

TO: TOWN COUNCIL

FROM: TOWN MANAGER 

RE: WESTERN CARE COMPANY REQUEST TO RECONSIDER SIERRA COLLEGE
BLVD IMPROVEMENT PLAN

ISSUE

Western Care Construction Co wishes to have Council reconsider the Sierra College Blvd improvement plan having to do with access to their office building at 4020 Sierra College Blvd.

RECOMMENDATION

Proceed with the improvement plan as currently drawn.

CEQA

CEQA issues for the improvements were handled by the City of Rocklin and the improvements as depicted on the drawing were approved.

MONEY

There are no money issues at this time.

DISCUSSION

The Sierra College Blvd improvements, between Granite Dr and Taylor Rd (see attached drawing), were developed by the Town and the City of Rocklin. A key aspect of Council's desire on the improvements were to have a center median that could be heavily landscaped. Rocklin agreed to include a dirt median instead of a painted median as they had originally proposed and left the planting to Loomis to be done after the improvements were completed.

Western Care Construction Co, located at 4020 Sierra College Blvd, was notified by Rocklin that the improvements were going to proceed (see 8/27/10 letter from David Palmer, Senior Engineer to Martin Harmon. This was evidently a surprise to Mr. Harmon and he followed up with a letter expressing his surprise and that it was his understanding that a left in, left out from his office building would be continued (see 9/1/10 letter from Martin Harmon, President to David Palmer, Senior Engineer). Rocklin rightly advised Mr. Harmon to contact Loomis since the center median is a Loomis design and is in the Town.

The Town Engineer, Town Attorney and I met with Mr. Harmon and two of his staff on Tuesday 9/7/10 to review his letter. Basically, Mr. Harmon's argument is that for 30 years he was promised a left in, left out to his office building by Rocklin and now things had changed. He offered the opinion too that a planted center median was a safety issue.

Staff advised that though people would no longer be able to do left in/left out turning movements, people could still go to Taylor Road and make a U turn and access the office building by a right turn in. The Town Engineer checked this maneuver and found that it involves traveling an additional 900 feet and coming back 900 feet to the turn right into the office building, and can be accomplished in under 3 minutes.

It was also noted that in time it was likely that Brace and Sierra College Blvd would be a full intersection and then a left turn pocket would be constructed in the median and people could U turn at Brace or turn left and go on Brace to another entry to the office building. This could be done because Western owns the vacant land between it and Brace. Another option was that Western could talk to Rocklin now and request a change order to make the Brace intersection improvements now, at a cost to Western, so that the left turn pocket could be installed. Mr. Harmon requested a hearing by the Town Council.

Staff does not find anything persuasive in Mr. Harmon's argument to change the center median. It should be the well planted median as Council envisioned when it approved the design to begin with. There will be ample ways to access Western offices in the short run and even more ways in the future. Things change over the years and Sierra College Blvd, especially in the stretch from I-80 to Taylor Rd is going to be very busy. It is not sound traffic engineering to have left ins/left outs for individual businesses or offices along the way. The left turn movements or U turns should occur at regulated intersections as presently planned.



4020 Sierra College Blvd, Rocklin, CA 95677

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Imagery Date: Apr 7, 2010

38°48'33.92" N 121°12'23.01" W elev 3211 ft

Eye alt 3602 ft



August 27, 2010

City of Rocklin

3970 Rocklin Road
Rocklin, California 95677-2720
O | 916.625.5000
F | 916.625.5095
www.rocklin.ca.us

Martin Harmon
Auburn Manor Holding Company
4020 Sierra College Blvd, Suite 200
Rocklin, CA. 95677

RE: Reconstruction of Sierra College Blvd

Dear Mr. Harmon,

I spoke with you a few years ago regarding the reconstruction of Sierra College Blvd from Granite Drive to Taylor Road. At that time, the design was to widen the roadway to four lanes with a paved center median that would allow left turns into the office complex. This roadway is within the jurisdiction of the Town of Loomis and in the final design they have opted to install a landscape median from Granite Drive to Brace Road. This median would prohibit turn movements.

