

60-6
Cont

1 be studied.

2 Thank you.

61-1

3 ANDREW NELSON: Good evening. My name is Andrew
4 Nelson. I'm also a Sierra College student. I'm glad to
5 have the pleasure of speaking with you.

6 Darnit, she took what I was going to say,
7 earlier, about the club that we're involved with, her
8 and I. We have poured over the EIR this past week and
9 last week, looking for the information and anything,
10 just to learn from it, see how the process takes place.

61-2

11 To talk specifically on the EIR, I would like to
12 direct your attention to my interests of anthropology
13 and the cultural reports that have been presented. And
14 I know they've been spoken before, and forgive me for
15 reiterating them, but I don't believe they've been
16 touched on fully enough.

17 I'd like to request a new cultural report for
18 Clover Valley, performed by an impartial firm. Based on
19 Peak & Associates' cultural report, many of the sites
20 were only marginally tested where roads and houses were
21 proposed, which means there's more out there that they
22 have not seen before.

61-3

23 The Peak report indicates that many of the sites
24 in Clover Valley show an unbroken 4,000 years of
25 continuous occupation, and we need to find out what else

61-3
Cont

1 there is out there before the proposed construction
2 begins. I know in section 4.71 and in the general
3 section of 4.7, this is where it's addressed, and I
4 don't believe it's addressed enough.

61-4

5 Furthermore, to speak on a more personal -- or
6 further note on that is that this isn't about the
7 wildlife or the water quality, these things. They are
8 also important, but this is a heritage of rough Rocklin
9 that we have, that I believe the draft EIR is
10 overlooking and certainly needs to be relooked at or
11 readdressed. Whether or not -- whether the project goes
12 through, at least readdress it in the draft EIR.

62-1

13 Thank you.

14 MIKE MURPHY: I didn't think I was going to
15 speak tonight. Mike Murphy, 5503 Butte View Court, in
16 Rocklin. That's Stanford Village. It's over Donner
17 Park.

18 When I moved in there, the home seller over
19 there, Beazer Homes [ph.], the salesman, told me that
20 the park was owned by the City and that it would be kept
21 all nice as it was. He didn't tell me about the homes
22 that were going to be built down there. Of course, as a
23 resident, I didn't bother to look at the plans.

24 I moved out of Orange County when I was younger
25 because of the smog and the traffic. It just drove me

62-1
Cont

1 out. I came to Northern California, where people are a
2 little friendlier and a little more open space. I
3 really did love it right here.

4 But I understand our country was founded by
5 developers. What would have happened if the Indians
6 would have asked us to fill out immigration papers and
7 EIRs? They were more than willing to share and divide
8 their land. And our revolution was actually fought, in
9 part, to keep the land from the Indians, because the
10 British wouldn't let us go past the Appalachians.

62-2

11 So understanding this history, I come to you
12 with a compromise suggestion. Number one -- I call it
13 the three Rs, and hopefully, I'll use the Rs more
14 appropriately than reading, writing, and arithmetic --
15 read the EIR; two, revise the EIR based on a lot of the
16 intelligent suggestions that have been given tonight,
17 especially where there may be some legal ramifications;
18 and then, number three, those that can't handle any EIR
19 because they don't want it developed at all, I recommend
20 repurpose by purchase.

62-3

21 We have a large group of very activist people,
22 that are very passionate, and I have no doubt in my
23 mind, if they really would like to have this property
24 preserved, that they would be able to get the money
25 together to purchase the property. That would be my

62-3
Cont

1 recommendation in fairness to our own right to property,
2 because the people that live in Clover Valley today,
3 they affected the property below them the same way this
4 property will affect them.

5 In other words, once we move into a place, we
6 don't mind. We want to put in our swimming pool and do
7 our garden and buy a couple cats, that will eat all the
8 bird population around our houses. It's okay for us,
9 but not for the next guy. So I think we have to concern
10 ourselves with the EIR in this regard, and I think it
11 will help.

12 Thank you.

13 CEILI CHILCOTT: Good evening. My name is Ceili
14 Chilcott, and I come to you opposing the plan for
15 development in Clover Valley. This place is amazing,
16 and anyone who would want to demolish it in any sense is
17 completely mad.

