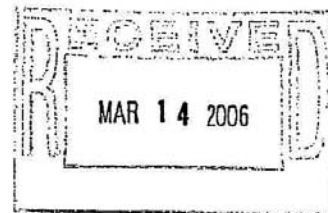


Letter 155

March 14, 2006

Sherri Abbas, ACIP
Planning Services Manager
City of Rocklin Planning department
Rocklin, CA 95677



Subject: Clover Valley DEIR Comments.

Enclosed are my comments, and questions, relating to the Clover Valley DEIR.

A handwritten signature in black ink, appearing to read "Don Perera". The signature is fluid and cursive.

Don Perera
4000 Silver Star Court
Rocklin, CA 95765
916-435-1063

Clover Valley DEIR Comments

Transportation And Circulation; Section 4.4

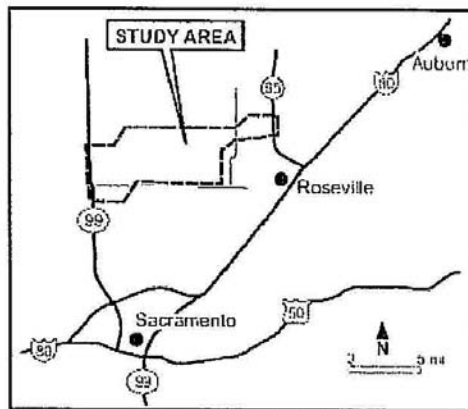
From The City of Rocklin Planning department.

Currently Park Drive terminates when it intersects with Whitney Oaks Boulevard. Park Drive will eventually continue West beyond that intersection, at which point its name will change to Whitney Ranch Parkway. It will eventually continue all the way West towards Highway 65. Within the next 3 to 4 years the lighted intersection at Highway 65 and Sunset Boulevard will be turned into an interchange with an overpass, when that project is completed there will be a lighted intersection installed at Highway 65 and Whitney Ranch Parkway. As the planned commercial development begins to take place along Highway 65 there will be need for an interchange and overpass where Whitney Ranch Parkway meets Highway 65. It is planned to construct an overpass sometime between 2010 and 2015.

Placer County Transportation Planning Agency (PCTPA) has been working on a project called the Placer Parkway Corridor, which is a planned connection between Highway 99 and Highway 65. Currently there several planned options as far was the location of the future roadway. Part of one of the options would have the project beginning at the future Highway 65 - Whitney Ranch Parkway interchange.

From the Placer County Transportation Planning Agency (PCTPA).

The Placer Parkway is to be an approximate 15-mile long, high-speed transportation facility, which will connect State Route (SR) 65 in western Placer County to SR 70/99 in south Sutter County. It will link existing and planned development near some of the region's fastest growing communities while improving access to the I-5 corridor, downtown Sacramento, and the Sacramento International Airport.



155-1

155-1
Cont.

Question: Has the *cumulative* (CEQA Guidelines 15065 (c) and CEQA Guidelines 15130) impact of this future “high speed transportation facility” been factored in to the calculation for traffic on Park Drive/Whitney Ranch Parkway/Valley View Parkway/Sierra College Boulevard, since all these roads/parkways seem to be directly connected. With the rapid population growth in the area west of Hwy 65, added to the rapid growth in other contiguous areas, it would seem that there would be a considerable increase in traffic on the above mentioned roads due to this population increase. This would increase the danger to the seniors in Springfield and also to the school children in the area.

155-2

Since the proposed “high speed transportation facility” will have trucks on it , will truck traffic be able to use Whitney Ranch Blvd., Park Drive, Valley View Parkway on the way to Sierra College Blvd. and Hwy. 80??

155-3

Noise; Section 4.6

The above mentioned *cumulative* changes to traffic would also increase the noise levels along Park Drive to the point where it would be objectionable to the seniors in Springfield living along Park Drive as well as others living in close proximity to Park Drive.

Question: What will be done to alleviate these increased noise levels.

155-4

Cultural and Paleontological resources

There are several known Native American burial sites contained within the Project.

In the 1991 City of Rocklin General Plan states in the Cultural Resource Area, Page 93,

“Cemeteries are valuable open space areas as they are basically open in character, relatively permanent, and are of historical interest. .. Because of their multiple uses for open space, the cemeteries, and any future cemeteries, are zoned open space, thus preserving them as an area of historical interest.”

Will the Native American burial grounds (cemeteries) be treated in the same way and protected from damage?

There is mention of “management plan” for the Native American sites to be protected, but no mention of what, how or who is included in the “management plan”.

