

APPENDIX A

NOP and Comment Letters

**Notice of Preparation
Rocklin Crossings Project
Draft Environmental Impact Report**

Date: November 16, 2006

To: Responsible Agencies, Trustee Agencies, Transportation Planning Agencies, Public Agencies with potentially affected transportation facilities, and other Organizations and Interested Persons

Lead Agency

City of Rocklin
Community Development Department
3970 Rocklin Road
Rocklin, CA, 95677
Contact: David Mohlenbrok
Telephone: (916) 625.5160
Fax: (916) 625.5195
E-Mail: David.Mohlenbrok@rocklin.ca.us

The City of Rocklin (“the City”) will serve as Lead Agency in the preparation of an environmental impact report (“EIR”) addressing the project identified below. Because the project is of statewide, regional or areawide significance, in that it proposes more than 500,000 square feet of retail space, the City is not only required to consult with traditional responsible agencies and trustee agencies (e.g., the Department of Fish and Game), but it is also required to consult with “transportation planning agencies and public agencies which have transportation facilities within their jurisdiction that could be affected by the project.” (Pub. Resources Code, Section 21092.4; see also Cal Code Regs., tit. 14, div. 6, ch.3 (“CEQA Guidelines”), Sections 15082. subd. (a), 15206. subd. (b)(2)(B).) The City is also required to hold a scoping meeting to which it must invite the following: any county or city that borders on the City of Rocklin; all responsible agencies; any “public agency that has jurisdiction by law with respect to the project”; and any “organization or individual who has filed a written request for the notice.” (Pub. Resources Code, Section 21083.9. subdds. (a)(2), (b).)

We need to know the views of your agency as to the scope and content of the environmental information relevant to your agency’s interests with respect to the proposed project. If your agency is a “responsible agency” as defined in CEQA Guidelines section 15381, you may need to use the EIR prepared by the City when considering your permit or other approval for the project. If your agency is a “trustee agency” as defined in the CEQA Guidelines Section 15386, or is a transportation planning agency or a public agency with transportation facilities that could be affected by the project, your agency may want to provide the City with input regarding impacts of interest to your agency, despite the fact that your agency will not be granting any formal permit or approval required for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. An Initial Study will not be prepared. Instead, this document, has been prepared to provide important information about the project and its probable environmental impacts.

Submitting Comments

In accordance with time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice, no later than **5:00 p.m. on December 19, 2006.**

Please send your response via U.S. Mail, FAX, or e-mail to David Mohlenbrok, at the address displayed above. We will need the name for a contact person in your agency should the City require clarification of the comments provided.

Scoping Meeting

An agency scoping meeting will be held regarding the EIR for the Rocklin Crossings Project at the City of Rocklin City Council Chambers, 3970 Rocklin Road, Rocklin, California on Thursday, December 7, 2006 from 4:00 p.m. to 6:00 p.m.

I. Project Title:

Rocklin Crossings Project

II. Project Location

The project site is located in the City of Rocklin, south of Interstate 80 and east of Sierra College Boulevard (**Exhibit 1, Regional Location Map**). Rocklin is approximately 25 miles northeast of Sacramento, and is located within Placer County. The project site is comprised of the following Assessor's Parcel Numbers: 045-043-022, 024, 049, 051 and 053 (portions of); 045-053-031, 032, 033 and 034, and a portion of 045-043-050.

The project site is currently designated as Retail Commercial (RC) and Medium Density Residential (MDR) under the City of Rocklin General Plan. The site is zoned UN (Unclassified), C-2 (Retail Business), and PD-C (Planned Development – Commercial).

The site is currently vacant and undeveloped. The topography is gently sloping to flat terrain, and is situated at an elevation of approximately 300 to 360 feet above mean sea level. The predominant soil type is a moderately deep, gently rolling, well-drained soil underlain by weathered granitic bedrock.

The site is primarily annual grassland dotted with rock outcroppings, boulders, several seasonal wetland features, and scattered trees and shrubs. Herbaceous species include soft chess (*Bromus hordeaceus*), ripgut brome (*Bromus diandrus*), Italian ryegrass (*Lolium multiflorum*), Mediterranean barley (*Hordeum marinum*), Medusahead grass (*Taeniatherum caput-medusae*), filaree (*Erodium botrys*), and yellowstar thistle (*Centaurea solstitialis*). Several scattered live oaks (*Quercus wislizenii*), blue oaks

(*Quercus douglasii*), and elderberry shrubs (*Sambucus mexicana*) are located throughout the site.

Potential jurisdictional waters of the U.S. that have been mapped on the project site include two seasonal wetlands (0.014 acre), a seasonal wetland swale (0.087 acre), and two seeps (0.325 acre). The vegetative composition of the seasonal wetlands on the site is primarily comprised of non-native wetland generalist plants. These include ryegrass, Mediterranean barley (*Hordeum marinum*), vulpia (*Vulpia bromoides*), and curly dock (*Rumex crispus*).

Secret Ravine, which is a perennial tributary to Miner's Ravine, Dry Creek, and ultimately to the Sacramento River via Steelhead Creek, is located approximately 500 feet at its closest point northeast of the project site.

III. Project Entitlements

The proposed project requires discretionary actions by the City of Rocklin and review and approval by other public agencies, as described below.