63-1

18 I had information to tell you, but during our
19 last break, I had the opportunity to talk to the head
20 developer, so I understand, and he told me that no
21 wildlife would be hurt in this development. And then I
22 asked him, if you take land away from a group of
23 animals, let's say you have -- this is the example I
24 gave to him -- five deer on an acre of grass, those five
25 deer are enough to sustain -- the grass grows back as

63-1
Cont

1 much as they eat it, enough to sustain that community of
2 deer for survival.

3 Now let's say you have land around it and that
4 got developed. You then push other creatures from
5 outside of that one acre onto the acre, because that's
6 the only acre left that has any vegetation left for
7 food.

8 Now, on that -- I know it's not on the EIR, but
9 it's a valid point, and it's addressing the developer
10 himself -- having that influx of animals would just
11 crumble the vegetation. There would be no food.
12 Disease is rampant. It happens in Europe. It happens
13 in Africa. It happens everywhere.

14 When you have a condensed population of things,
15 they die. They die because there's no food. They die
16 because of disease spread. They die because of
17 unsanitary conditions. These animals will die. Are you
18 listening?

63-2

19 I thank you for your time. I really would
20 appreciate you reading the DERI [sic], and I ask you, as
21 elected officials, to serve me and the community
22 tonight. As our servants, I beg of you and demand of
23 you to make the correct decision in saving Clover
24 Valley.

25 Thank you.

64-1

1 LOTHAR MADER: My name is Lothar Mader. I'm a
2 resident of Rocklin. I live on Stardust Street, which
3 is at the furthest extension west of the contiguous
4 space from Clover Valley.

5 I have a few comments about what I believe are
6 some inadequacies in specific terms of the EIR; first,
7 chapter 4.6. They refer to a noise study by Ballard
8 Acoustic Consultants [ph.]. That's pages 4.6 to
9 page 12.

10 From reading the EIR, this noise study was done
11 outside the valley. It was done on top of the ridges.
12 I didn't see anything in there that said noise was
13 recorded inside the valley, which is actually what needs
14 to be done if you have the parkway going through the
15 valley, with the noise and the cars.

16 There was a lady earlier that mentioned she
17 could hear the principal talking from the school. We
18 live further down the valley. We can hear people
19 talking on the golf course, and it's a quarter mile
20 away.

21 If we have a bunch of cars going through the
22 valley, it will not only affect the residents in the new
23 development, but also further down, possibly as far as
24 [unintelligible]. So I believe that a noise study
25 should be conducted that takes into account the unique

64-1
Cont

1	consideration of the valley, with the steep hills on
2	both sides.
3	Section 4.61 is talking about anticipating
4	appreciable traffic volumes. The study does not
5	consider the park that is right up next to the water
6	tower. There's children up there. It would be really
7	close to that intersection, along with the other
8	schools. That was not addressed at all in the EIR. I
9	think it should be addressed.
10	Aesthetics. I agree, also, with the gentleman
11	who earlier talked about residents are jogging outside.
12	One of them, my son, is in the area up at the ridge. We
13	can see the Sierras. That will be blocked off with
14	sound walls for the residents. It's good for residents,
15	but it's bad for the rest of Rocklin. We lose the view,
16	and it's not addressed appropriately as far as
17	mitigation is concerned.
18	Biological resources. The concern there, also,
19	is, with the proposed parkway, it will cut off the
20	wildlife migration. That was an issue that I addressed
21	last time, [unintelligible] but it was not in the EIR,
22	for some reason. That was not addressed in the study
23	itself. I feel this needs to be done.
24	They need to look at the deer. They need to
25	look at the coyotes. They need to look at the animals.

64-4
Cont

1 And it needs to be done by biologists. I don't see any
2 reference to that. Even though they're stating movement
3 of any native resident or migratory fish or wildlife
4 species should be addressed, that was not addressed.
5 That was section 4.8.

64-5

6 Chapter 4.5, air quality. Again, I'm very
7 concerned about the Roosevelt -- the parkway that goes
8 through the valley. We have conversion weather. In
9 wintertime we can see the fog sitting right in Clover
10 Valley. With a lot of cars going through, that will
11 create a significant hassle that has not been addressed.