155-5

Also in the 1991 City of Rocklin General Plan relating to Cultural Resources, Page 13 of Exhibit A: C 59

“A qualified archeologist shall survey by foot a 200-foot swath (or radius for intersections) along all road improvement areas and determine in a written report whether any discovered resources are considered important under CEQA criteria. The report will contain

155-5
Cont.

▲ **recommendations for the management of any archaeological resources that are discovered and will be filed with the North Central Information Center at California State University, Sacramento.”**

Has this been done? If not where is the report? I don't think the Peak and Associates Cultural report complies with this requirement?

C-61: Page 13 of Exhibit A

155-6

“A records search shall be conducted through the North Central Information Center to determine whether archaeological resources are known to occur within a ½ mile swath along any proposed roadway improvement corridor prior to final establishment of alignment”

Has this been done? If so, where is the report?

155-7

Several months ago, when I went to the City of Rocklin Planning Department and asked for the City of Rocklin General Plan, I was given the 2004 Draft General Plan, which hasn't been approved, instead of the 1991 one that is the actual one in force. Why was I given the wrong one?



Don Perera.
4000 Silver Star Ct.
Rocklin, CA 95765
916-435-1063

LETTER 155: PERERA, DON (MARCH 14, 2006)

Response to Comment 155-1

The Placer Parkway project has not been included in the traffic forecasting for the project because it is neither approved nor funded. Only approved transportation facilities are included in the future year modeling. In any event, the Placer Parkway would be too far distant west from the project site to create any sort of reasonably foreseeable cumulative impact. “High speed” traffic using this facility to travel east would be far more likely to use Highway 65 to access I-80, rather than to continue to travel through surface streets.

Response to Comment 155-2

The City cannot prohibit trucks on public streets, though the City does have designated truck routes for truck through traffic. See also Response to Comment 155-1

Response to Comment 155-3

See Response to Comment 154-10.

Response to Comment 155-4

The Rocklin Cemetery referred to in the discussion on page 53 of the General Plan is the only officially recognized cemetery in the City limits.

Native American burial sites located in Clover Valley and elsewhere in Rocklin are not considered nor recognized as cemeteries in the same sense as the Rocklin Cemetery, but are considered to be cultural resources. As such, they are afforded protection by various federal and state rules and regulations such as the National Environmental Policy Act, the National History Preservation Act of 1966, the Antiquities Act and the California Environmental Quality Act. It should also be noted that the City's General Plan contains goals and policies related to the protection and preservation of cultural resources and the Clover Valley project will need to be consistent with those goals and policies.

The Clover Valley project has, and is continuing to comply with the applicable federal and state rules and regulations noted above. The majority of the cultural sites located in Clover Valley are in areas proposed by the project as Open Space, so those resources will be afforded the protections that the Open Space designation provides.

Response to Comment 155-5

Yes, this report has been completed prior to the release of the DEIR. See Appendix G of the DEIR for more details as to the findings of the Peaks Report.

Response to Comment 155-6

See Response to Comment 155-5.

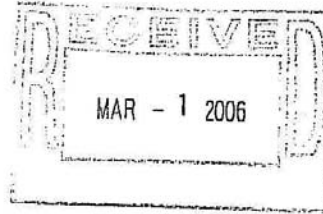
Response to Comment 155-7

This comment does not address the adequacy of the DEIR.

Letter 156

February 25, 2006

RE Clover Valley
Rocklin City Planning Department
City Hall
3970 Rocklin Road
Rocklin Ca. 95677



Dear Sir or Madam:

I was unable to attend the public hearing on Thursday February 23, 2006 hearing regarding Clover Valley. I would like to express my disapproval of the development plans for 558 homes, roadways & a retail center.

These plans should most definitely not be approved. The public won't be able to enjoy the valley in its natural state. Why would anybody go visit other people's neighborhood? Unless you had a family or friend living there & then you would probably just go visit their home not the "open spaces". If this development is approved; we will lose thousands of years of history & thousands of more years of future generations enjoyment of the valley in its pure state.

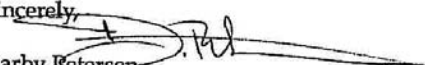
Think about your family photo album (not the one with just last years vacation shots). I am talking about the one with pictures of your parents, grandparents, their parents, your entire family tree, heritage, birth certificates & heirlooms. Would you turn over those possessions for a shredder demonstration if you were; promised a brand new car? A car that in 5 years will be out of style, outdated & just another used car. Any person with a soul would not make that trade, because there would be no visual or physical evidence to help teach your children & their children about your family & its history. The things that are truly meaningful & will long outlive us.