Environmental Impact Report

The City of Rocklin is requiring the preparation of an EIR in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000 et seq.) The EIR will analyze project-related potentially significant impacts to resources in and around the project area. Pursuant to section 15063, subdivision (a), of the CEQA Guidelines, no "Initial Study" has been prepared for the proposed project. Rather it is anticipated that the EIR will evaluate the full range of environmental issues contemplated for consideration under CEQA and the CEQA Guidelines, including:

- Land Use (including the potential for "Urban Decay")
- Transportation and Circulation¹
- Air Quality
- Noise
- Utilities
- Public Services
- Aesthetics
- Public Health and Hazards
- Geology and Soils
- Hydrology, Drainage and Water Quality
- Agriculture
- Biological Resources
- Cultural Resources
- Population and Housing

¹ The analysis of transportation and circulation analysis will include information generated by Caltrans in connection with the environmental impact report/environmental assessment prepared for the Sierra College Boulevard/Interstate 80 Interchange project, completed in late 2003.

Required Permits and Approvals

- General Plan Amendment of approximately 1.23 acres from RC/MDR to RC
- Rezone from UN/C-2/PD-C to PD-C
- General Development Plan
- Tentative Parcel Map
- Development Agreement
- Design Review
- Conditional Use Permit
- Oak Tree Preservation Plan Permit
- Final Environmental Impact Report Certification
- Adoption of Mitigation Monitoring and Reporting Program

In addition to the approvals required from the City of Rocklin, development of the proposed project would require entitlements, approvals, and permits from other local, State and federal agencies. Such other project approvals may include, but are not limited to, a Section 401 Certification from the Regional Water Quality Control Board (RWQCB); a construction activity stormwater permit from the RWQCB, a National Pollutant Discharge Elimination System permit from the RWQCB, and approval from the Town of Loomis of a grading permit or similar approval as may be required for off-site water line extensions to be constructed. The applicants have already obtained from the U.S. Army Corps of Engineers a Nationwide Permit allowing them to fill the small amount of wetlands found on site, subject to approval of a grading permit by the City of Rocklin and a Section 401 certification from the Regional Water Quality Control Board.

IV. Project Description

The project applicant proposes a regional shopping center on 49.53 (net) acres near the interchange of Interstate 80 and Sierra College Boulevard (south of Interstate 80 and east of Sierra College Boulevard). The project proposes to subdivide the property into 18 parcels. A variety of retail uses are proposed for the center, including major tenants (potentially including a Wal-Mart Supercenter and a Home Depot), smaller retail, and restaurants. Other traveler-serving uses could also be developed within the project site, such as gas stations. Preliminary plans call for approximately 23 buildings totaling a maximum of 543,500 square feet.

Some of the project tenants would require vehicular drive-through lanes, outdoor storage, outdoor display, outdoor vendor sales, and/or outside seasonal sales. Signage is proposed as a part of the project in multiple locations adjacent to Interstate 80 and Sierra College Boulevard.

Water, gas, electrical and phone utilities would be provided to the site via existing nearby connections and, in the case of water, through off-site water pipe extensions. The project is not expected to require extensive additional off-site utility construction other than a detention basin to serve this project and an adjacent proposed residential project (currently known as Rocklin 60). The detention basin would be located off-site just southeast of the project site. The basin would be sized according to drainage volume

requirements, currently anticipated to be between three and five acres. At present, the precise locations of off-site water pipe extensions have not yet been determined.

Three primary access points are proposed from Sierra College Boulevard, as identified in Exhibit 2. The Sierra College Boulevard overcrossing project plans to widen the bridge over Interstate 80, reconstruct the on- and off ramps, and widen Sierra College Boulevard across the northerly portion of the project's frontage. The main access into the project would be constructed as part of this project and dedicated as a City right-of-way.

The following descriptions provide more specific details of the proposed Wal-Mart Supercenter and Home Depot components of the proposed project:

Wal-Mart Supercenter Description

As currently proposed, the Wal-Mart Supercenter would include both groceries and general merchandise within an approximately 206,000 square foot building with an additional 25,353 square-foot outdoor garden center (Exhibit 2, Project Site Plan). Wal-Mart Supercenters typically have specialty shops such as vision centers, auto service centers, fast food, portrait studios and one-hour photo centers, hair salons, banks, and employment agencies. The Supercenter would require approximately 400 employees and would operate 24 hours a day, seven days a week.

The building would include two below-grade truck loading docks, each with three individual side-by-side loading bays. All loading/unloading activities would occur within the building area. A screen wall is proposed at the property line so that the entire rear area of the store is shielded from proposed adjacent residential development.

Home Depot Description

Home Depot is a retailer of building materials, home improvement supplies, and lawn and garden products. Products for sale include lumber, hardware, and associated items, such as appliances, barbeques, pool accessories, home furnishings, patio furniture and materials associated with home improvement, maintenance, and repair.

The project proposes an area for sales of plant and nursery items, as well as seasonal sales items. The proposed use would also include rental of tools and equipment for construction, gardening and home improvement projects, propane sales, the sale of trailers and sheds, on-site truck rentals, and independent food service vendors.

The proposed Home Depot would be approximately 141,038 square feet in size (inclusive of the building, plant and nursery sales area, and vestibules). There are also proposed outdoor areas for customer pick-up and loading, outdoor lumber off-loading, sales/display, and staging and storage. The plant and nursery sales area includes a house plant enclosure for the sale of indoor plants and related accessories. Home Depot would operate 24 hours a day, 7 days a week.

