

APPENDIX A

Notice of Preparation, Responses to the Notice of Preparation,
and Scoping Meeting Notes

Notice of Preparation
Rocklin 60 Residential Subdivision Project
Draft Environmental Impact Report

Date: November 16, 2006

To: Interested Agencies, Organizations and 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. We need to know the views of your agency as to the scope and content of the environmental information relevant to your agency’s statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval 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 because the City has determined that an EIR will be prepared in compliance with the California Environmental Quality Act (“CEQA”) (Public Resources Code section 21000 et seq.). Under CEQA, upon deciding to prepare an EIR, the lead agency must issue a Notice of Preparation (“NOP”) to inform all responsible agencies of that decision. (CEQA Guidelines section 15082.) The purpose of the NOP is to provide information describing the project and its potential environmental effects to enable agencies to submit meaningful comments regarding the scope and content of the information to be included in the EIR. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the project.

The project description, location, and environmental issue areas that may be affected by the project are set forth below. The EIR will evaluate the potentially significant environmental impacts of the proposed project, on both a direct and cumulative basis, and will identify mitigation measures that may be feasible to lessen or avoid such 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 60 Residential Subdivision Project at the City of Rocklin City Council Chambers, 3970 Rocklin Road, Rocklin, California on Monday, December 7, 2006 from 4:00 p.m. to 6:00 p.m.

I. Project Title:

Rocklin 60 Residential Subdivision.

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 situated approximately 25 miles northeast of Sacramento, and is located within Placer County. The project site is comprised of the following Assessor's Parcel Numbers: 045-053-036, 045-053-038, 045-043-005, 045-043-008, 045-043-027, 045-043-039, 045-043-041, 045-043-043, 045-043-050, 045-043-051, 045-043-054, and 045-043-055.

The project site is currently designated as LDR (Low Density Residential), MDR (Medium Density Residential) and R-C (Recreation-Conservation) under Rocklin's General Plan. The site is currently zoned as UN (Unclassified) and R1-12.5 (Residential with a 12,500 square-foot net minimum lot size).

The site is currently vacant. The topography is gently sloping to flat terrain, and is situated at an elevation of approximately 300 to 360 feet above mean sea level. Secret Ravine, which is a perennial feature that is a tributary to Miner's Ravine, Dry Creek, and ultimately to the Sacramento River via Steelhead Creek, is within the Project site, forming the site's southeastern boundary.

Major portions of the site are covered with a heavy growth of mature trees, berry bushes, weeds, and grasses. In this location, Secret Ravine has a sandy bottom and a well-defined bed and bank. There are two predominant vegetation communities within the project area: valley-foothill riparian and blue oak woodland. Rock outcrops are scattered throughout the riparian area and evidence of historic mining activities (i.e., spoils mounds and excavated areas) can be found throughout the project site.

The valley-foothill riparian community on the project site has an open tree canopy with mature Valley oak (*Quercus lobata*), Fremont's cottonwood (*Populus fremontii*), white alder (*Alnus rhombifolia*), and Gooddings's black willow (*Salix gooddingii*). The blue oak woodland community occurs outside of the riparian corridor. This habitat type is an open-canopy community dominated by blue oak (*Quercus douglasii*). Additional species, including Valley oak, Interior live oak (*Quercus wislizenii*), toyon (*heteromeles arbutifolia*), hoary coffeeberry (*Rhanmus tomentella*), California black walnut (*Juglans californica*), and gray pine (*Pinus sabiniana*) are scattered throughout the community.

The site contains approximately five acres of jurisdictional waters of the United States, including wetland swale, seasonal wetland, a pond, intermittent drainage, riparian wetland, and a perennial creek (Secret Ravine). Vernal pools are also included within this acreage, and have the potential to support sensitive status species. The site also contains elderberry shrubs, which have the potential to support valley elderberry longhorn beetles, which are federally listed as a threatened species. The site may also support other sensitive plant and animal species, which will be investigated as part of the environmental review process.

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 will require an EIR to be prepared in compliance with CEQA. 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
- Transportation and Circulation
- Air Quality
- Noise
- Utilities
- Public Services, including Parks and Recreation
- Aesthetics
- Public Health and Hazards
- Geology and Soils
- Hydrology, Drainage, and Water Quality
- Agriculture
- Biological Resources
- Cultural Resources
- Population and Housing

REQUIRED PERMITS AND APPROVALS

- General Plan Amendment of approximately 43.18 acres from LDR/R-C to MDR
- Rezone from UN/R1-12.5 to R1-6
- Tentative Subdivision Map
- Oak Tree Preservation Plan Permit
- Final Environmental Impact Report Certification
- Adoption of Mitigation Monitoring and Reporting Program

In addition to the approvals required from 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 Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers; a Section 401 Certification from the Regional Water Quality Control Board (“RWQCB”); a construction activity stormwater permit from the RWQCB, and a National Pollutant Discharge Elimination System permit from the RWQCB.

IV. Project Description

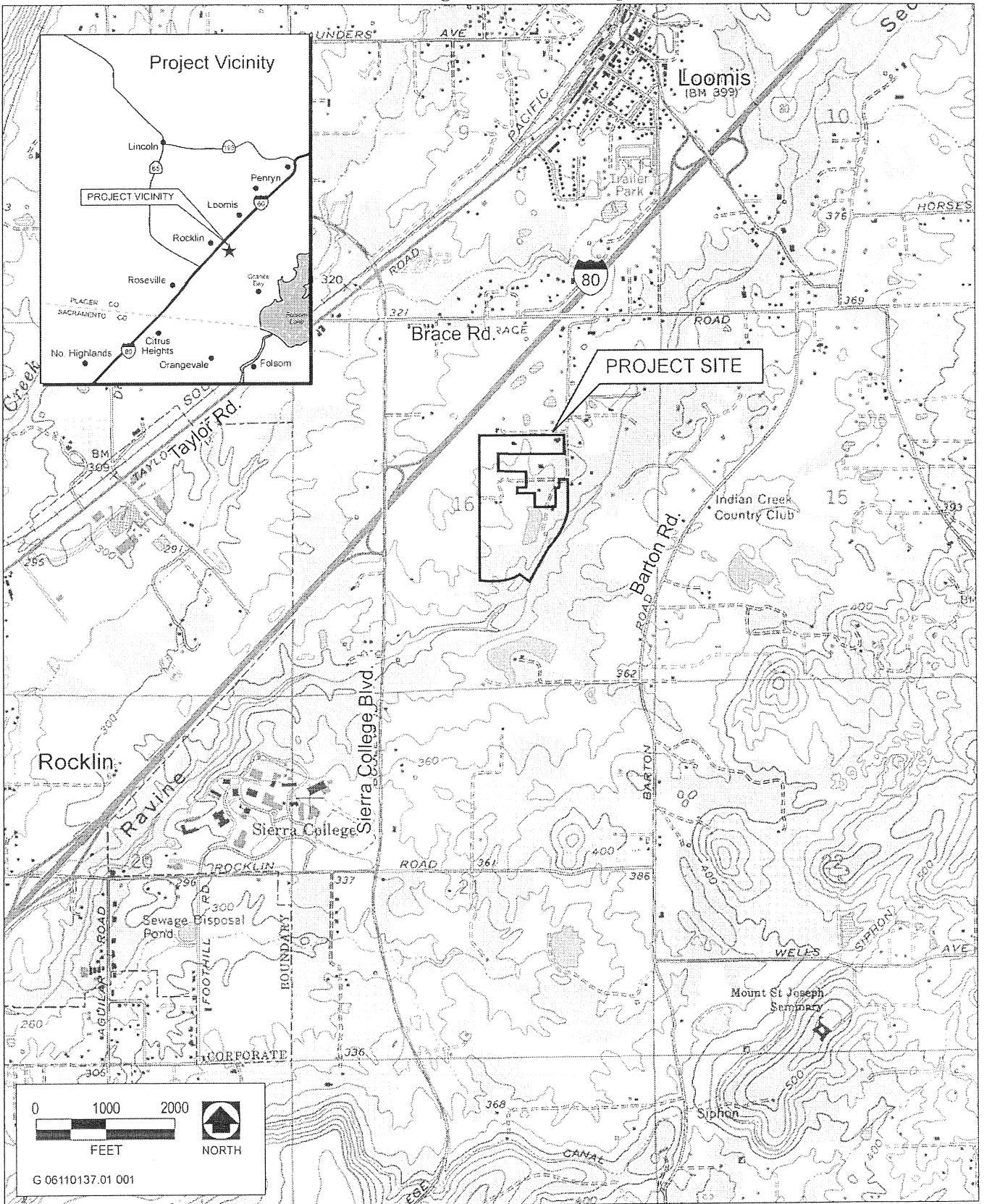
The project consists of a residential subdivision of ± 56.9 acres of a site located south of Interstate 80 and east of Sierra College Boulevard (**Exhibit 1, Regional Location Map**). The site would be subdivided into 177 detached, single-family residential lots and a stormwater detention basin near the interchange of Interstate 80 and Sierra College Boulevard (south of Interstate 80 and east of Sierra College Boulevard) in the City of Rocklin (“Rocklin”), California. The site will be subdivided into 177 single-family residential lots (ranging from a minimum size of 6,000 square feet to a maximum of 46,510 square feet, with an average lot size of 6,500 square feet) and three large lots (totaling ± 8.81 acres) for a stormwater detention basin and for open space along the Secret Ravine riparian corridor.