So why would you even be considering destroying a beautiful natural historical sight to put up a bunch of houses & a retail center? Like we don't already have enough of those already! If you do choose to develop Clover Valley there will be no way to undo the damage caused, it will be a monumental mistake that will go down in history.

There is only one Clover Valley just like you only have one family album & heritage, they are priceless & should be kept safe from destruction.

Remember the positions that you hold are meant to decide what is best for the citizens of Rocklin & surrounding areas not what is best for somebody's pocketbook.

Sincerely,


Darby Petersen

cc: Save Clover Valley Coalition

8125 VILLA OAK DRIVE
CITURS HEIGHTS CA. 95610

156-1

LETTER 156: PETERSEN, DARBY

Response to Comment 156-1

The comment expresses disapproval of the proposed project and does not address the adequacy of the RDEIR.

Letter 157

David Mohlenbrok

From: Janice Podleski [grammyof8@starstream.net]
Sent: Wednesday, March 08, 2006 2:42 PM
To: David Mohlenbrok
Subject: Clover Valley

157-1

Please count me among those opposed to Clover Valley. When one chooses a quiet residence for one's retirement, it is disappointing to find a change like this one in the works. If you buy a home under an airport flight pattern, then you shouldn't complain about the noise. We bought into this quiet, retired community without any knowledge of these proposed plans. Perhaps we would have chosen a different location had we known. I would

157-2

think that Sierra College Blvd would be an appropriate exit street for these homes without involving Park Drive. Thank you for reading this. I hope you will help us defeat the cross street that empties onto Park.

Sincerely,

Janice Podleski
3696 Coldwater Drive
Rocklin, CA 95765

435-0115

03/08/2006

LETTER 157: PODLESKI, JANICE

Response to Comment 157-1

The comment expresses disapproval of the proposed project and does not address the adequacy of the DEIR.

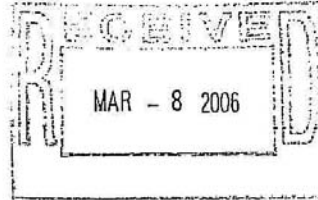
Response to Comment 157-2

The comment notes that project access should be from Sierra College Boulevard and expresses opposition to Valley View Parkway accessing Park Drive. The comment does not address the adequacy of the DEIR.

Letter 158

Mar 1, 2006

Rocklin City Planning Department
City Hall
3970 Rocklin Road
Rocklin, CA 95677



Gentlemen:

Although I was unable to attend the February 23rd public meeting regarding the proposed development of Clover Valley, I would like to express my thoughts on this issue.

Although I completely understand the feelings of those who would like to maintain a status quo on the current valley property, I tried to read the proposal from the Clover Valley Partners with an open mind. I don't disagree that it would be wonderful to maintain the valley in its current state; however, I don't see that the Partners' opposition offers a method by which the general public can take advantage of the property under the present conditions, while the Partners' proposal seems to consider the opposition's concerns with apparent sensitivity. While it may be sad that the coyote, birds of prey and deer will be unable to run free if the proposal is accepted, it seems that every accommodation has been considered by the Partners.


158-1

If a portion of this community has concerns about the ecological impact of this proposal, it would seem prudent for the group to consider that future proposals may be a lot less environmentally friendly. I think it extremely optimistic to assume that if the current proposal is dismissed with all its concessions to the environment, the next proposal will be more acquiescent to the concerns of the coalition.

Like it or not, the world is moving in on us. How much more foresight is demonstrated in a compromise with the Partners than in a Pollyanna belief that this land will maintain its current state for generations. Apparently, the commitment has already been made through the legal development agreement. The question that now bears response is one of when and to what degree.

My opinion is that this company has demonstrated strong acknowledgement to the feelings of the opposition. Let them do something for this community that may not leave it pristine, but will leave it in the next best state: better than it could turn out in the long run.

Sincerely,


Judith Porter
Rocklin Resident
4140 Reherside Dr.
Rocklin, CA 95677

LETTER 158 PORTER, JUDITH

Response to Comment 158-1

The comment does not address the adequacy of the DEIR.