Exhibit 1 – Regional Location Map

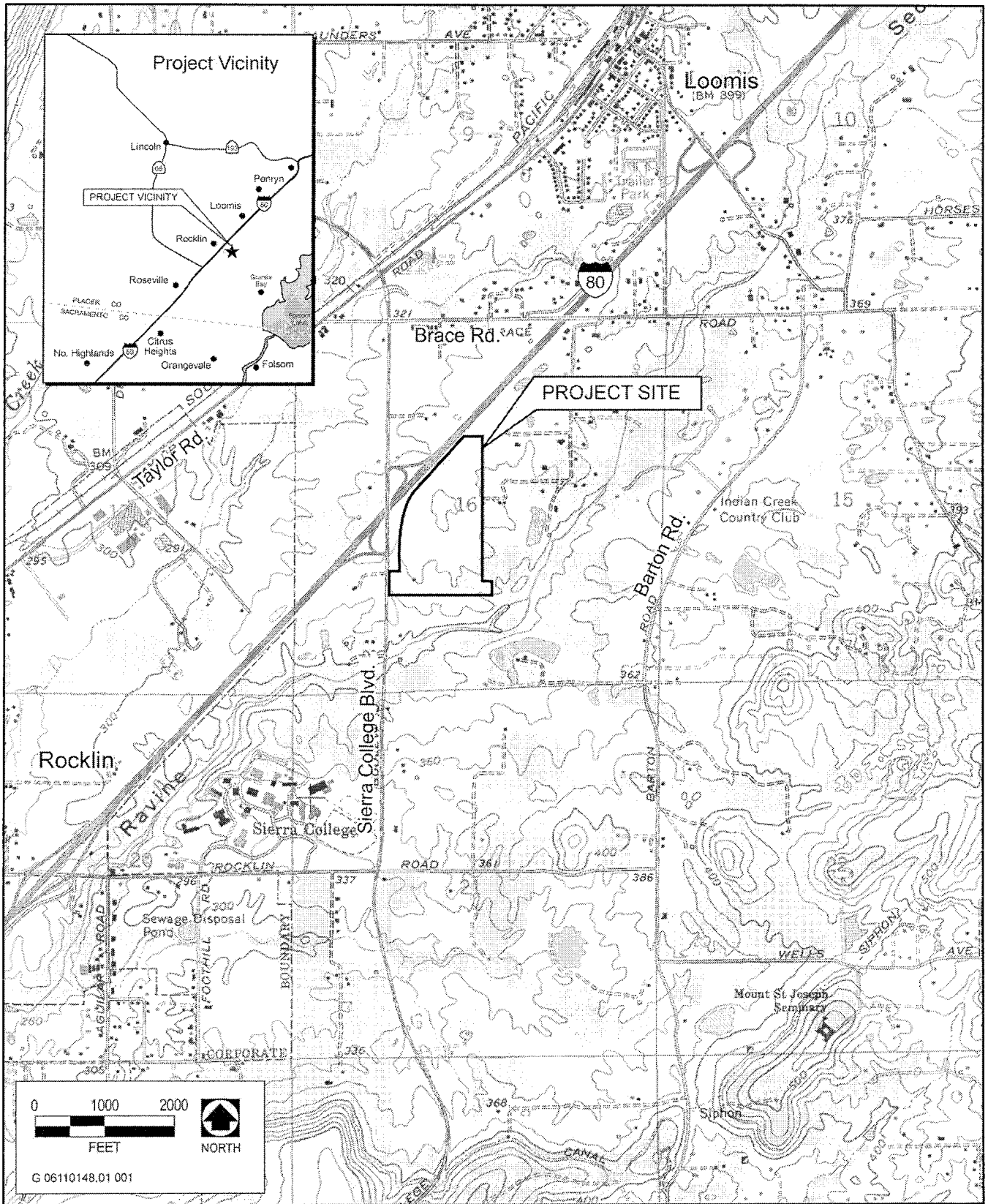
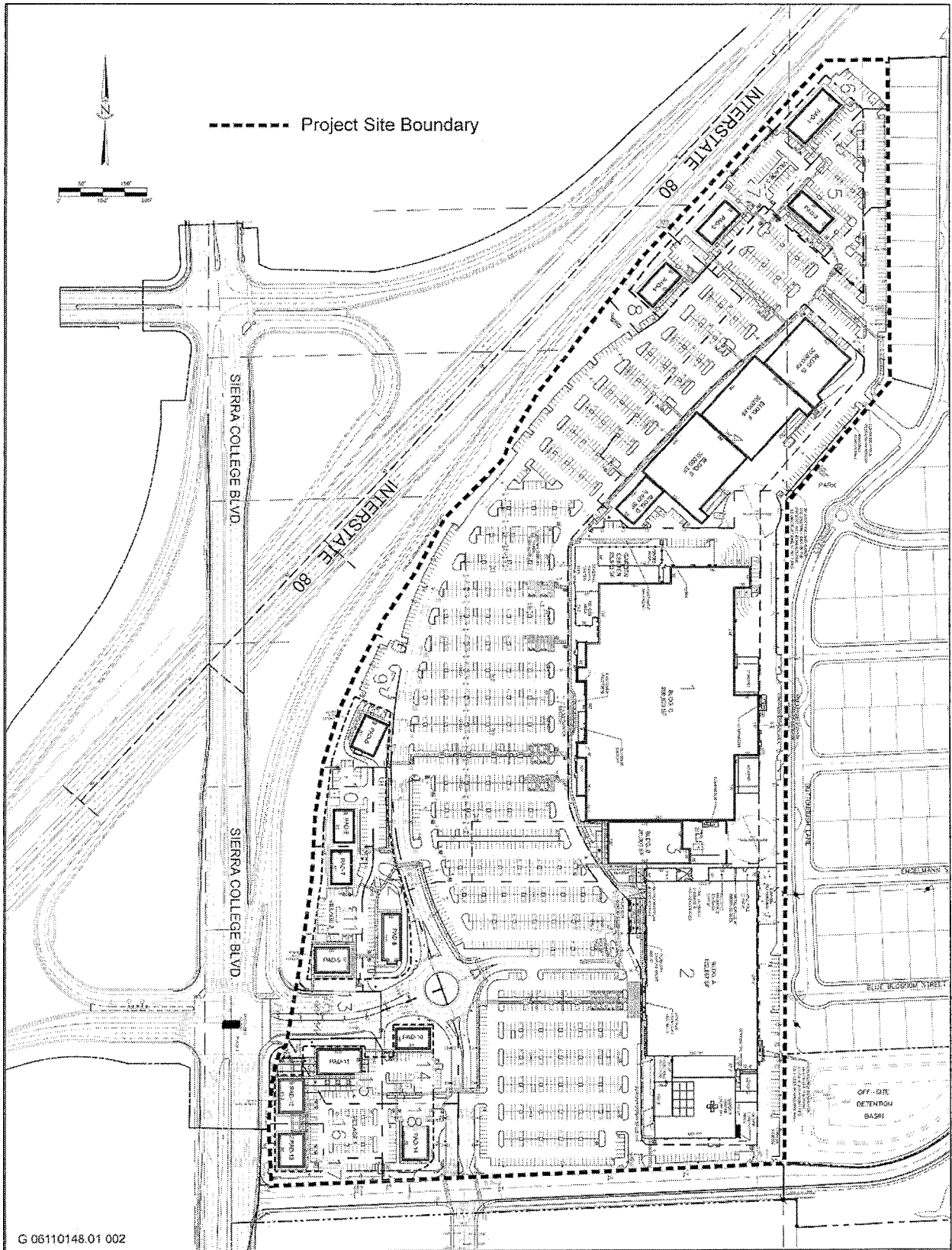