64-6

12 Two other things real quick along the same line:
13 What is not addressed is the nature trailway that
14 continues up on top of the ridge. I presume that will
15 be developed. There will be a lot of cars that will

64-7

16 also go through Clover Valley, because there's no access
17 to the other direction. That was voted down by the City
18 in the past. A road going down through Argonaut, that
19 was voted off because of the residential neighborhood.
20 Those houses need to be addressed. If those houses
21 [unintelligible] in the EIR, there will be additional
22 traffic volume.

64-8

23 The last point is, there is a connection from
24 Parkway to Sierra College Boulevard that goes through
25 Lincoln. It would take all the cars from Lincoln off

64-8
Cont

1 onto Sierra College Boulevard. However, that is a gated
2 community. That road is closed off. It goes next to
3 Whitney Park -- Whitney Golf Course.

4 I think this needs to be addressed. We will get
5 a lot of cars from Lincoln, coming through Roseville,
6 taking it through Rocklin, and creating a lot of
7 environmental problems in the valley for the residents
8 that will be moving there, plus the residents who are
9 already living in the valley. I think that needs to be
10 addressed.

11 Thank you very much.

12 LORI BASILE: Hi. My name is Lori Basile. I
13 live on Rawhide Road. I've been a resident of Rocklin
14 for six years now. I am jaded because I live in
15 paradise, and I think it's a great thing to be able to
16 say that you live in paradise.

65-1

17 I moved to the area, and I drove a hundred-forty
18 miles today and cut my day short to be here. I've been
19 to all the meetings. I have signed petitions. I've
20 written letters. We even went to the Clover Valley
21 Partners meeting at Whitney Oaks Country Club, just as
22 you have or have read about.

23 My husband and I looked all over the western
24 United States to buy property and live. We chose here,
25 really because it's paradise. I came from San

65-1
Cont

1 Francisco, a place of concrete and steel, not much
2 beauty other than the ocean and landmarks.
3 We lived in Santa Clara for 25 years. We went
4 to their Council meetings to try and stop them from
5 ruining the most unique gifts that they had. Clover
6 Valley is the unique gift. It makes this place
7 paradise.
8 As far as the environmental impact report, I
9 can't address particular codes and volumes and pages,
10 but as a whole report, it is only a piece of
11 information, one tool to assist you in making an
12 intelligent and comprehensive decision. The other tools
13 that you have available are the people that were here
14 tonight, the letters that have been submitted, the
15 appearances by people, the letters to the newspapers.
16 I'm asking you as public servants of ours, just
17 as you listened to the majority vote that put you into
18 office instead of your competitor, please listen to the
19 majority tonight.
20 Thank you.
21 VICE MAYOR YORDE: Anybody else who wants to
22 speak?
23 MARILYN JASPER: Good evening. My name is
24 Marilyn Jasper. I'm speaking on behalf of the Clover
25 Valley Foundation and the Sierra Club.

66-1

66-1
Cont

1 First, I'd like to just make note of the fact
2 that we were extremely disappointed, out of the many of
3 us who wrote letters asking for a time extension, to
4 have had that denied. A measly two weeks, 15 days,
5 would not have hurt.

66-2

6 You've seen the documents, volume one and volume
7 two. It borders on an obstacle to not have extended
8 that. And trying to download it -- I don't know if any
9 of you have tried to download any portion of it -- it
10 locks my computer up. I appreciate the fact that
11 somebody did try to put it on the Web site about, what,
12 one or two weeks after it was released.

66-3

13 But that's a major concern that we have. Also,
14 we happen to believe that this recirculated draft EIR is
15 inadequate, incomplete, and outdated. Just some of the
16 proof of that has already been stated, but just to give
17 you some other proof -- I guess I shouldn't keep using
18 that word -- black rails [ph.] is a bird of concern. It
19 may be listed. I'm not a biologist.

20 How were those studied? Where were they
21 studied? And when they are studied, the people who do
22 know about bird analysis, the biological report, have
23 told me there's a standard protocol to test. You don't
24 just put somebody who recognizes birds out there and,
25 oh, we didn't see any; must not be here.

66-3
Cont

1 There is actually a recording. There's a time
2 of the year and a time of the day that you actually do
3 the analysis. I don't know if that was done. I can't
4 find that. It may have been done, but I don't find it
5 in the draft EIR.

