



City Council Staff Report

Subject: Release of Property from Development Agreement, Design Guidelines and Flood Agreement (Placer Creek Apartments, LLC) - Parcel M

Date: August 8, 2023

Submitted By: David Mohlenbrok, Director of Community Development
Lynn Toth, Associate Civil Engineer

Department: Community Development

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing the Release of Property from Development Agreement, Design Guidelines and Flood Agreement (Placer Creek Apartments, LLC) - Parcel M.

Background:

Parcel M (APN 017-084-001-000) is approximately 0.84 acres, located at the southeast corner of the intersection of Whitney Ranch Parkway and University Avenue (see Attachment 1 for a location map). It was previously owned by Sunset Ranchos Investors, LLC and at the time, assumed to be used for road right of way for Whitney Ranch Parkway. This remnant parcel was created when the alignment for Whitney Ranch Parkway was changed and the remainder was no longer needed for right of way. The parcel is not easily developable by itself due to its size and geometry. Therefore, it was contemplated that the parcel would be made part of the adjacent parcel to ensure its orderly and efficient development.

On April 24, 2018, the City Council adopted Resolution No. 2018-88, approving and authorizing the City Manager to execute a grant deed accepting Parcel M from Sunset Ranchos Investors, LLC, and a separate grant deed transferring the same parcel to Evergreen Rocklin Land Joint Venture (ERLJV). Most recently, UKI Rocklin, LLC a California Limited liability company (UKI), a related entity to ERLJV, conveyed Parcel M to Placer Creek Apartments, LLC. There were certain title restrictions on the property when owned by Sunset Ranchos Investors, LLC, pertaining to the development of Whitney Ranch that are no longer applicable and should be released in order for Placer Creek Apartments, LLC to develop the property and the adjacent property as a proposed apartment project.

The Development Agreement (DA-2001-01, Ordinance No. 859), subsequent amendments, Design Guidelines, and Flood Agreement are no longer applicable to the remnant parcel, which is now part of an approved project (Placer Creek Apartments). The proposed Resolution (Attachment 2) provides for the release of the development agreement, design guidelines and

flood agreement that are no longer necessary.

Fiscal Impact:

The property is part of the current development of the Placer Creek Apartments project (DR2017-0006), and has generated permit fees and property tax revenue.

ATTACHMENTS:

1. [Location Map](#)
2. [Resolution](#)
3. [Resolution Exhibit A - Release of Parcel M](#)
4. [Resolution Exhibit B - Legal Description](#)