Exhibit 2 – Project Site Plan



V. Probable Environmental Impacts of the Proposed Project

Except as described below, it is not clear at present how many of the impacts described below will be less than significant, significant but subject to mitigation measures that will render them less than significant, or significant and unavoidable. These details will be worked out during the process of preparing the draft EIR.

A. LAND USE AND PLANNING

The proposed project would alter the existing undeveloped land uses on the project site through the introduction of commercial development. The Land Use chapter will evaluate the consistency of the proposed project with adopted City plans and policies and will identify potential land use impacts. The analysis will also evaluate whether the project has the potential to contribute to urban decay in the primary and secondary market areas for the project due to alterations in regional economic conditions in these areas.

B. AESTHETICS

The proposed project would change the project site's aesthetic character through the removal of site vegetation and the addition of new structures and lighting sources. The Aesthetics chapter will describe the existing visual character of the site and surrounding environment and assess the anticipated visual resource changes from project development.

C. TRANSPORTATION AND CIRCULATION

The project would add vehicular traffic to adjoining and nearby roadways, potentially reducing roadway and intersection levels of service. The Transportation and Circulation chapter will evaluate the changes in level of service, any potential roadway design hazards, and the adequacy of emergency vehicle access. The internal pedestrian, bicycle, and vehicle travel patterns will be analyzed, as will the project's parking capacity and parking and roadway configurations.

D. AIR QUALITY

This proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and State ozone standard and non-attainment for the State particulate matter standard. The proposed project has the potential to degrade regional air quality through the generation of construction and operational emissions, and to generate greenhouse gas emissions that could contribute to global climate change. The Air Quality chapter will include a comprehensive analysis of the proposed project's air quality impacts.

E. NOISE

The proposed project has the potential to generate short-term increases in ambient noise levels associated with site development and building construction activities and long-term increases in ambient noise associated with site operations. The Project site is adjacent to Interstate 80, a source of transportation noise. The project will likely propose soundwalls

and/or earthen berms around the edges of the site either to attenuate noise for project visitors or attenuate noise of the project for the benefit of adjoining properties. The Noise chapter will comprehensively assess noise impacts upon the project and noise impacts of the project on any other nearby existing or planned land uses.

F. BIOLOGICAL RESOURCES

The proposed project would remove sensitive biological resources and could affect sensitive habitat on adjacent parcels including Secret Ravine Creek. The Biological Resources chapter will assess the project's impacts on sensitive habitats and special-status species.

G. CULTURAL RESOURCES

Project development may disturb known or undiscovered cultural resources during site grading activities. The Cultural Resources chapter will discuss and analyze any cultural resources on the project site and will include information from record searches and site reconnaissance studies.

H. GEOLOGY AND SOILS

The proposed project would result in the exposure of soil to erosion from wind and water and would change the site's topography. The Geology chapter will describe the potential soil and geology impacts associated with project implementation.

I. HYDROLOGY AND WATER QUALITY

The proposed project would change drainage patterns including the rate and amount of surface runoff, would alter the quality of storm water runoff, and could alter floodplain/flooding conditions. The Hydrology and Water Quality chapter will evaluate the project's hydrology and water quality effects including the project's effects on groundwater recharge, surface flows, flooding, and water quality.

J. PUBLIC SERVICES

The proposed project would increase the demand for fire, police, and other public services. The Public Services chapter will include an analysis of the project's potential impacts on public services.

K. UTILITIES

The proposed project would increase the demand on public utilities including water supply, wastewater services, stormwater collection and conveyance, electrical service, and communications. The Utilities chapter will analyze the project's impacts on these services.

L. PUBLIC HEALTH AND HAZARDS

The proposed project includes large-scale construction activities and a variety of commercial uses that could expose the public to health hazards. The Public Health and


Hazards chapter will discuss the potential public health hazards associated with project construction and operation.

M. POPULATION AND HOUSING

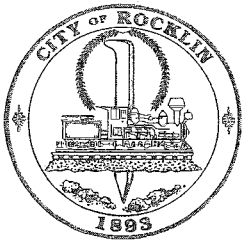
The project would require employees, which could indirectly encourage additional population in the vicinity. The Population and Housing chapter will discuss the project's direct and reasonably foreseeable indirect impacts related to increasing the demand for housing in the local area.

