged by construction, if any, shall be restored as accommodated by the roadway improvements. Oversized improvements based upon results of Traffic Study, Traffic Fee Credits applicable to this work.</p>
<p>Condition 4.e.ii.B: East of University Avenue, a Class II bike lane. The new bike lane shall be properly aligned and provide adequate transition to existing bike lanes. {MM XVII.-1}</p>	<p>Condition 4.e.ii.B: East of University Avenue, a Class II bike lane. The new bike lane shall be properly aligned and provide adequate transition to existing bike lanes. Oversized improvements based upon results of Traffic Study, Traffic Fee Credits applicable to this work.{MM XVII.-1}</p>

April 19, 2022

Mr. Bill Halldin, Mayor
and, Members of the City Council
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Subject: Letter of Support
Rocklin 30 Estia and Commercial Development Proposal

Dear Mayor Halldin and Members of the City Council:

We support Towne Development of Sacramento for the proposed Rocklin 30 project at Sunset Boulevard and University Avenue in Rocklin, California. The proposal for a 20-acre Estia Horizontal Apartment project, and companion 10-acre Commercial Center are a positive enhancement and appropriate use for this long-time vacant parcel.

As local businesses in Rocklin, our staff will directly benefit from the construction and long-term jobs to be created by this significant project. In tandem, the City will benefit from the much needed "Horizontal Apartment" housing product and the high quality community design that is synonymous with Estia and Towne Development. When paired with the proposed hotel and supporting commercial uses by LeTap, Rocklin 30 will be an exemplary mixed-use development that Rocklin will be proud of.

Please accept our encouragement as you consider the merits of the Rocklin 30 project, and recognize the significant beneficial impact such a project will have on the City, businesses and families in the area.

Respectfully,



Mark Gilbert, PE, GE, QSD
Principal



DESIGN • INSTALLATION • INSPECTION • REPAIR

April 18, 2022

Mr. Bill Haldin, Mayor
and, Members of the City Council
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Subject: Letter of Support Rocklin 30 Estia and Commercial Development Proposal

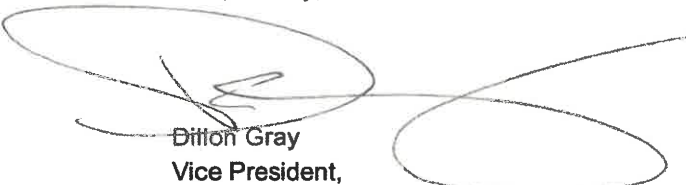
Dear Mayor Halldin and Members of the City Council:

We the undersigned want to offer our full support to Towne Development of Sacramento for the proposed Rocklin 30 project at Sunset Boulevard and University Avenue. The proposal for a 20-acre Estia Horizontal Apartment project, and companion 10-acre Commercial Center are a positive enhancement and appropriate use for this long-time vacant parcel.

As local businesses in Rocklin and the surrounding western Placer County area, our staff, material providers and all associated partners will benefit from the construction and long-term jobs to be created by this significant project. In tandem, the City will benefit from the much needed "Horizontal Apartment" housing product and the high quality community design that is synonymous with Estia and Towne Development. When paired with the proposed hotel and supporting commercial uses by LeTap, Rocklin 30 will be an exemplary mixed-use development that Rocklin will be proud of.

Please accept our encouragement as you consider the merits of the Rocklin 30 project, and recognize the significant beneficial impact such a project will have on the City, businesses and families in the area.

Respectfully,



Ditton Gray
Vice President,
Operations

Corporate Office
5948 King Rd.
Loomis, CA 95650
(916) 975-7545

Rocklin
(916) 663-3582

Chico
(530) 826-3013

Redding
(530) 223-2492

Greater Bay Area
(925) 209-6164

North Bay (Santa Rosa)
(707) 206-2622

Valley Duct Testing

4321 Anthony Ct – Suite 1, Rocklin, CA 95677
P. 916.624.2092 Fax 916.624.3352

Contact:	Mr Bill Halldin - City of Rocklin	From:	John Flores
Project:	Estia Horizontal Apartment Project	Date:	4/15/22
Builder:	Towne Development	Phone:	(916) 624-2092
RE:	Letter of Support – Estia Horizontal	Fax:	(916) 624-3352

Dear Mayor Halldin and Members of the City Council:

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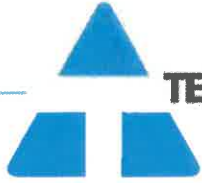
Please accept our encouragement as you consider the merits of the Rocklin 30 project, and recognize the significant beneficial impact such a project will have on the City, businesses, and families in the area.