The project is scheduled to begin construction sometime in mid September. The City of Rocklin will be overseeing construction of the project but the Town of Loomis has final say on the geometrics and access. If you have concerns regarding access to the property I suggest you contact the Loomis Town Engineer, Brian Frাগiao, at 916-652-1840.

Sincerely

David Palmer
Senior Engineer

Information 916.625.5000

Administrative Services 916.625.5000 • City Hall 916.625.5560 • Community Development 916.625.5100
Community Services & Facilities 916.625.5200 • Fire 916.625.5300 • Police 916.625.5400 • Public Works 916.625.5500

Brian Fragio

From: Allison Murphy [amurphy@westerncare.biz] on behalf of Martin A. Harmon [mah@westerncare.biz]
Sent: Wednesday, September 01, 2010 2:46 PM
To: Dave.Palmer@rocklin.ca.us
Cc: bfragiao@loomis.ca.gov; John Margowski
Subject: Pending Issue Re: Retention of Turn-lane Access
Attachments: Scan Copy of City of Rocklin Letter 0831010.pdf
Importance: High

Western Care Construction Company, Inc.
4020 Sierra College Boulevard, Suite 200
Rocklin, CA 95677
(916) 624-6211

September 1, 2010

Mr. David Palmer, Senior Engineer
Via Email at Dave.Palmer@rocklin.ca.us
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677-2720

Dear Mr. Palmer:

We are in receipt of your letter, dated August 27, 2010, a copy of which is attached and which we received on August 31, 2010. Not only are we shocked and devastated that you are threatening to take away the direct access that we have had for approximately 30 years, but we are skeptical that it would even be legal to take such action without a hearing. And certainly, we should have received notice long before this date, if work is scheduled to begin in just a few days!

This change to the original plan would cause the many employees who work at our business complex to be forced to wait through two lights and make a U-turn, and then make another right-hand turn—thus wasting a great deal of their time and decreasing productivity on a broad scale at the office. Revoking our company's turn access, which was given to us by the City of Rocklin approximately 30 years ago, would pose a serious problem for our large company and it would translate into a financial loss, not only due to the unnecessary time that our employees would have to spend trying to get to work, but also due to the very basic need for our clients to be able to reach our building in a convenient manner, with direct access from the freeway.

Two years ago, you assured us that we would have a center median lane that would continue to allow for turns into our complex. You spoke with John Margowski of our office and gave him plans of the proposed renovations, dated August 27, 2007. We believe that this turn lane is imperative to the well-being of our company and that steps need to be taken to ensure that the turn lane remains in the plans.

We realize that you are now informing us that the Town of Loomis has ultimate jurisdiction over this matter and we recognize that this development may be out of your control. As such, we are copying the Loomis Director of Public Works, Mr. Brian Fragio, on this email so that he will be aware that promises have already been made to us through your office and that we have had turn access for nearly 30 years which must not be taken away.

The plan that the Town of Loomis is suggesting would not be acceptable to us and we have been in touch with Mr. Fragio today. He graciously arranged for us to meet with Loomis City Manger Perry Beck and the Loomis City staff at their office on Tuesday morning (at 9:30 a.m.), so that we can voice our concerns before any action is taken.

We love Loomis and the City of Rocklin and we are only requesting to be treated fairly, as promised from the start by the City of Rocklin.

However, if our concerns are not addressed, we are willing to take legal action to ensure that our turn access is preserved.

We will appreciate your cooperation and that of Mr. Fragio, in taking our concerns into consideration before any work commences.

Sincerely,

MARTIN A. HARMON
President

Attachment

cc: Mr. Brian Fragio, Director of Public Works/Loomis Town Engineer, Via Email at bfragiao@loomis.ca.gov
Mr. John Margowski, Western Care Construction, jmargowski@westerncare.biz