N. AGRICULTURAL RESOURCES

The proposed project has the potential to directly and indirectly affect agricultural resources. The Agricultural Resources chapter will assess the impact of the project on designated farmland resources.

Date: 12/15/06 Signature: 
Name/Title: David Mohlenbrok, Senior Planner
Telephone: (916) 625.5000

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.



FILE COPY

City of Rocklin

3970 Rocklin Road
Rocklin, CA 95677-2720
916-625-5000
TDD 916-632-4187
www.ci.rocklin.ca.us

November 29, 2006

To: Interested Agencies, Organizations and Persons

Subject: Revision to Scoping Meeting Date Identified in Rocklin Crossings Notice of Preparation

To Whom It May Concern:

It has been brought to our attention that there is an error on page 2 of the Rocklin Crossings Notice of Preparation with respect to the identified scoping meeting date. The day and date of Thursday, December 7, 2006 are incorrect; the day and date should have been identified as Monday, December 4, 2006.

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We apologize for any inconvenience this may have caused. If there are any questions, you may contact David Mohlenbrok at (916) 625-5160.

Sincerely,

David Mohlenbrok

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David Mohlenbrok

From: Matthews [csmatthews@sbcglobal.net]
Sent: Friday, December 15, 2006 8:18 AM
To: David Mohlenbrok
Cc: Stephen Matthews; my; chris dykstra
Subject: Protect our quality of life in Rocklin

Dear David,

I live in Rocklin's El Don neighborhood (Southside Ranch Rd. and Sierra College Blvd.) close to the proposed Rocklin 60 Subdivision. I enjoy living in Rocklin and all that it has to offer my family, including it's close proximity to Roseville and its abundance of stores and large mall. That said, I feel strongly that we do not need the same stores within minutes of each other in what is currently the quiet side of Rocklin. My family was attracted to this area because of the peaceful surroundings, wildlife and beautiful mature oak trees. With the newly proposed Rocklin 60 Subdivision I feel that we loose much of what we were attracted to in this area 5 1/2 years ago.

Myself, my family and my neighbors are all against building the proposed Rocklin 60 Residential Subdivision project for the following reasons:

- 1) we are against Walmart's policy on allowing overnight camping for any campers/trailers,
- 2) the increase in daily traffic (which in turn includes an increase in negative air quality),
- 3) we do not agree with the clearing of mature oak trees including wildlife habitats
and
- 4) finally the lack of projection by the committee to consider such a subdivision without also considering the education of the minors who will be living there - presumably these same children will be forced to overcrowd already existing schools.

Please consider the opposition of the people who live in the surrounding neighborhoods as we are the people who will have to live with your decision years after the project is over and you are gone.

My husband, I and our two toddler daughters thank you for your time in considering our thoughts and feelings on this subject.

Happy Holidays to you and your family,
Cindy Matthews
Sierra Estates II Subdivision

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

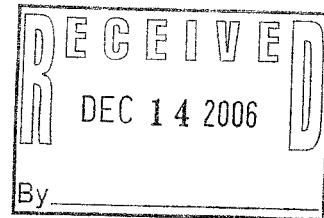
California Highway Patrol
9440 Indian Hill Road
Newcastle, CA 95658
(916) 735-3344
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



December 9, 2006

File No.: 220.10284.13332.SCH#2006112097

Mr. David Mohlenbrok
Community Development Department
3970 Rocklin Road
Rocklin, CA 95677



Dear Mr. Mohlenbrok:

Recently, the California Highway Patrol (CHP) Auburn Area had the opportunity to review the Notice of Preparation Rocklin Crossings Project Draft Environmental Impact Report SCH#2006112097. We believe the growth discussed will impact the mission of the CHP of providing safety and service of the public as they use the highway transportation system within Placer County. The project as outlined will substantially increase traffic volume and impact the State highways and roadways within the county, primarily Interstate 80 (I-80) and Sierra College Blvd.

The effect this project will have over the Auburn CHP Area could be significant in the sheer magnitude of citizens it will attract. The plan proposes a regional shopping center on approximately 49.53 acres currently in the unincorporated area of Placer County. The plan calls for approximately 23 buildings totaling a maximum of 543,500 square feet.

The Auburn CHP Area office is responsible for more than 800 square miles of area in west Placer County, which includes I-80, S.R. 49, S.R. 193, S.R. 65, and over 1,100 miles of county roadways. We currently have 30 Road Patrol Officers assigned to the Auburn CHP Area office to patrol these roadways 24 hours a day, 365 days a year. We are committed to providing the maximum amount of service and traffic enforcement allowable with our current staffing levels. However, this project will significantly impact our ability to provide traffic law enforcement services, unless additional staffing is allocated to patrol this project.

There are no immediate plans to augment the workforce in the Auburn CHP Area Office nor are there any major roadway projects to significantly increase the traffic capacity of I-80 or SR-65. This is an area that should be discussed as this project, along with several other major developments within the immediate vicinity, will have a major impact on traffic.

I-80, which bisects the City of Roseville, is currently operating at near maximum capacity. During certain times of the day, I-80 is beyond capacity resulting in gridlock or near gridlock as traffic flows at a seriously reduced speed in both directions. Furthermore, SR-65, which is located on the north edge of Roseville, has already experienced a major increase in usage due to the growth from the cities of Lincoln, Roseville and Rocklin. The opening of the Thunder Valley Casino in June 2003 has further impacted

Mr. David Mohlenbrok

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December 9, 2006

traffic along this major route. Any significant increase in growth will further adversely affect these major routes of travel.