The Applicant has submitted an application for development to Rocklin. The application includes a number of supporting technical reports and is on file with the Rocklin Planning Department. The application requests a General Plan Amendment (for approximately 43.18 acres), a Rezone, a Tentative Subdivision Map, and an Oak Tree Preservation Plan Permit.

Water, sewer, gas, electrical and phone utilities will be provided to the site via existing nearby connections. The project is not expected to require extensive additional off-site utility construction. A detention basin, which would service this project and a proposed (as part of a separate application) adjacent future commercial project (currently known as Rocklin Crossings) will be located on-site near the southwest corner of the project site. The detention basin will be sized according to drainage volume requirements, currently anticipated to be between three and five acres. (**Exhibit 2, Project Site Plan**).

Traffic would enter and exit the project site via two intersections on Sierra College Boulevard. The southerly access will be signalized and provide full left-turn/right-turn ingress and egress. The northerly access (which is on the southerly side of the retail project) is proposed to provide right-turn ingress and egress only.

Exhibit 1 – Regional Location Map



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V. Probable Environmental Impacts of the Proposed Project

A. LAND USE AND PLANNING

The Land Use chapter will evaluate the consistency of the proposed project with plans and policies adopted with the purpose of reducing potential environmental impacts. This chapter will offer a review of relevant policies in the City's General Plan and any other appropriate documents. This chapter will also review the project's division of any existing community.

B. AESTHETICS

The project will result in the removal of trees on the site. The site is currently undeveloped, and therefore the project, which proposes to add residential structures, buildings, and new lighting sources, may adversely impact visual quality of the area and increase light and glare impacts on the night sky. The EIR will describe the existing character of the site and surrounding environment and assess the anticipated changes to the visual character resulting from development of the proposed project. The potential aesthetic effects of any berm or soundwall, particularly from the vantage point of Interstate 80, will also be discussed in the EIR.

C. TRANSPORTATION AND CIRCULATION

The project would add vehicular traffic to adjoining and nearby roadways, potentially reducing roadway and intersection levels of service. The EIR will evaluate any hazards associated with roadway design, as well as the potential for inadequate emergency access or access to nearby uses. Pedestrian, bicycle, and vehicle compatibility on the project's proposed streets 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. Earth will be disturbed during site development activities, generating dust, and construction equipment will create short-term pollutant emissions. In addition to short-term dust and exhaust emissions generated during the construction phase, the project will also contribute long-term air pollutants indirectly through vehicle use by project inhabitants. Any air quality impacts associated with placement of residences adjacent to Interstate 80 will be investigated and impacts presented in the EIR. Generally, air quality impacts will be comprehensively analyzed and presented in the EIR.

E. NOISE

Short-term noise impacts will occur during site development and building construction activities as a result of heavy earthmoving equipment and the use of construction tools. Long-term noise impacts will result from motor vehicles of Project residents and guests.

The Project site is located near Interstate 80, a source of transportation noise. Noise may emanate from the adjacent proposed commercial development known as Rocklin Crossings, which may affect proposed residences on the Rocklin 60 project site. The project will likely propose soundwalls and/or earthen berms to provide noise attenuation for the interior of the Project. The EIR will also analyze whether the interiors and outdoor activity areas of proposed units within the site meet applicable noise standards.

F. BIOLOGICAL RESOURCES

The EIR will include a description of the existing setting, including any sensitive habitats or special-status species to be affected by project development or occupation. The chapter will address the impacts related to the loss of trees, wetlands, and any impact to Secret Ravine Creek. All potentially significant direct and indirect impacts on the natural environment will be identified, analyzed, and discussed in the EIR.

G. CULTURAL RESOURCES

The EIR will summarize the setting and briefly describe the potential construction-related effects on historical, archaeological, and paleontological resources, including any known cultural resource sites. Project development may adversely impact known or undiscovered cultural resources on-site. The EIR will discuss any cultural resources on the Project site and will include information from record searches and site reconnaissance studies.

H. GEOLOGY AND SOILS

The EIR will summarize the setting and describe the potential affects from any geologic or soil limitations or hazards. The chapter will also address the impacts associated with grading on the project site, such as increased wind and water erosion potential. The probable environmental effects include disruptions of the soil, changes in topography, erosion from wind or water, and other impacts, which will be comprehensively addressed in the EIR.

I. HYDROLOGY AND WATER QUALITY

This chapter will summarize the existing hydrological setting and evaluate the project's water characteristics regarding recharge, surface flows, flooding, and associated quality of water in and around the project site. Specific impacts to be addressed in the Hydrology and Water Quality chapter will include those related to the increase in urban runoff and flooding potential associated with the addition of impervious surfaces, any impacts to Secret Ravine, including any urban runoff related water quality issues. The Project has the potential to create changes in drainage patterns and in the rate and amount of surface runoff, exposure of people and/or property to flooding, alteration of floodplain conditions and upstream and downstream impacts, discharges degrading water quality, changes in the amount of surface water in water bodies, changes in the direction of water movements, and impacts to the watershed of important surface water resources such as the Secret Ravine sub-watershed. The Project will be required to incorporate best

management practices (BMPs) and conform to National Pollution Discharge Elimination System (NPDES) permit requirements. BMPs will be identified, where relevant, including those that provide mitigation of potential water quality impacts both during and after construction.

J. PUBLIC SERVICES, INCLUDING PARKS AND RECREATION

The proposed Project will increase the demand for fire, police, school, and other public services. The EIR will include a description of the existing levels of service and an analysis of the Project's potential impacts for each service type. The addition of new dwelling units will increase the demand for recreation facilities. The EIR will include a discussion of the impact of the project on parks and recreational services that could result in the need for development of additional facilities.

K. UTILITIES

The EIR will include a description of the existing utilities and service systems and will include an analysis of the Project's potential impacts on these services. The anticipated wastewater generation from the Project will need to be compared with existing collection and treatment capacity. Similarly, water demand compared to supply will also be assessed. The project will create the need for stormwater collection and conveyance. Impacts having to do with drainage infrastructure will be addressed in the Utilities section and/or cross referenced between the Utilities section of the EIR and the Hydrology and Water Quality section of the EIR.

L. PUBLIC HEALTH AND HAZARDS

The Project proposes on-site stormwater detention, which, if not properly designed, has the potential to become breeding grounds for mosquitoes of public health concern. If the project site was historically used as an orchard or for mining, there are potential effects related to contamination. The EIR will discuss past land uses, the results of investigation, and impacts and mitigations for the proposed residential uses. The EIR will also discuss the potential for land uses proposed on-site to result in hazardous material exposure either during construction or during long-term occupation.

M. POPULATION AND HOUSING

The project will add population to this portion of the City and is requesting a general plan amendment, which may increase the anticipated population on-site compared to what was assumed in local or regional plans and population projections. The EIR will discuss the project's direct and reasonably foreseeable indirect impacts related to adding housing and population on-site.