Letter 159

2724 Klamath Drive
Rocklin, Ca 95765
February 12, 2006

RE: Clover Valley Recirculated Draft EIR SCH No. 93122077

Sherri Abbas, AICP
Planning Services Manager
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677-2720

FEB 15 2006

Please note my following comments on the Clover Valley Lakes Draft EIR:

- | | |
|-------|--|
| 159-1 | <ul style="list-style-type: none">Water supply: The DEIR states on page 4.12-31 that "However, depending on the timing of the project and because PCWA has a first come first serve policy for serving new customers, the completion of any or all of numerous PCWA planner infrastructure projects may be required before PCWA can provide water service for the build out of the Clover Valley project." Yet on page 4.12-33 the conclusion states that the impacts related to water supply are considered less than significant and no mitigation measures are required. The conclusion appears to be based on the assumption that the project will be immediately approved. However, the reality is that this project has been delayed for over 9 years and most likely will experience further delays. <u>The impact should be changed to significant.</u> In addition why is there no water conservation measures included such as use of rainwater on site, or low water use landscaping? |
| 159-2 | |
| 159-3 | <ul style="list-style-type: none">Sewer: the developer should be required to pay for all costs associated with the off site sewer line extension including the repaving of all streets impacted. |
| 159-4 | <ul style="list-style-type: none">Police, emergency and fire personnel: mitigation measure mentions a fire station but does not specify the funding mechanism that would fund the cost of additional fire personnel. Where's the funding mechanism for additional police, fire, and emergency personnel? A special assessment district should be established to provide funding similar to other recently approved large scale developments. This would be consistent with General Plan Policy 8 of the Public Services and Facilities Element. |
| 159-5 | <ul style="list-style-type: none">Parks: a special use park should be specified which includes all 33 prehistoric sites identified in the cultural report. The park would have limited access similar to the Maidu park in Roseville. The park should also include the creek watershed and 200 feet on both sides. This would be consistent with General Plan policies 7, 8, 17, and 18 of the Open Space, Conservation and Recreation element. |
| 159-6 | <ul style="list-style-type: none">Energy Conservation: nothing was stated in the DEIR regarding electrical or gas conservation measures. The developer should be required to incorporate solar panels in the plans. This would be consistent with General Plan policy 5 of the Open Space Conservation element. |

Please provide responses to my comments. Please contact me at 916-376-2226 if you have any questions.


Tony Rakocija

Cc: Clover Valley Foundation, Save Cloyer Valley

LETTER 159 RAKOCIJA, TONY

Response to Comment 159-1

See Response to Comment 19-32.

Response to Comment 159-2

This comment will be forwarded to the Rocklin City Council members for consideration during deliberations on this project.

Response to Comment 159-3

The applicant is required to pay all costs associated with the off-site sewer line extension because it is part of their proposed project. The improvements to the sewer line include repaving and other measures per City standards.

Response to Comment 159-4

Emergency services are a core city function paid from the City's General Fund. Impact 4.12I-5 includes provisions for the construction and operational costs of the fire station that would be constructed on the proposed project site. The project will be required to annex into the City of Rocklin City-wide Community Facility District (CFD) No. 1 and pay yearly City-wide Fire Department impact fees.

Response to Comment 159-5

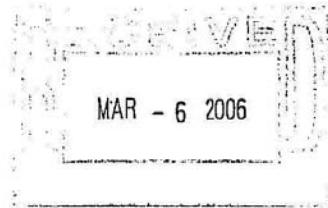
This comment suggests preservation of the cultural resources within a park on the project site, consistent with General Plan policies 7, 8, 17, and 18 of the Open Space, Conservation and Recreation Element. The comment does not address the adequacy of the DEIR.

Response to Comment 159-6

The City of Rocklin does not have ordinances or policies that require solar panels; however, the comment will be forwarded to the City Council members for consideration.

Letter 160

2617 Coldwater Ct
Rocklin, Ca. 95765
March 4, 2006




Mr. David Mohlenbrok
Senior Planner
City of Rocklin
Rocklin, Ca. 95765

Dear Mr. Mohlenbrok,

I am writing to express our concern about the traffic problems for Park Blvd that the Clover Valley development will bring. I understand that the environmental report states that an additional 9000 cars will use Park Blvd and that increased traffic on Highway 65 will result as well. In addition to the above, I understand that another development for 500 odd homes is also in the planning process which will make the traffic problem even worse. We moved to Rocklin 8 years ago and have seen the traffic situation get increasingly heavier which, in our opinion, decreases the quality of life for the residents of Rocklin. Our comments are submitted to ensure that the City of Rocklin will take positive steps to control the traffic problem in the interests of the residents.

Yours truly,


Beatrice and Roy Remedios

160-1

LETTER 160 REMEDIOS, BEATRICE AND ROY

Response to Comment 160-1

The comment notes concern with the increased traffic from the proposed project in conjunction with other projects in the vicinity. Although the comment does not address the adequacy of the DEIR, it should be noted that the increased traffic on local streets and roads in Rocklin under cumulative conditions (2025 conditions) would be mitigated to a less-than-significant level with implementation of mitigation measures identified in Chapter 4.4 of the DEIR. See Section 3 of Master Response 4 – Traffic.