We thank you for allowing our comments regarding the Notice of Preparation Rocklin Crossings Project Draft Environmental Impact Report. Through cooperative partnerships with local, county and State entities the CHP will continue to monitor the growth within western Placer County and the surrounding cities for its impact on the CHP's mission.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Ward". The signature is written in a cursive, slightly slanted style.

RICK WARD, Captain

Commander

Auburn Area

cc: Assistant Chief Sal Segura, Valley Division

Captain Joe Whiteford, Special Projects Section

David Mohlenbrok

From: Neil Davis [ronna_and_neil@hotmail.com]
Sent: Monday, December 11, 2006 1:29 PM
To: David Mohlenbrok
Subject: Future development in Rocklin

David,

I am a Rocklin resident and an investor in Rocklin Real Estate.

And I would appreciate a long term building and development moratorium in this entire area.

I feel that the best interests of our community, would be served if a development "time out" was called.

We need a significant evaluation of the total impact of the past decade of rapid development. Quality of life and sustainability of the environment should be our most important considerations.

If "the rest of the story" were truly known, have economic pressures (greed) and developer influence distorted the past planning and approval process?

Possibly it's time to stop and think:

- o Should future development be approved by a citizen vote on each large development?
- o Should we have mandates regarding air quality standards being met prior to allowing any more development?
- o Should we have mandates regarding public transportation and traffic flow standards being met prior to allowing any more development?

Neil Davis 616-0923

David Mohlenbrok

From: Mat and Estela Gonzales [estelaandmat@surewest.net]
Sent: Friday, December 08, 2006 11:26 PM
To: David Mohlenbrok
Subject: Developing the I80/Sierra College BLVD area.

I am a Rocklin resident who lives near the I80/Sierra College BLVD. area. I am writing to voice my concerns and ask questions regarding the planned development of the I80/Sierra College BLVD. area.

My concerns are these: cutting down large numbers of healthy oak trees, increased traffic in an area that already has traffic issues(during school times), loss of rural appeal of the area, the threat to Secret Ravine, conjection do to a Wal Mart.

My questions are these: why is it allowed to cut down trees that take a long time to mature and make up the landscape of Rocklin, why are they putting in a massive Wal Mart when the area already has 2, what is going to be done with the roads, are there any schools being added, are there any fire houses being added, are there any green belts and or parks being added(something we need more of), why are the lot sizes so small, what will be done to protect Secret Ravine?

What I want as a citizen of Rocklin: no more growth and improve the roadways. Because this is happening whether people in this town want it or not I would like to see some responsible growth. Does a massive Wal Mart belong in the middle of Loomis Basin? That thing is going to stick out like a sore thumb. Protect Secret Ravine with green belts and parks. Build homes around oak trees. This increases the value and appeal of the nieghborhood. If the City doesn't force a developer to do it we will end up with a sea of rooftops and no trees just like the west part of town.

Sincerely,
M Gonzales



Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



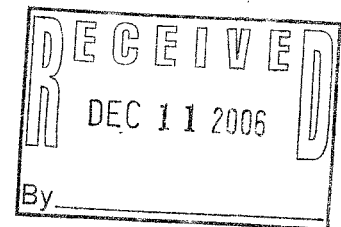
Sean Walsh
Director

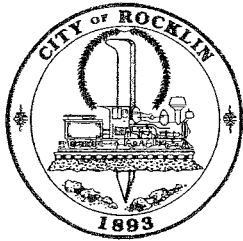
Memorandum

Date: December 5, 2006
To: All Reviewing Agencies
From: Scott Morgan, Senior Planner
Re: SCH # 2006112097
Rocklin Crossings Project

The State Clearinghouse is forwarding the attached material from the Lead Agency regarding some additional information for the above-mentioned document. All other project information remains the same.

cc: David Mohlenbrok
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677





City of Rocklin

3970 Rocklin Road
Rocklin, CA 95677-2720
916-625-5000
TDD 916-632-4187
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November 29, 2006

2006112097

To: Interested Agencies, Organizations and Persons

Subject: Revision to Scoping Meeting Date Identified in Rocklin Crossings Notice of Preparation

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We apologize for any inconvenience this may have caused. If there are any questions, you may contact David Mohlenbrok at (916) 625-5160.