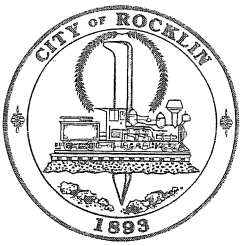
N. AGRICULTURAL RESOURCES

The EIR will assess the impact of the project on important farmland and/or land zoned for agricultural use or protected for agricultural use by a Williamson Act contract. Both direct impacts and indirect impacts on agriculture will be assessed.

Date: 11/15/06 Signature: David Mohlenbrok

David Mohlenbrok, Senior Planner
Telephone (916) 625.5160

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



City of Rocklin

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

Date: November 17, 2006

To: Interested Agencies, Organizations and Persons

Subject: Revision to Scoping Meeting Date identified in Rocklin 60 Residential
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 60 Residential Notice of Preparation with respect to the identified scoping meeting date. The date of December 7 is correct, but the day should have been identified as Thursday, not Monday.

The Scoping Meeting portion on page 2 of the Notice of Preparation is hereby amended as follows:

An agency scoping meeting will be held regarding the EIR for the Rocklin 60 Residential Subdivision 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.

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

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

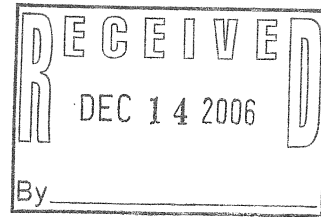
DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

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#2006112060



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 50 Residential Subdivision Project draft Environmental Impact Report SCH#2006112060. 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 Placer 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 magnitude of citizens it will attract. The plan proposes a residential subdivision of 56.9 acres subdivided into 177 detached, single family residential lots.

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

Page 2

December 9, 2006

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

In order for the Auburn CHP Area to adequately patrol the Rocklin 50 subdivision, we will need one additional officer to accommodate this project. The additional is based on the Placer County Sheriff's Department's staffing formula for providing law enforcement services within Placer County. The PSCO formula is 1.3 personnel per 1,000 residents (1.3:1,000). PSCO is responsible for the same geographic area as the Auburn CHP Area. PSCO is responsible for handling the enforcement of criminal investigations and incidents while the Auburn CHP Area is responsible for handling enforcement of traffic investigations and incidents within Placer County. Using PSCO's staffing formula, the Auburn CHP Area will need one additional officer to provide traffic enforcement, accident investigation, motor services, and vehicle theft incidents.

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 cursive script, appearing to read "R. Ward".

RICK WARD, Captain
Commander
Auburn Area

cc: Assistant Chief Sal Segura, Valley Division
Captain Joe Whiteford, Special Projects Section

DEPARTMENT OF TRANSPORTATION

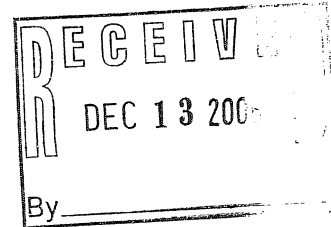
DIVISION OF TRANSPORTATION PLANNING, MS-32
1120 N STREET
P. O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 653-0808
FAX (916) 653-4570



*Flex your power!
Be energy efficient!*

December 7, 2006

Ms. Andrea Jones, Project Manager
US Army Corps of Engineers, Sacramento District
Sacramento Valley Office
1325 J Street, Room 1480
Sacramento, CA 95814-2922



Subject: PN 200300250, Rocklin 60 Project, City of Rocklin, Placer County
Applicant: Chris Vrame, Sierra Holdings, Incorporated

Dear Ms. Jones:

The California Department of Transportation (Department) appreciates the opportunity to review the subject notice. Of potential concern to the Department is the impact of the proposed project on State Highway System (SHS), Interstate 80 (I-80). The City of Rocklin (City) published a Notice of Preparation (NOP) (SCH #: 2006112060) for the proposed project, and our District 3 office will respond directly to the City about our request for a scoping meeting prior to project traffic and hydrology analysis. Areas of potential concern:

Traffic Operations:

This project will generate approximately 133 AM and 179 PM peak hour trips respectively, and a Traffic Impact Study (TIS) should be provided. The TIS should include both the I-80 and Sierra College Boulevard and Loomis/Horseshoe Bar Road interchanges. The TIS should also consider all possible traffic impacts to all ramps, ramp intersections, and the I-80 main line. For reference, the Department's publication, *Guide for Preparation of Traffic Impact Studies*, is available at: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/>

Hydrology:

1. The project will create a substantial increase in water runoff due to the impervious surface created. The runoff is likely to be directed toward Secret Ravine, and additional runoff could potentially raise the water surface elevation. Any increases in water surface elevation could have an adverse impact on State facilities associated with I-80.
2. The NOP includes a cost item for "Detention Basins," but there is no reference to detention of net increases in run-off.
3. Mitigation for increases in runoff for a 100-year event must be incorporated to ensure that there is no adverse impact to State facilities.
4. We are requesting design plans and back-up calculations for proposed mitigation measures from the City.

Andrea Jones
U.S. Army Corps of Engineers
December 7, 2006
Page 2

Please direct questions regarding the traffic impact study and traffic operations to Mr. Nelson Xiao, 3165 Gold Valley Drive, Rancho Cordova, telephone (916) 859-7958, or E-mail to: nelson_xiao@dot.ca.gov.

Questions regarding hydraulic issues may be addressed to Mr. Gurdeep Bhattal, 720 Yuba Street, Marysville, telephone (530) 740-4830, or E-mail to: gurdeep_bhattal@dot.ca.gov.

Please contact me at telephone: 916/653-0808, or E-mail to: betty_l_miller@dot.ca.gov, if you have other questions about our comments. Thank you, again, for the review opportunity.

Sincerely,



Betty Miller
Statewide Local Development-Intergovernmental Review Coordinator
Office of Community Planning

- c: B. Justice, LD-IGR Coordinator, District 3
M. Tinney, Acting Chief, Office of Transportation Planning-East, District 3
N. Xiao, Transportation Engineer, District 3
G. Bhattal, Transportation Engineer (Civil), District 3
C. Vrame, Sierra Holdings, Incorporated
D. Mohlenbrok, City of Rocklin



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



Arnold Schwarzenegger
Governor

Sean Walsh
Director

Notice of Preparation

November 17, 2006

To: Reviewing Agencies

Re: Rocklin 50 Residential Subdivision Project
SCH# 2006112060

Attached for your review and comment is the Notice of Preparation (NOP) for the Rocklin 50 Residential Subdivision Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

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

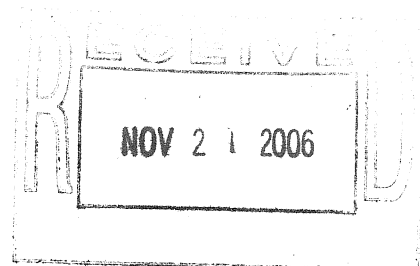
with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency



**Document Details Report
State Clearinghouse Data Base**

SCH# 2006112060
Project Title Rocklin 50 Residential Subdivision Project
Lead Agency Rocklin, City of

Type **NOP** Notice of Preparation

Description The project consists of a residential subdivision of 56.9+/- acres of a site located south of Interstate 80 and east of Sierra College Boulevard in the City of Rocklin. The site would be subdivided into 177 detached, single-family residential lots (ranging from a minimum size of 6,000 square feet to a maximum of 46,510 square feet, with an average lot size of 6,500 square feet) and three large lots (totaling 8.81 +/- acres) for a stormwater detention basin and for open space along the Secret Ravine riparian corridor.