Respectfully –



John Flores

(Owner – Valley Duct Desting)



TEICHERT CONSTRUCTION

Established 1887

400 Sunrise Ave., Suite 300
Roseville, CA 95661
(916) 757-6400 • FAX (916) 757-6499

March 31, 2022

Mr. Bill Halldin, Mayor
and, Members of the City Council
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Subject: Letter of Support
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Respectfully,

Scott Lewis
Vice President & Regional Manager



SOLAR, INC.
dba SONRAY CONSTRUCTION

March 31, 2022

Mr. Bill Halldin, Mayor
and, Members of the City Council
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Subject: Letter of Support
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Respectfully,

John Daly

John Daly
Vice-President
SonRay Construction



March 31, 2022

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and, Members of the City Council
City of Rocklin
3970 Rocklin Road
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Respectfully,

Title/Owner: William Zmrzel

Signature: 

Date: 4/13/2022

1901 Aviation Blvd Lincoln, CA 95648
(916) 645-1600, (916) 645-1606 Fax



April 14, 2022

Mr. Bill Halldin, Mayor
and, Members of the City Council
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Subject: Letter of Support
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Respectfully,

A blue ink signature of Chris Beloberk, consisting of a stylized 'CB' followed by a long horizontal flourish.

Chris Beloberk
Partner

A blue ink signature of Eric Stilwell, featuring a stylized 'ES' followed by a horizontal flourish.

Eric Stilwell
Partner

A blue ink signature of Bryan Stilwell, featuring a stylized 'BS' followed by a horizontal flourish.

Bryan Stilwell
Partner



TRADESMARK
PLASTERING

April 19, 2022

Mr. Bill Halldin, Mayor
and, Members of the City Council
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Subject: Letter of Support
Rocklin 30 Estia and Commercial Development Proposal

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Respectfully,



Karl Schmidt
President



D&D Cabinets, Savage Designs Inc.
1478 Sky Harbor Drive
Olivehurst, CA 95961

March 31, 2022

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and, Members of the City Council
City of Rocklin
3970 Rocklin Road
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Respectfully,

A handwritten signature in blue ink, appearing to read "Michael Di Giordano", written in a cursive style.

Michael Di Giordano
Owner



MEMORANDUM

To: City of Rocklin	Date: August 16, 2022
From: Andrea Strahlo, Roach and Campbell	RE: Estia Rocklin, Response to Comments
CC: Chris Dickinson, Homes By Towne	

In response to the comments provided by the City Planning Department, please see our responses below.

- 1) Each unit has its own individual fenced yard, enclosed by a six-foot tall vinyl fence. Staff is concerned that the use of artificial turf, while low-maintenance, is not an environmentally sound solution and recommends the use of pavers or poured concrete instead to create a patio rather than a yard. If the Planning Commission concurs, a condition of approval to that effect will need to be added to the draft resolution of approval.

The synthetic turf will allow residence to have a private outdoor, aesthetically pleasing space without the water use, maintenance, and fertilization required of natural turf. Synthetic turf allows water to percolate into the ground vs hardscape (pavers or concrete) creating an impervious surface thus increasing run off. Allowing water to percolate into the subgrade provides for healthier soils by allowing water to migrate through the soil profile. The proposed synthetic turf product has a 15 year warranty and will provide durability and flexibility for the residence within their private space.

- 2) After careful review, Staff does not believe the project will meet the parking lot shading requirement of 50% minimum shading of paved parking and driveways in 15 years based on the assumptions used to prepare the shading calculation provided. Staff's believes that the percentages used to represent the amount of pavement shade coverage are overly generous and, in many cases, do not reflect how much of a given canopy would extend over pavement as opposed to planter areas immediately under the tree consistent with how Staff has interpreted this City-wide Design Review requirement in the past. For this reason, Staff has included a recommended condition of approval to require the shading plan to be revised and provided for Staff approval prior to submittal of the improvement plans to Engineering.