Sincerely,

David Mohlenbrok

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<input checked="" type="checkbox"/> <u>Resources Agency</u> Nadell Gayou	<input checked="" type="checkbox"/> <u>Fish & Game Region 3</u> Robert Floerke	<input checked="" type="checkbox"/> <u>Public Utilities Commission</u> Ken Lewis	<input checked="" type="checkbox"/> <u>Caltrans, District 8</u> Dan Kopulsky	<input checked="" type="checkbox"/> <u>RWQCB 1</u> Cathleen Hudson North Coast Region (1)
<input checked="" type="checkbox"/> <u>Resources Agency</u> Nadell Gayou	<input type="checkbox"/> <u>Fish & Game Region 4</u> Julie Vance	<input type="checkbox"/> <u>State Lands Commission</u> Jean Sarino	<input type="checkbox"/> <u>Caltrans, District 9</u> Gayle Rosander	<input type="checkbox"/> <u>RWQCB 2</u> Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> <u>Dept. of Boating & Waterways</u> David Johnson	<input type="checkbox"/> <u>Fish & Game Region 5</u> Don Chadwick Habitat Conservation Program	<input type="checkbox"/> <u>Tahoe Regional Planning Agency (TRPA)</u> Cherry Jacques	<input type="checkbox"/> <u>Caltrans, District 10</u> Tom Dumas	<input type="checkbox"/> <u>RWQCB 3</u> Central Coast Region (3)
<input type="checkbox"/> <u>California Coastal Commission</u> Elizabeth A. Fuchs	<input type="checkbox"/> <u>Fish & Game Region 6</u> Gabrina Gatchel Habitat Conservation Program	<input type="checkbox"/> <u>Business, Trans. & Housing</u>	<input type="checkbox"/> <u>Caltrans, District 11</u> Mario Orso	<input type="checkbox"/> <u>RWQCB 4</u> Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> <u>Colorado River Board</u> Gerald R. Zimmerman	<input type="checkbox"/> <u>Fish & Game Region 6 I/M</u> Gabrina Gatchel Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> <u>Caltrans - Division of Aeronautics</u> Sandy Hesnard	<input type="checkbox"/> <u>Caltrans, District 12</u> Bob Joseph	<input checked="" type="checkbox"/> <u>RWQCB 5S</u> Central Valley Region (5)
<input checked="" type="checkbox"/> <u>Dept. of Conservation</u> Roseanne Taylor	<input type="checkbox"/> <u>Dept. of Fish & Game M</u> George Isaac Marine Region	<input type="checkbox"/> <u>Caltrans - Planning</u> Terri Pencovic	<input type="checkbox"/> <u>Cal EPA</u>	<input type="checkbox"/> <u>RWQCB 5F</u> Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> <u>California Energy Commission</u> Paul Richins	<input type="checkbox"/> <u>Other Departments</u>	<input type="checkbox"/> <u>California Highway Patrol</u> Shirley Kelly Office of Special Projects	<input checked="" type="checkbox"/> <u>Air Resources Board</u>	<input type="checkbox"/> <u>RWQCB 5R</u> Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> <u>Dept. of Forestry & Fire Protection</u> Allen Robertson	<input type="checkbox"/> <u>Food & Agriculture</u> Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> <u>Housing & Community Development</u> Lisa Nichols Housing Policy Division	<input type="checkbox"/> <u>Airport Projects</u> Jim Lerner	<input type="checkbox"/> <u>RWQCB 6</u> Lahontan Region (6)
<input checked="" type="checkbox"/> <u>Office of Historic Preservation</u> Wayne Donaldson	<input type="checkbox"/> <u>Dept. of General Services</u> Public School Construction	<input type="checkbox"/> <u>Dept. of Transportation</u>	<input type="checkbox"/> <u>Transportation Projects</u> Ravi Ramalingam	<input type="checkbox"/> <u>RWQCB 6V</u> Lahontan Region (6) Victorville Branch Office
<input checked="" type="checkbox"/> <u>Dept. of Parks & Recreation</u> Environmental Stewardship Section	<input type="checkbox"/> <u>Dept. of General Services</u> Robert Sleppy Environmental Services Section	<input type="checkbox"/> <u>Caltrans, District 1</u> Rex Jackman	<input type="checkbox"/> <u>California Integrated Waste Management Board</u> Sue O'Leary	<input type="checkbox"/> <u>RWQCB 7</u> Colorado River Basin Region (7)
<input type="checkbox"/> <u>Reclamation Board</u> DeeDee Jones	<input type="checkbox"/> <u>Dept. of Health Services</u> Veronica Malloy Dept. of Health/Drinking Water	<input checked="" type="checkbox"/> <u>Caltrans, District 2</u> Marcelino Gonzalez	<input type="checkbox"/> <u>State Water Resources Control Board</u> Jim Hockenberry Division of Financial Assistance	<input type="checkbox"/> <u>RWQCB 8</u> Santa Ana Region (8)
<input type="checkbox"/> <u>S.F. Bay Conservation & Dev't. Comm.</u> Steve McAdam	<input type="checkbox"/> <u>Independent Commissions/Boards</u>	<input type="checkbox"/> <u>Caltrans, District 3</u> Jeff Pulverman	<input type="checkbox"/> <u>State Water Resources Control Board</u> Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input type="checkbox"/> <u>RWQCB 9</u> San Diego Region (9)
<input checked="" type="checkbox"/> <u>Dept. of Water Resources</u> Resources Agency Nadell Gayou	<input type="checkbox"/> <u>Delta Protection Commission</u> Debbie Eddy	<input type="checkbox"/> <u>Caltrans, District 4</u> Tim Sable	<input type="checkbox"/> <u>State Water Resources Control Board</u> Steven Herrera Division of Water Rights	<input type="checkbox"/> <u>Other</u>
<input type="checkbox"/> <u>Conservancy</u>	<input type="checkbox"/> <u>Office of Emergency Services</u> Dennis Castrillo	<input type="checkbox"/> <u>Caltrans, District 5</u> David Murray	<input checked="" type="checkbox"/> <u>Dept. of Toxic Substances Control</u> CEQA Tracking Center	
<input type="checkbox"/> <u>Fish and Game</u>	<input type="checkbox"/> <u>Governor's Office of Planning & Research</u> State Clearinghouse	<input type="checkbox"/> <u>Caltrans, District 6</u> Marc Birnbaum	<input type="checkbox"/> <u>Department of Pesticide Regulation</u>	
<input type="checkbox"/> <u>Dept. of Fish & Game</u> Scott Flint Environmental Services Division	<input checked="" type="checkbox"/> <u>Native American Heritage Comm.</u> Debbie Treadway	<input type="checkbox"/> <u>Caltrans, District 7</u> Cheryl J. Powell		
<input type="checkbox"/> <u>Fish & Game Region 1</u> Donald Koch				
<input type="checkbox"/> <u>Fish & Game Region 2</u> Banky Curtis				

David Mohlenbrok

From: Elsa Cisar [ettamia@sbcglobal.net]
Sent: Thursday, December 07, 2006 8:45 PM
To: David Mohlenbrok
Cc: Rocklin4ResponsibleGrowth@yahoo.com
Subject: I oppose the Rocklin 60 Subdivision + WalMart Supercenter

TO: ROCKLIN COMMUNITY DEVELOPMENT DEPARTMENT
ATT: DAVID MOHLENBROK

I live at 4732 Corona Circle in Rocklin, and I am writing to let you know that I strongly oppose the proposed Rocklin 60 Subdivision and Walmart Supercenter. As a resident of Rocklin for over 10 years, I am alarmed at the excessive over-development that is taking place.