Lead Agency Contact

Name David Mohlenbrok
Agency City of Rocklin
Phone 916 625-5160 **Fax**
email
Address 3970 Rocklin Road
City Rocklin **State** CA **Zip** 95677

Project Location

County Placer
City Rocklin
Region
Cross Streets Sierra College Boulevard, I-80, Dias Lane

Parcel No.	Township	Range	Section	Base
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Proximity to:

Highways I-80, SR-65
Airports
Railways UPRR
Waterways Secret Ravine, Sucker Creek
Schools Sierra Community College, Rocklin Elementary
Land Use Vacant/UN (unclassified) and R1-12.5 (Residential with 12,500 min. lot size)/Low Density Residential, Medium Density Residential and Recreation-Conservation

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Caltrans, Division of Aeronautics; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 2; Department of Health Services; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 3; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 11/16/2006 **Start of Review** 11/16/2006 **End of Review** 12/15/2006

Resources Agency
 Resources Agency
 Nadell Gayou

Dept. of Boating & Waterways
 David Johnson

California Coastal Commission
 Elizabeth A. Fuchs

Colorado River Board
 Gerald R. Zimmerman

Dept. of Conservation
 Roseanne Taylor

California Energy Commission
 Paul Richins

Dept. of Forestry & Fire Protection
 Allen Robertson

Office of Historic Preservation
 Wayne Donaldson

Dept of Parks & Recreation
 Environmental Stewardship Section

Reclamation Board
 DeeDee Jones

S.F. Bay Conservation & Dev't. Comm.
 Steve McAdam

Dept. of Water Resources
 Resources Agency
 Nadell Gayou

Conservancy

Fish and Game
 Dept. of Fish & Game
 Scott Flint
 Environmental Services Division

Fish & Game Region 1
 Donald Koch

Fish & Game Region 2
 Banky Curtis

Fish & Game Region 3
 Robert Floerke

Fish & Game Region 4
 Julie Vance

Fish & Game Region 5
 Don Chadwick
 Habitat Conservation Program

Fish & Game Region 6
 Gabriela Gatchel
 Habitat Conservation Program

Fish & Game Region 6 I/II
 Gabriela Gatchel
 Inyo/Mono. Habitat Conservation Program

Dept. of Fish & Game M
 George Isaac
 Marine Region

Other Departments
 Food & Agriculture
 Steve Shaffer
 Dept. of Food and Agriculture

Dept. of General Services
 Public School Construction

Dept. of General Services
 Robert Sleppy
 Environmental Services Section

Dept. of Health Services
 Veronica Malloy
 Dept. of Health/Drinking Water

Independent Commissions, Boards
 Delta Protection Commission
 Debby Eddy

Office of Emergency Services
 Dennis Castrillo

Governor's Office of Planning & Research
 State Clearinghouse

Native American Heritage Comm.
 Debbie Treadway

Public Utilities Commission
 Ken Lewis

State Lands Commission
 Jean Sarino

Tahoe Regional Planning Agency (TRPA)
 Cherry Jacques

Business, Trans & Housing
 Caltrans - Division of Aeronautics
 Sandy Hesnard

Caltrans - Planning
 Terri Pencovic

California Highway Patrol
 Shirley Kelly
 Office of Special Projects

Housing & Community Development
 Lisa Nichols
 Housing Policy Division

Dept. of Transportation
 Caltrans, District 1
 Rex Jackman

Caltrans, District 2
 Marcelino Gonzalez

Caltrans, District 3
 Jeff Pulverman

Caltrans, District 4
 Tim Sable

Caltrans, District 5
 David Murray

Caltrans, District 6
 Marc Birnbaum

Caltrans, District 7
 Cheryl J. Powell

Caltrans, District 8
 Dan Kopulsky

Caltrans, District 9
 Gayle Rosander

Caltrans, District 10
 Tom Dumas

Caltrans, District 11
 Mario Orso

Caltrans, District 12
 Bob Joseph

Cal EPA
 Air Resources Board
 Airport Projects
 Jim Lerner

Transportation Projects
 Ravi Ramalingam

Industrial Projects
 Mike Tollstrup

California Integrated Waste Management Board
 Sue O'Leary

State Water Resources Control Board
 Jim Hockenberry
 Division of Financial Assistance

State Water Resources Control Board
 Student Intern, 401 Water Quality Certification Unit
 Division of Water Quality

State Water Resources Control Board
 Steven Herrera
 Division of Water Rights

Dept. of Toxic Substances Control
 CEQA Tracking Center

Department of Pesticide Regulation

RWQCB 1
 Cathleen Hudson
 North Coast Region (1)

RWQCB 2
 Environmental Document Coordinator
 San Francisco Bay Region (2)

RWQCB 3
 Central Coast Region (3)

RWQCB 4
 Teresa Rodgers
 Los Angeles Region (4)

RWQCB 5S
 Central Valley Region (5)

RWQCB 5F
 Central Valley Region (5)
 Fresno Branch Office

RWQCB 5R
 Central Valley Region (5)
 Redding Branch Office

RWQCB 6
 Lahontan Region (6)

RWQCB 6V
 Lahontan Region (6)
 Victorville Branch Office

RWQCB 7
 Colorado River Basin Region (7)

RWQCB 8
 Santa Ana Region (8)

RWQCB 9
 San Diego Region (9)

Other

TOWN OF LOOMIS

November 27, 2006

City of Rocklin
Community Development Department
Attn: David Mohlenbrok, Senior Planner
3970 Rocklin Road
Rocklin, CA 95677

RE: ROCKLIN 60 RESIDENTIAL SUBDIVISION PROJECT

David:

I received the Notice of Preparation letter regarding the Rocklin 60 Residential Subdivision project and have several comments and concerns regarding access to Dias Lane.

For several years now, the Town has been in discussions with the Rocklin Public Works Department to put our resources together to either overlay or reconstruct Dias Lane from its south end to Brace Road. Dias Lane runs north/south along a meandering city limit line that runs either down the centerline or to the west of the roadway (see attached assessors parcel map). At initial review of the project site plan, it looks as though several access points onto Dias Lane are proposed. Even though the developer plans to use Dias Lane, there are no signs of improving it.

On the northeast corner of the project, there are two lots (167 & 168) that are adjacent to Dias Lane. Will these lots access Dias Lane or will they access the proposed street system to the west? If they plan to access Dias Lane, do they have access rights? And are these lots accessing onto Loomis right-of-way? Is the dashed lines to the east of the lots for additional right-of-way (which is needed) or utility and/or set back requirements?

To the south of lot 168, there is a proposed street. Is this street an emergency access or a future connection to Dias Lane? The Placer County parcel (Ramsey) shows a south section of this street, so I'm assuming it is a planned connection. The Town would not approve this connection and the increase in traffic that it will cause on Dias Lane as well as Brace Road.

Though not a part of Rocklin's project, the Placer County Ramsey parcel shows three proposed lots adjacent to Dias Lane. It is assumed that these lots are planning to access Dias Lane which raises the same access concerns as discussed earlier. The Town would like these lots to use the proposed subdivision street system.

Lot 26 is proposed to access Dias Lane. Is there access rights? Is there right-of-way dedication proposed?

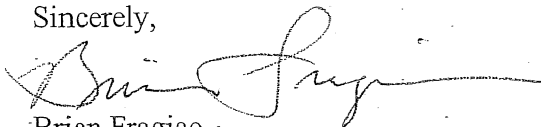
Lot 22, 23, 24 & 25 are adjacent to Dias Lane. Roughly locating this on the assessors parcel map, it looks as though these lots are on the right-of-way/roadway? I'm not sure, but the assessors parcel map shows Dias Lane extending to lot 22. Please have the applicant verify.

In summary, the Town does not approve of any proposed street connections to Dias Lane. The roadway is not capable of increased traffic volumes. With six proposed lots (including Placer County) accessing Dias Lane, the Town would like verification of existing access rights to Dias Lane. The Town would like lots 167, 168 and the three lots in Placer County to access through the project street systems. The developer should be conditioned to dedicate additional right-of-way and to improve Dias Lane adjacent to the project. With Dias Lane in disrepair, the added traffic will cause further problems to the roadway. The Town would like to see all of Dias Lane to Brace Road reconstructed and/or overlaid to provide a safe traveled surface for the proposed development, the existing properties and emergency response agencies. Placer County, Rocklin and Loomis would all benefit from these improvements to Dias Lane and would provide some liability protection to the jurisdictions.

On another note, is there any proposed area adjacent to Secret Ravine floodplain for future bike and pedestrian pathways? Rocklin's General Plan Open space and Circulation section discusses future recreational activities in open space areas. The Town's General Plan proposes bike and pedestrian corridors along Secret Ravine.

Should you have any questions regarding this letter, please do not hesitate to call me at 916-652-1840.