The design team will work with the staff to provide an updated shading plan as required for submittal. The percentages of shade provided can be adjusted as noted by staff to meet align with their interpretations. The site utilities, joint trench and other improvements have been taken into account during the design and placement of the trees to provide shade to the site and meet the requirements outlined. The design team would appreciate the opportunity to discuss the Shade Plan with staff to make sure the project is a success and meets the City's needs.

Please note, the shading plan was developed with reference to section 7, item 'e' of the City-wide Design Review Document. But, since this document does not outline specific metrics of how shade over paved areas vs planter areas is calculated and determined, we have referenced the surrounding jurisdictions standard of practice. A PDF from Placer County's Parking Lot Shade Provisions has been included for reference.

Andrea Strahlo
Senior Landscape Architect
Roach & Campbell

Parking Lot Shading Provisions – The intent of the shading provisions is to reduce urban heat islands by substantially increasing the shaded areas within parking lots. Cooler parking lot temperatures reduce ozone concentrations by lowering hydrocarbon emissions.

- Parking lot shading provisions apply to all parking and circulation areas with the exception of areas devoted to truck maneuvering, truck loading areas in front of overhead doors, and vehicle display, sales, and storage.
- Trees shall be planted and maintained throughout the parking lot to ensure that, within fifteen (15) years after establishment of the parking facility, at least fifty (50) percent of the parking area is shaded, as measured at 15-year maturity.
- Shading shall be calculated by using the expected diameter of the tree crown at fifteen years. Where tree shade overlaps, the shade area shall not be double counted (see Figure 3.4). The coverage area may be reduced for landscaping located under power lines and other obstructions that restrict and/or prohibit tree placement.

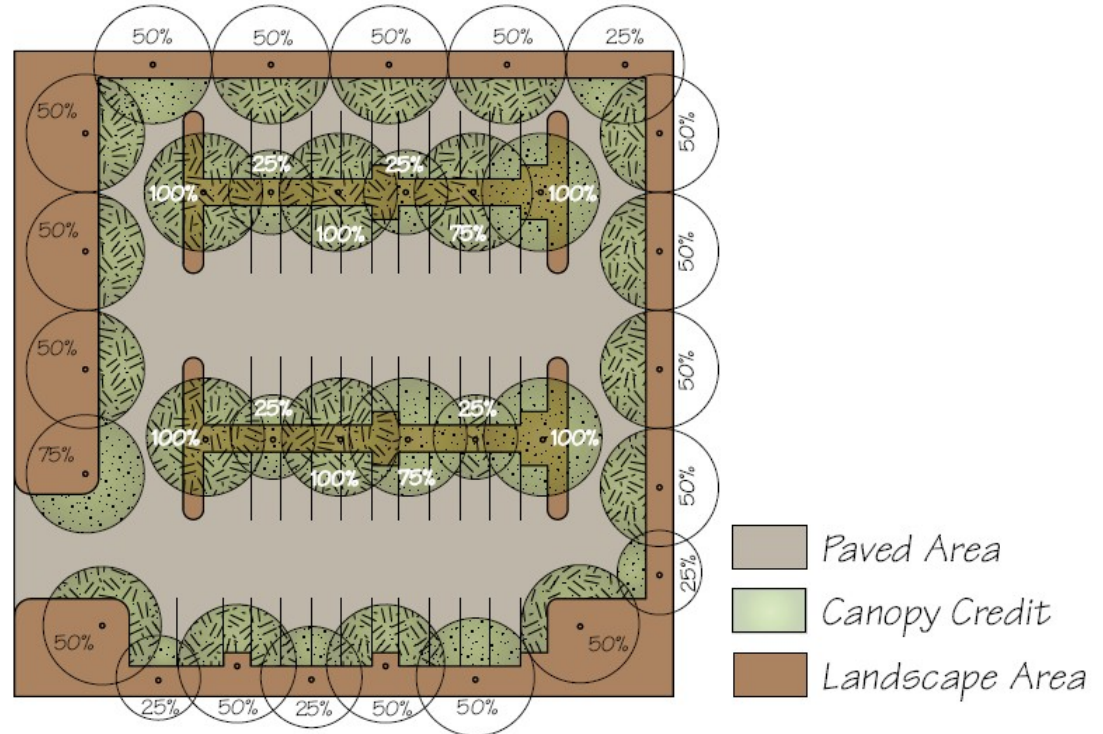


Figure 3.4: Parking lot shading calculations.