The proximity of these new developments to Sierra College raises great concern for me. These streets and intersections, as well as I-80 entrance/exit ramps are already overly congested, especially with cars from the college and the many new housing developments along Sierra College Boulevard. They cannot absorb additional traffic.

Additionally, the loss of many oak trees and other sensitive habitat for wildlife is not acceptable. It will severely damage the environment and quality of life for both humans and wildlife.

Many areas of Rocklin are already overly-developed. PLEASE do not ruin this little corner as well.

Elsa Cisar
4732 Corona Circle
Rocklin CA 95677

12/06/06

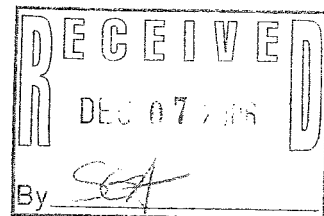
Rocklin Community Development Dept.

I oppose:

1. Rocklin 60 Subdivision
2. Rocklin Crossings Shopping Center
3. 24-Hour Wal-Mart Supercenter

I am a homeowner in the area.

Shirley Brinkley
4860 El Verde Ct
Rocklin, CA 95677



David Mohlenbrok

From: fiberfun@sbcglobal.net
Sent: Tuesday, December 05, 2006 6:11 PM
To: David Mohlenbrok
Subject: Development

I drive Sierra College Blvd. everyday on the Highway 80 overpass. It is already so congested. Four lanes combined with additional development requires more lanes than four because of the extra cars the development will generate. Add in a large shopping center to the mix and traffic will be horrible.

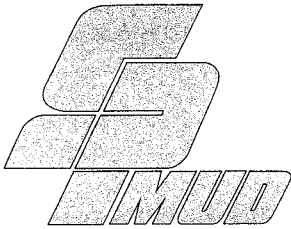
Give us the four lanes. Forget the shopping center and home development.

Carolyn Bennett
spinwool@gmail.com

David Mohlenbrok

From: connelynn@sbcglobal.net
Sent: Thursday, December 07, 2006 9:17 AM
To: David Mohlenbrok
Subject: coments

We are opposed to the Rocklin 60 subdivision, we do not need another Wal-Mart. We must think of the environment, and the quality of air, also the traffic in Rocklin is becoming a nightmare. Please take a better look at what our city is becoming.
Linda and Conrad Spadaro



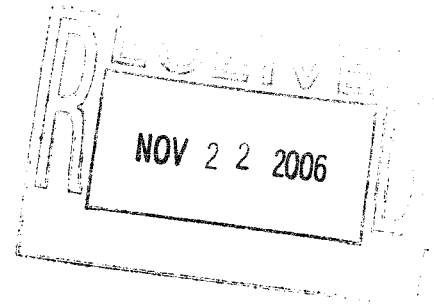
SOUTH PLACER MUNICIPAL UTILITY DISTRICT

November 21, 2006

City of Rocklin
Community Development Department
3970 Rocklin Road
Rocklin, CA 95677

Attention: David Mohlenbrok

Subject: Rocklin Crossings Project
Draft Environmental Impact Report



Dear Mr. Mohlenbrok:

The above property is within the service area of the South Placer Municipal Utility District, and is eligible for sewer service.

All sewer service which the District may hereafter provide to said lands or any portion thereof will be subject to all ordinances, resolutions, rules and regulations, taxes, charges, fees, and assessments of the SPMUD which may now or hereafter be in effect.

The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of any necessary sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval.

It should be noted that substantial sewer construction may be required to serve the project in the following event: This project is anticipated to connect to and be served by those certain District trunk sewer facilities currently being built by the developer of and under the project commonly known as Croftwood. In the event Croftwood does not develop and construct to completion those facilities, it will become the responsibility of the Rocklin Crossings project to construct and/or complete said facilities in order to be sewerred. Any required sewer trunk extension in this regard shall generally be in conformance with the District's Master Plan.

This letter does not constitute a reservation of capacity in the District's sewage treatment facilities, nor does it constitute the assumption of a utility obligation to said lands or any portion thereof by the District.

City of Rocklin
November 21, 2006
Page – 2 –

The District may be rendered unable to provide sewer service to said lands due to prohibitions or restrictions which may be imposed upon it by federal, state, county or local regulatory agencies having jurisdiction or due to conditions caused by an Act of God. Prohibitions and/or restrictions may be imposed at the Regional Wastewater Treatment Plant on the plant's capacity in accordance with existing agreements; this may also impact the District's ability to accept new applications for sewer service for the project. No restrictions currently exist.

Sewer connection permits will not be issued by the District until such time as all required sewer facilities have been constructed, and the sewers accepted by SPMUD. In addition to normal payment of the District's sewer participation fees for connections to the sewer, this project will be subject to payment of reimbursement fees to SPMUD under the terms of a refund agreement.

This letter shall be of no force or effect after the expiration of 365 calendar days from the date hereof, but may at the discretion of the District, be renewed or extended upon application of the developer/owner of the land referred to herein or their agent.

All non residential development within SPMUD is subject to the requirements of the City of Roseville Industrial Waste Pretreatment Program in accordance with Ordinance 14.26 of the Roseville Municipal Code.

Sincerely,



Richard R. Stein
Project Administrator

RRS:bms