66-4

6 People have alluded to the noise analysis. I
7 concurred totally with what was said. But worse than
8 that, it was done on one day. I happened to try to do a
9 little research on that one day. It was a day that it
10 was raining.

11 Now, these are national weather Web sites that
12 I'm looking at. They could be wrong. But I don't think
13 you do an accurate noise analysis on a day that's
14 overcast. I live on a steep hill. I know what the
15 atmospheric changes can do in noise receptors. So
16 again, not done right.

66-5

17 The draft EIR does not tell me anything about
18 where the sewer line -- I'm not talking about off site.
19 On site, where are the sewer lines going to be placed?
20 Now, maybe it's down the center of the road, but we're
21 not told that. All I know is that it's off in the
22 distance, a 20-foot easement. I'm not told anything
23 else.

66-6

24 There's reference -- a couple more things: I
25 wish that there would be an analysis -- since there is a

66-6
Cont

1 no-project alternative, there could be an analysis of
2 what tourism, what kind of economic benefits the city of
3 Rocklin would receive if -- with your great vision for
4 your downtown revitalization, tying that in with a
5 preserve. This could be a wonderful place.

6 I will make more detailed comments in writing.
7 Thank you.

8 VICE MAYOR YORDE: I'm going to close the public
9 portion of the hearing. It's closed.

10 Lynne, would you like to address the Planning
11 Commission.

12 CHAIRWOMAN SULLY: Commissioner Shirhall, do you
13 have any comments at this time?

14 COMMISSIONER SHIRHALL: Thank you very much.

15 First of all, I'd like to thank the public for
16 coming out and speaking their mind on both sides. It's
17 very important to hear your comments. There were a lot
18 of very good comments made tonight.

19 I have many comments I will submit in writing.
20 A couple of cursory ones: I'd like to see more language
21 specific to swips [ph.] included in the document
22 specifically dealing with nonhazardous material,
23 hazardous material, saw cutting, vehicle equipment
24 maintenance, spill prevention and control, painting,
25 earthwork; just additional language to ensure mitigation

67-1

67-1
Cont

1 of these items.

67-2

2 I'd like to see some additional language
3 specific to the drainage plan; and I know there will be
4 additional analysis done, but how the water is going to
5 be delivered from the ridgetops down. Currently, the
6 language is not specific, and that's not fully
7 described, how that's going to be dealt with.

67-3

8 I think, in such a sensitive area, I'd like to
9 see the developer have a biologist and cultural resource
10 specialist on site during grading activity.

11 Beyond that, I have other comments that I will
12 be submitting in writing. Again, I thank everybody for
13 coming out tonight.

14 CHAIRWOMAN SULLY: Commissioner Menth.

15 COMMISSIONER MENTH: Thank you, Lynne.

68-1

16 I thank everybody, also, for their comments this
17 evening. I just have four quick items, and then I will
18 also follow up with some written concerns.

19 First, 4.7I3, the cultural-sensitive sites.
20 From what I read in the document, I find it woefully
21 lacking, and I'm surprised we don't have more specific
22 information relative to the number of sites, and I would
23 like to see in a final document a comprehensive study of
24 such.

68-2

25 Secondly, 4.41-1, the traffic. The document

68-2
Cont

1 references over 9,000-plus vehicle movements per day on
2 Park Drive. I think that's a remarkable number, and it
3 calls for a greater study, and a greater study that
4 needs to be reflected in this document beyond the
5 reference of level of service, D in the appendages.

68-3

6 Third, 4.21-2, the sewer lines. I think there
7 needs to be greater discussion about the need to pave,
8 if this project is approved -- pave the entire Rawhide
9 and Argonaut routes, and not just patch pavement. I
10 think there needs to be significant discussion in that
11 area.

68-4

12 Also, the impact on the Clover Valley Park.
13 We've talked in the document about trees eight inches in
14 diameter at chest height and removing several of those,
15 if not a significant number. That's a beautiful park,
16 and I'd like to see some greater concern referenced in
17 this document.

68-5

18 And finally, the issue of water supply, 4.12-26.
19 The Placer County Water Agency has a
20 first-come/first-served basis for water referenced in
21 this document. I think if this project is to go forward
22 with the number of homes and the time line is in
23 question and that does indeed impact the
24 first-come/first-served basis, I think there needs to be
25 significant discussion about an overall and long-term