Sincerely,

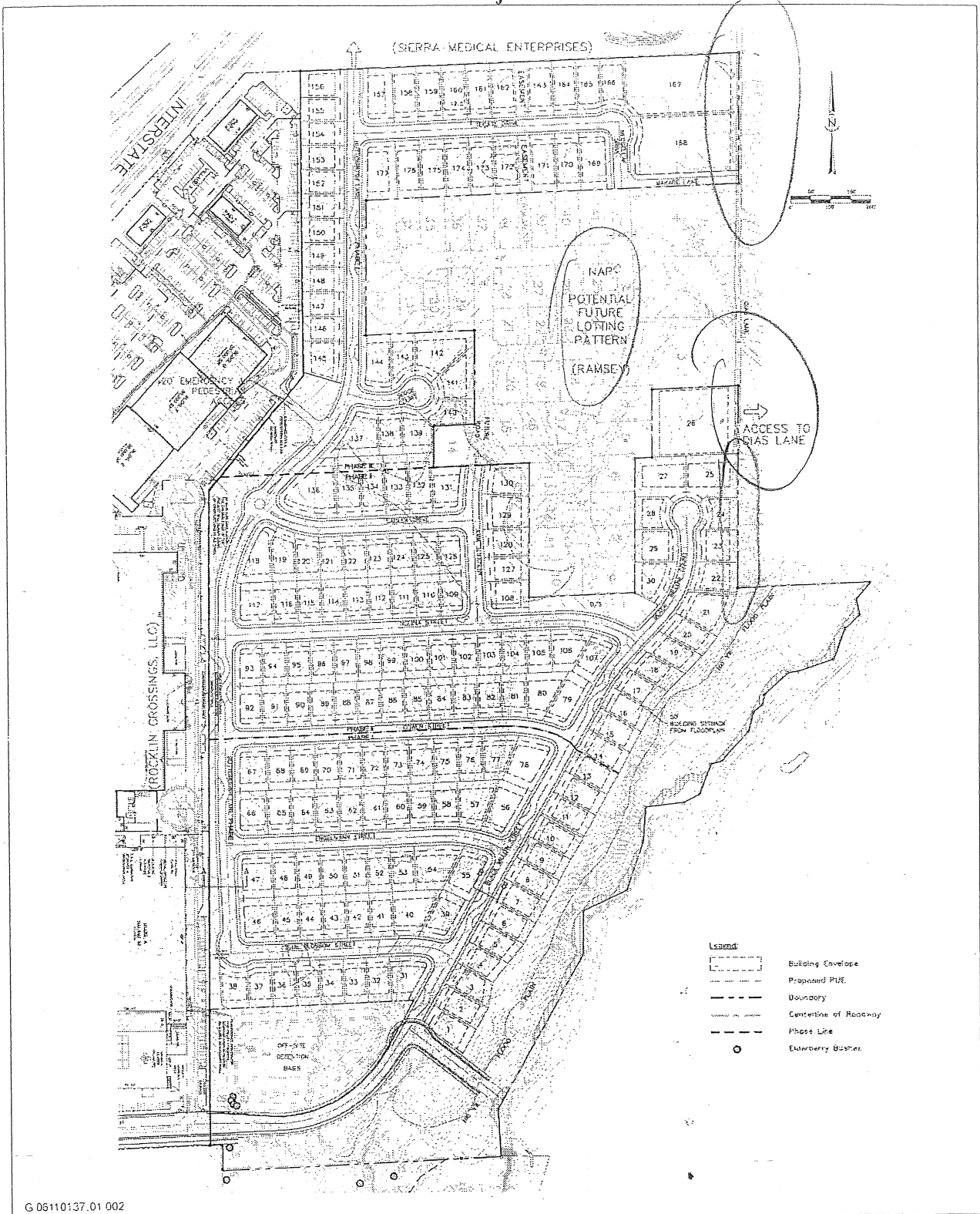


Brian Fragio
Public Works Director/
Town Engineer

Attachments: Assessors Parcel Map
Project Site Plan

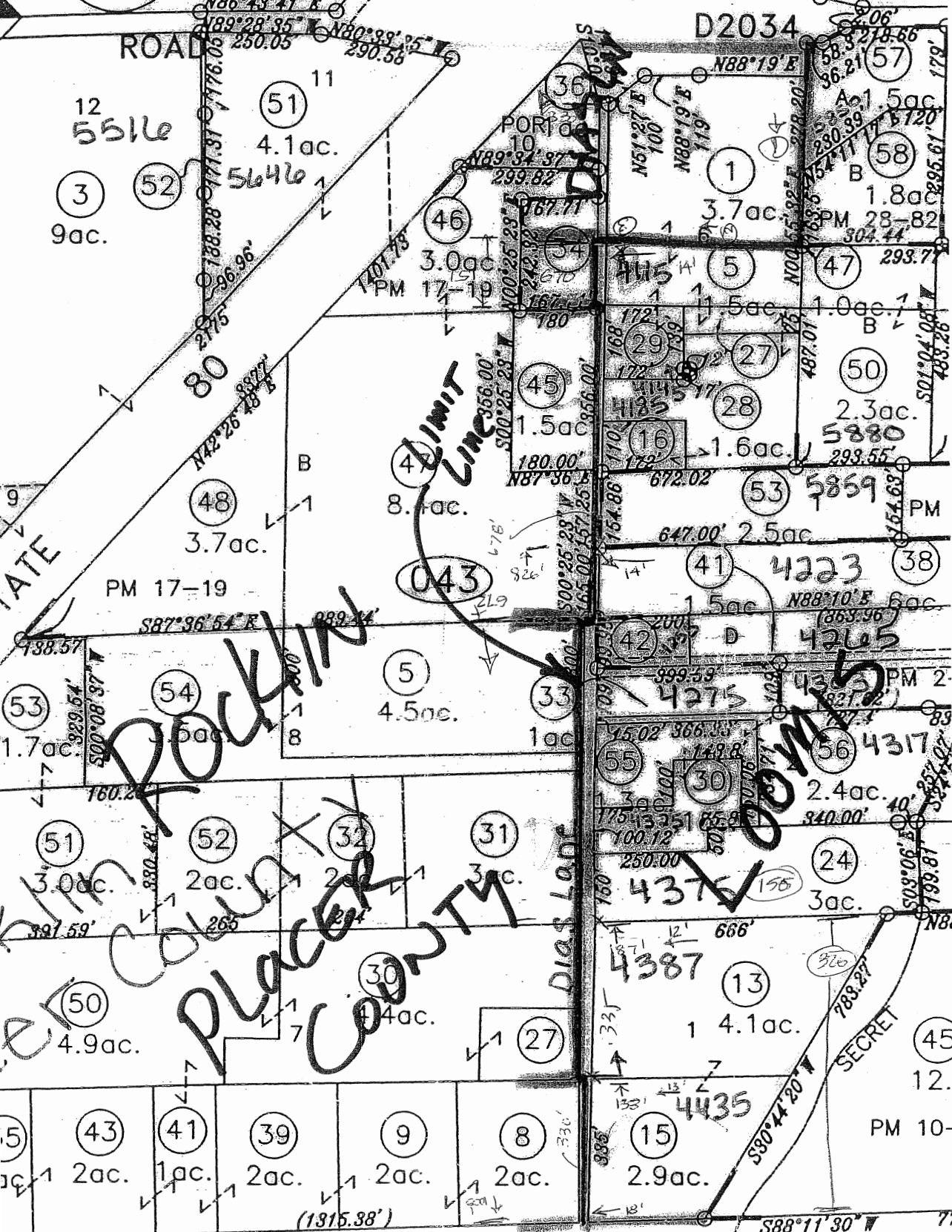
Cc: Town Manager
Kent Foster, City of Rocklin Public Works Director
Larry Wing, City of Rocklin City Engineer
Michael Rock, City of Rocklin Operations Manager
Ken Grehm, Placer County Public Works Director

Exhibit 2 – Project Site Plan



Pgs.
Bk.44
12&15

COR.



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 neighborhood. 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

David Mohlenbrok

From: Nineta Martinov [ninetav@hotmail.com]
Sent: Saturday, December 09, 2006 11:30 AM
To: David Mohlenbrok
Subject: Rocklin 60 Residential Subdivision Project

I would like to express my strong opposition to the planned new Rocklin 60 subdivision development. City of Rocklin should focus on developing its downtown area and connecting the existing neighbourhoods instead of spreading out more. The current growth is not sustainable and will only lower the quality of life by increasing traffic, pollution, and will negatively impact the environment. People are already wasting too much time in their cars. Please do not continue the suburban sprawl.

