

**From:** [Meeting Comments](#)  
**To:** [Dara Dungworth](#); [Bret Finning](#)  
**Subject:** FW: Placer Creek Apartments Agenda Item  
**Date:** Friday, August 26, 2022 11:42:53 AM

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This came into the *Meeting Comments* folder.

**From:** Jeffrey Krumdieck <jeffrey.krumdieck@gmail.com>  
**Sent:** Friday, August 26, 2022 7:45 AM  
**To:** Meeting Comments <MeetingComments@rocklin.ca.us>  
**Subject:** Placer Creek Apartments Agenda Item

Regarding the Placer Creek Apartments application:

I am concerned with the traffic flow the Placer Creek Apartments will create at the intersection of University Avenue and Whitney Ranch Boulevard. I am not concerned with the increase in traffic. I understand Whitney Ranch Boulevard will be part of the Placer Parkway in the future. My concern is that the existing intersection cannot handle the apartment complex. There was no traffic study released with this application. The application shows that intersection to be signalized when future traffic warrants without proving that a signal is not warranted with their development. They propose to build an apartment complex with 254 units adjacent to a stop-controlled intersection leading to Highway 65 with no supporting traffic study. A study showing that either a stop-controlled intersection can support the new traffic or that a signal is required to be built with this development should be a supporting document.

My greatest concern is with the rezoning of commercial/business to more residential. There is already another current application on University Avenue, Estia at Rocklin, with plans to rezone 20 acres of BP and PD-C to MHDR. Either of these projects alone wouldn't be a cause for concern, however, both of them combined create little space for commercial/retail development that was originally intended for that land. There is a void for retail in Northwest Rocklin that was planned to be met with the last undeveloped lots of PD-C and BP zoning. Most of Rocklin's retail commercial is in Southeast Rocklin. With the large development on Joiner in Lincoln and the 288 units going in across the way from Whitney High with the Terracina project, a retail center would do well to serve the neighborhoods that have been waiting for it as well as these future developments. The last areas to be developed in any community are typically the commercial/retail lots so investors don't risk residential development being stalled or rezoned. In turn, the risk is then put on the real residents of the community that gamble the commercial/retail lots won't be rezoned into more residential. These are some of the last areas in Northwest Rocklin that would allow residents the long-awaited relief of close shopping. The planned Nugget shopping center is a step in the designed direction but cannot compensate for the lost shopping options that are part of the original master planned community. The Placer Creek Apartments application boasts of a walkable community with amenities around the complex, while ironically robbing residents of the existing communities of that option which was purposefully planned for them.

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Thank you for your time,

Jeffrey Krumdieck, PE