



MARIA MONTESSORI CHARTER ACADEMY

1850 Wildcat Blvd. • Rocklin, CA • 916-630-1510



July 15, 2025

RE: Potential Development at 1800 Wildcat Blvd.

Dear M.M.C.A. Families,

I am writing today on behalf of myself and the M.M.C.A. Board of Directors to update you on a potential development that we have become aware of. The development is a 120 unit income-restricted apartment complex proposed to be built on the property between M.M.C.A. and our neighbor, St. Augustine of Canterbury Episcopal Church. The details of this project are below, but first I would like to share our history with St. Augustine's as it sheds light on our relationship and shapes how we move forward on behalf of the M.M.C.A. community.

Twenty years ago, M.M.C.A. began the initial negotiations with the Episcopal Church of Northern California to purchase the land that our school site is now on. Since that time, we have engaged the local congregation of this organization, the St. Augustine of Canterbury Episcopal Church, in multiple agreements regarding the development and joint use of both the school's property and the church's property. Some examples of these joint ventures have included:

- Renting our multi-purpose room and D-2 classroom to St. Augustine at a discounted rate in exchange for the land our preschool and preschool playground is now on;

- The development of the M.M.C.A. Community Garden;
- The Cool Box storage units for both entities;
- Entering into reciprocal parking agreements, whereby we can use the church parking lot during the week, and the church can use the school's parking lot on the weekend; and
- Joint access easements to each other's properties for multiple reasons, including emergency services vehicle access and weekend playground access.

More recently, we had been engaged with St. Augustine regarding the potential joint development of the lower half of the church's undeveloped lot. This was to include land set aside for expanding our school site (draft site plan linked [here](#)) and land for a community center and administrative offices for the church. Last winter, we were informed by St. Augustine that they needed to hold off on our joint development conversations while they "got some things figured out." More recently, we received word from the church that they are in a "dire" financial situation, and now need to sell all of their undeveloped land as one parcel, and have a buyer lined up for it.

The potential buyer is interested in putting 4 3-story buildings with 120 income-restricted apartments, along with 2 other common area buildings on the vacant church lot. After consultations with the M.M.C.A. Board of Directors, we are going to publicly oppose this project.

While such a development would not directly impact M.M.C.A.'s day to day school operations, and we recognize the need for low income housing within our region, we do not believe multi-story apartment buildings with such a close proximity are appropriate neighbors for a public elementary school. Some of the concerns we have are:

- **Traffic:**
 - The impact of 120 apartments on traffic, particularly during our drop-off and pick-up times;

- **Safety:**
 - The vacant church lot's elevation is already about 10 feet higher than our existing school site; second and third story neighboring apartments would have full overhead views of our entire campus.
 - For our students that walk or ride their scooters/bicycles to school, this project would impact their 'Safe Route to School', as required for California public schools. It would also impact student/parent access to the church parking lot.

- **Increased maintenance costs:**
 - Most likely our school-site would become the de facto playground of the apartment complex during non-school hours, which will create additional wear and tear on our equipment, as well as increased costs associated with vandalism.

- **Construction impact on school operations, including:**
 - Excessive noise that will disrupt the learning process;
 - Limits on the use of our outside spaces due to heavy equipment usage creating excessive dust;
 - Loss of use of the church's parking lot (it will be used for staging) will greatly impact our drop-off/pick-up procedures;
 - Disruption and/or possible loss of use to our garden
 - Relocating our Cool Box storage units will be inconvenient for our staff and create excess costs for M.M.C.A.

- **Zoning:**
 - Currently within the city of Rocklin, the closest apartment building to a public elementary school building is 500 feet; the draft plan for this project shows buildings within 30 feet of both

our D-2 classroom and our main playground (draft plan images available at the end of this letter).

In Winter 2025, a preliminary application for development was submitted to the city of Rocklin. While the city rejected the initial application, the developer is still pursuing the project, and resubmitted their application - a current copy of the proposed project is available on the city of Rocklin's website. In August, I believe the city Planning Commission is going to hold a hearing regarding the city's Long Term Housing Plan - this hearing will involve the potential rezoning of dozens of lots to allow for high density residential development. I believe the lot next door is one of the lots listed for rezoning. If there are further significant developments regarding the project, an update to our school community will be sent. If you have any questions regarding the contents of this letter, please feel free to reach out to brent@mmcharter.org.

Sincerely,



Brent Boothby, Executive Director

M.M.C.A.





CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE

(G) PROJECT CONTACTS AND PROPERTY OWNER
DON SLATTERY, PROJECT MANAGER
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EAGLE ID 83616
CONTACT:
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(208) 508-4873
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DON@PACIFICUSINGS.COM

APPLICANT SIGNATURE AND DATE WITH STATEMENT: I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

APPLICANT _____
DATE _____

CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE

WATER EFFICIENT LANDSCAPE WORKSHEET _____
SOIL MANAGEMENT REPORT _____
LANDSCAPE DESIGN PLAN _____
IRRIGATION DESIGN PLAN _____
GRADING DESIGN PLAN _____