Respectfully,
~Nineta Martinov

Check the weather nationwide with MSN Search [Try it now!](#)

David Mohlenbrok

From: Robert D. Hawck [robert_hawck@yahoo.com]
Sent: Friday, December 08, 2006 2:31 PM
To: David Mohlenbrok
Subject: Comment on New Subdivision Project

Hi David,

Unfortunately, I had a schedule conflict and was unable to appear in person last night to voice my opposition to the Rocklin 60 Residential Subdivision Project. We in Rocklin pride ourselves in the wonderful quality of life we have and that exists in large part because of the thought and design of our communities. This includes generous amounts of parks and open spaces, which provides for a scenic look to our community and also preserves the natural fauna and flora which provides protection and homes to countless animals. By keeping the density of homes low, it helps in the increasing traffic that is starting to plague our community and freeways.

The desires of the developers to make more money or for the city to have a larger tax base, is not a reason to be lowering the quality of living of the current residents or plowing under our local nature. Please add my voice to those that oppose this massive development.....Sincerely, Robert D. Hawck

2028 Denton Ct.
Rocklin, Ca. 95765

David Mohlenbrok

From: Tim Delis [timdelis@yahoo.com]
Sent: Friday, December 08, 2006 5:32 AM
To: David Mohlenbrok
Subject: Protect Rocklin' Quality of life

Dear Sir or Madam:

We strongly oppose to the Rocklin 60 Subdivision development.

Tim & Toula Delis
3302 Zircon Dr
Rocklin CA 95677

PS We missed the SCOPING SESSION since we received the note by mail late.

Need a quick answer? Get one in minutes from people who know.
Ask your question on www.Answers.yahoo.com

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

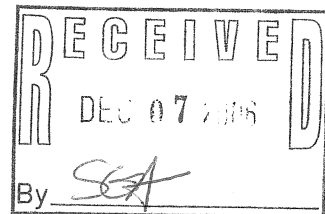
Rocklin Community Development Dept.

I oppose:

1. Rocklin 60 Subdivisions
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

David Mohlenbrok

From: Metzger, Jim R - [REDACTED]
Sent: Wednesday, December 06, 2006 6:40 PM
To: David Mohlenbrok
Subject: FW: Rocklin 60 Residential Subdivision Project

Thank you for leaving me the information on this ill-conceived project. We moved to the El Don subdivision in 2002 due to the quality of life it lent to our family. We chose this side of the freeway do to the elderly community rather than the fast past side on the other side of 80. As a family deeply rooted in the Placer County way of life this area had all that our family was looking for. Good schools that had the country feel. A large well laid out shopping section on the 65 corridor with easy in and out access. Recreation opportunities like the lake, horse trails. Golf, skiing, hiking and all the outdoor options one can think of.

From what we know about the Wal-Mart plan it is clear that this is another attempt from this organization to gather market share from every smaller towns in the US. I know how they dropped out on the first location In the Rocklin area and I know that the Auburn area has successfully kept them from infiltrating their town to this point. The move from Wal-Mart to settle in on the Sierra Collage exit is a well thought out plan to pull the shoppers down from Auburn area, knowing that a large amount of resident in the Auburn area travel to and from Sacramento weekly if not daily down HWY 80. If they can't get a store in the town they'll put one as close as they can to get those shoppers.

Loomis is another town that will be affected negatively if this goes through. To this point they have been successful keeping the greedy developers from coming in and turning this historic section of CA into just another subdivision.

The other impact that the city of Roseville is dealing with is the bottle neck on 80 going east at the Douglas interchange. I understand that they are looking to widen this section but if this development goes through they would need to re do the 65 split and widen the whole freeway all the way up to sierra Collage to move the vehicle traffic needed to service the shopping center and housing.

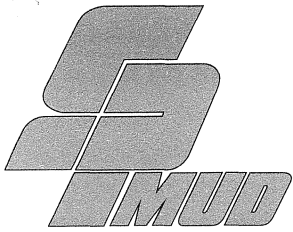
I would think with all these negatives that Rocklin would drop this project. Take the growth towards Marysville this is the natural progression with the major need to bring revenue to this area of the state. That section breaks out towards the 99 and I 5

That being said if this development goes through I'll be one of the first putting my home up for sale and moving up the hill to Nev County.

Please don't share my email address from this message.

Jim Metzger

Rocklin resident



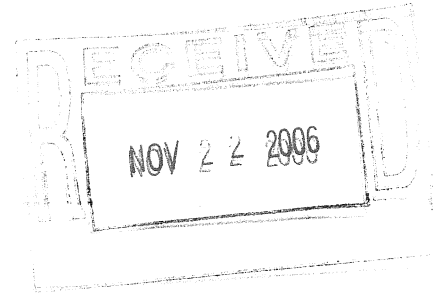
SOUTH PLACER MUNICIPAL UTILITY DISTRICT

November 21, 2006

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

Attention: David Mohlenbrok

Subject: Rocklin 60 Residential Subdivision 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. The District, in conformance with its ordinances and Master Plan, will require that an extension to a trunk sewer be constructed as shown on the attached plan. This may result in substantial sewer construction being involved. Access to parts of the sewer system not located in public traveled ways will be required. An alternate alignment through lots 25, 26 and 27 as shown on the attachment may reduce the need for access through and across these lots.

It should be noted that further 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 60 Residential Subdivision project to construct and/or complete said facilities in order to be sewerred. Any required sewer trunk extension in this regard shall also be in conformance with the District's Master Plan.

City of Rocklin
November 21, 2006
Page – 2 –

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.

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.

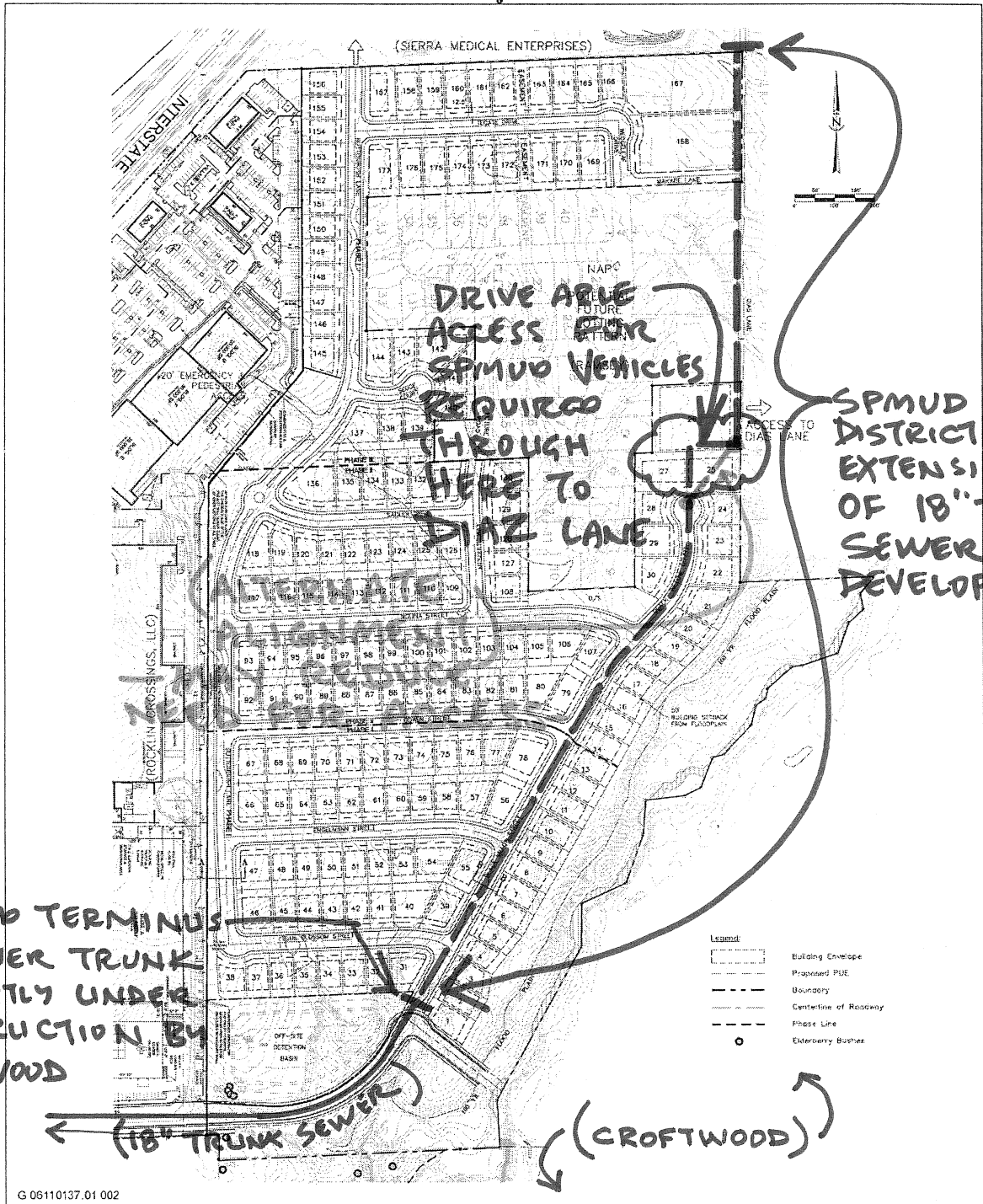
Sincerely,



Richard R. Stein
Engineering Manager

RRS:bms

Exhibit 2 – Project Site Plan



G 06110137.01 002

December 15, 2006

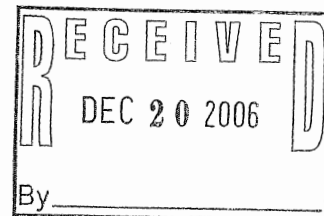
City of Rocklin
Community Development Department
Attn: David Mohlenbrok
3970 Rocklin Road
Rocklin, CA 95677

Dear David Mohlenbrok,

I am writing with regards to the Rocklin 60 Residential Subdivision Project. I am opposed to the project and any other project the City is trying to put in that area because of the adverse affects it will have to the wildlife species, the natural habitat, and the naturally existing wetland on the property. What steps will be taken to protect the wetlands during and after construction? Are there vernal pools located on the property? Also, are there native wildlife to that particular property located at the southeast corner of Sierra College Boulevard and I-80? Are there any means outside of 100% displacement for wildlife available? Thank you.

Sincerely,

Diana Maloski
3220 Santa Fe Hwy # 108
Rocklin, CA 95765
(916) 435-9760



December 15, 2006

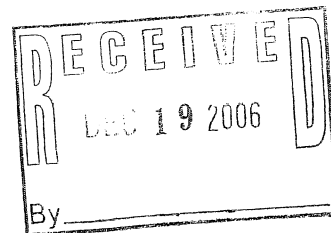
City of Rocklin
Community Development Department
Attn: David Mohlenbrok
3970 Rocklin Road
Rocklin, CA 95677

Dear David Mohlenbrok,

In the Notice of Preparation for the Rocklin 60 Residential Subdivision Project, it states that the project "may adversely impact visual quality of the area and increase light and glare impacts on the night sky." Because, as the document notes, there is no current development on the land, development *will* impact the visual quality of the area. There *will* be increased light and glare impacts. I would like to know what alternative methods other than just berms or soundwalls are available to these inevitable impacts? Further, how will the housing development blend in to the current environment without being an architectural eye-sore? Currently there exists a natural beauty to that property and the homes that already are located near the property are not visual from either I-80 or Sierra College Boulevard. Your consideration into these matters is appreciated. Thank you.

Sincerely,

Patricia Carpenter-Maloshi
3220 Santa Fe Wy #108
Rocklin, CA 95768



December 15, 2006

City of Rocklin
Community Development Department
Attn: David Mohlenbrok
3970 Rocklin Road
Rocklin, CA 95677

Re: Notice of Preparation – Rocklin 60 Residential Subdivision Project Draft Environmental Impact Report

Dear Mr. Mohlenbrok,

As a longtime resident of Rocklin, I am opposed to the proposed Rocklin 60 development, and any other proposed developments, at the south east corner of Sierra College Blvd and I-80. That particular area is an important piece of land not only ecologically speaking but also aesthetically.

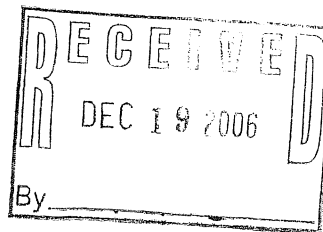
That property, with its many oak trees and tall grass, is home to a variety of wildlife. For instance, I know that wild turkeys still inhabit the area. I also know that Secret Ravine lies within that property. It is critical that Secret Ravine remain protected.

What sort of mitigating steps therefore will be taken to protect the watershed along Secret Ravine? Also, what sort of mitigating steps will be taken to protect the wildlife that inhabit the property? (Please note: frightening everything off with construction equipment is not a satisfactory step.)

It's a travesty that developing that piece of property is even being considered. Why make Rocklin look like Roseville and Sacramento along I-80? The City of Rocklin should not take that stance. Thank you.

Sincerely,

Esther L Hogans
5835 Inyo ct.
Rocklin Ca. 95677



**Community Development**

311 Vernon Street
Roseville, California 95678-2649

December 19, 2006

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

Via: *Fax and Electronic Mail*

Fax No. 916/625.5195

Page 1 of 2

Subject: Rocklin 60 NOP Comments

Dear David:

The City of Roseville Environmental Utilities Department has reviewed the proposal to construct a 177 lot residential subdivision within the City of Rocklin. I have included their concerns below:

Environmental Utilities

The proposed project site does not appear to be in the 2005 Regional Service Area Boundary recently recommended by the SPWA Board. Please have the applicant indicate on the attached South Placer Wastewater Authority map, the exact location of the proposed development. Assuming the project is not within the 2005 Regional Service Area Boundary and that this area would need to be annexed by the County for wastewater service, we offer the following comments:

This project is subject to the roles and responsibilities of the South Placer Wastewater Authority (SPWA). The SPWA is a funding and financing authority formed pursuant to a Joint Powers Agreement. It is responsible for financing regional wastewater and recycled water infrastructure for three partner agencies; the City of Roseville, the South Placer Municipal Utility District (SPMUD), and Placer County. Regional infrastructure includes trunk sewers and two wastewater treatment plants (WWTPs) that transmit and treat wastewater from all three participants. The SPWA also established and monitors the Funding and Operations Agreements among the participants. The Funding Agreement outlines each participant's responsibility for the debt and funding of regional infrastructure and the Operations Agreement outlines participant responsibilities for maintenance and operation of regional infrastructure (primarily the wastewater treatment plants). The Operations Agreement also stipulates that the City of Roseville owns and operates the two WWTPs on behalf of all the participants.

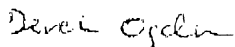
The Operations Agreement established a Regional Service Area Boundary. Wastewater treatment for areas inside this boundary has been properly analyzed in

appropriate environmental documents (e.g. CEQA). Wastewater treatment for areas outside this boundary should not be provided unless the appropriate environmental analyses are completed and the SPWA has had an opportunity to consider those documents. Once that review has occurred, then the participants need to agree to modify the boundary in the Operations Agreement. The analysis for the project should comply with the analysis described in the attached 4-26-06 letter to Mr. Jim Durfee.

Assuming SPMUD intends on annexing this area into the Regional Service Area Boundary, and then sending flow from this annexation area to one of the regional WWTPs, the subject property is outside the current service area boundary identified in the Operations Agreement. If SPMUD intends to provide treatment via some other mechanism than our regional WWTPs or if the project is inside the 2005 Service Area Boundary, then we do not have an interest in this project. However, we are not aware of any other means for SPMUD to provide treatment.

Thank you for your consideration of our comments. Should you have any questions concerning this letter, feel free to contact me at 916-774-5507.

Sincerely,



Derek Ogden
Associate Environmental Specialist



*"Where do rivers start?"
In threads in hills and gather to here-
but the river is all of it everywhere,
all flowing at once,
all one place.*

Gary Snyder

**P. O. Box 1311 Roseville, CA 95678
(916) 771-2013**

December 10, 2006

David Mohlenbrok
City of Rocklin
3970 Rocklin Road
Rocklin, CA 9567
916 625-5160.

Re: Notice of Preparation
Rocklin 60 Residential Subdivision Project

Dear Mr. Mohlenbrok:

The Dry Creek Conservancy has specific concerns that should be addressed in the EIR regarding the Rocklin 60 Residential Subdivision.

This site is located on Secret Ravine and will have a direct impact on the Dry Creek Watershed.

This project on Secret Ravine in Rocklin includes some of the most productive fall run Chinook salmon and steelhead trout spawning areas in the Dry Creek Watershed as shown by annual Dry Creek Conservancy Spawning surveys from 1997 to 2006. A one-day salmon survey on December 1st 2006 has shown a significant decrease in Salmon in Secret Ravine and Miners' Ravine (attached). One of the causes of the decline in fish count may be warming waters due to storm water runoff from increased development. The California Department of Fish and Game has identified Secret Ravine as the most productive spawning area in the Dry Creek Watershed (Memos to CDFG files).

The scope and content of the environmental impact report should include analysis of the impact of the project on the functional requirements and life stage functions listed in table 1 from the Secret Ravine Adaptive Management Plan (attached).

Dry Creek Conservancy has evidence of numerous other species within this riparian area such as bank swallows, yellow breasted chat, western pond turtles, freshwater clams (Margaritaferidae), and various raptors. Benthic macroinvertebrate monitoring since 1996 shows Secret Ravine to be the richest habitat in the watershed.

The scope and content of the environmental impact report should include analysis of impact of the project on these species and others identified as possibly occurring in this region.

Numerous studies have shown the negative impact of development on riparian systems, e.g., *Impacts of Impervious Cover on Aquatic Systems*, Center for Watershed Protection, March 2003.

Impacts on the riparian area include:

- Increased runoff volume and peaks resulting in changes in channel geomorphology.
- Reduction in habitat due to erosion and increased flows.
- Introduction of fish barriers from roads and utilities and increased flows resulting in channel morphology changes. Sewer and other infrastructure that cross the creek create barriers over time as down cutting of the channel bottom exposes them. Of particular concern are creek crossings that may create erosion and sediment in the channel and on the banks as well as creating a fish barrier.
- Water quality impacts such as increased sediment, introduction of chemicals such as oil and grease, nutrients, and pesticides, and increased temperature.

The scope and content of the environmental impact report should include analysis of the project's contribution and the impacts the riparian system listed above.

The EIR should include:

- A tree count and the impacts on song birds and other animals relying on tree habitat. In addition the removal of riparian forest and how it will result in reduced shading which contributes to reduction of instream habitat and reduction of organic inputs which directly impacts fish population.
- Residential and business lawns should be analyzed as potential stressors to the watershed from the additional fertilizers, herbicides, metals and nutrients.
- Water monitoring requirements as part of the storm water permitting process.
- The introduction of impervious surfaces leading to changes in flow regime and how peak flows will increase erosion and increase sediment loading to the streams should be analyzed.
- Project lighting and increased human presence in and around the creek especially during spawning season.
- Size and depth of the planned storm water detention pond should be engineered for heavy rain events.
- Setback from the creek should be a minimum of 100 feet and should be detailed in the EIR.
- The 100 year flood plain should be open space and not fenced or landscape and managed as a natural area.

Finally, there have been a number of projects proposed and installed along Secret Ravine in recent years. Each of these projects contributes its own share of impacts to the riparian systems. The cumulative impact of these projects will determine whether the riparian ecosystems can continue to function and provide the benefits to the community that is protected by the California Environmental Quality Act and by the required permitting processes.

The scope and content of the environmental impact report should include analysis of the project's contribution to the cumulative impact of development on Secret Ravine riparian systems.

Sincerely,

Susan Somers
Dry Creek Conservancy
www.drycreekconservancy.org

Table 1

Summary of Stressors and impacts for salmon and steelhead in Dry Creek

		Life Stage Function				
		adult migration	spawning	incubation and emergence	Juvenile rearing	juvenile migration
Functional requirement	Stressors	Negative impact				
sufficient flow	depressed groundwater, lack of flow from effluent sources, change in PCWA flows	inability to reach spawning area	decrease in usable riffle area	drying of redds, insufficient transfer of nutrients and waste, unhealthy temperature	unhealthy temp, increased predation	
no migration barriers	diversion dams, utility crossings, bridge sills, excessive sediment, unscreened diversions	inability to reach spawning area, increased poaching at barriers	prespawning mortality			increased predation at barriers, stranding
Channel Complexity:						
instream-cobble, boulders, undercut banks, pools riparian-large woody debris, streamside vegetation, good channel morphology	sedimentation from in channel and upland erosion, flood control maintenance, homeowner maintenance, grazing, poor stormwater management	lack of optimal velocity through a range of flows, lack of resting pools	lack of clean spawning gravel	poor percolation for nutrients and waste, inability to emerge from gravel, scouring of redds	increased predation, less than optimal food supply from instream and terrestrial sources, less than optimal velocity for growth	
appropriate temperature	inadequate vegetation, lack of substrate complexity, inadequate flow, impoundments, effluent			mortality	decreased vigor and increased mortality	
good water quality	poor stormwater management, homeowner maintenance, industrial discharge			poor development, increased mortality		

December 15, 2006

City of Rocklin
Community Development Department
Attn: David Mohlenbrok
3970 Rocklin Road
Rocklin, CA 95677

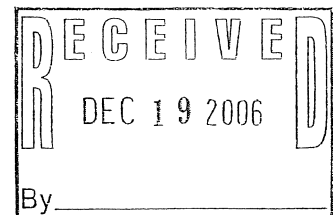
Dear Mr. Mohlenbrok,

The Rocklin 60 housing development will be subject to the car emissions from Interstate 80, the expanded Sierra College Boulevard, and also from the future commercial development. How will the development ensure that the air quality will remain at safe levels considering the dangerous proximity to the above mentioned areas?

Further, I know that the people currently living in that area, both in Loomis and Rocklin, ^{will have find the} their air quality will be affected because of the construction of not only the Rocklin 60 development but also the proposed commercial development. How will the developers address air quality issues during construction?

Sincerely,

Nancy Tilcock
4915 Village Oaks
Rocklin
CA 95677



Frank and Jayne Parker
4435 Dias Lane
Loomis, CA 95650
December 19, 2006

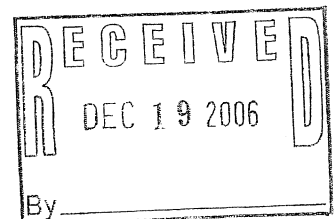
David Mohlenbrok
City of Rocklin
Community Development Dept.
3970 Rocklin Road
Rocklin CA, 95677

Dear Mr. Mohlenbrok;

We are responding to the notice of preparation, Rocklin 60 Residential Subdivision Project Draft EIR. We are residents of 4435 Dias Lane and have owned this property on Dias Lane since 1976.

Here are our concerns regarding the project noted above:

1. The density of housing for this project will grossly affect the environment. We would advise fewer homes on the overall project, particularly those homes backing on the flood plain area of Secret Ravine Creek.
2. As the wild life will be displaced, we recommend consideration for all species involved. The football field size pond on the property was drained recently by the removal of a beaver dam. The dam was said to be the major reason the pond existed: Not so. That pond has been there for decades, and the beaver dam support for water in the pond was secondary to the water supply. They are planning to fill this wet land in, and according to the plan, are going to fill this area in and build houses on it. This has been an environment supporting especially the Red Winged Blackbird, but also all wildlife in the area, including the migration of Canadian Geese.
3. We are concerned about damage to our roads surrounding these projects. We do not want construction vehicles on Dias Lane. We were promised by Rocklin that we would have no entrances to Dias Lane from this project.

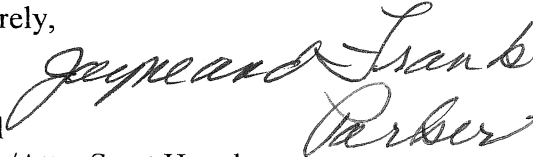


The Croftwood project is currently building a road over Secret Ravine Creek, just south of us, and they are connecting their project to the Rocklin 60 Residential Project. This road construction is a part of the development happening everywhere around us, affecting the wildlife of the creek area, interrupting and destroying everything in its' path that is vital to the beauty and rural atmosphere of our area.

4. All the water drains to the creek , and the Rocklin 60 Project will cause the water to drain across the Loomis properties on the east side of Dias Lane.

5. The pollution of noise and lights and air quality during and after construction will be devastating to those of us on Dias Lane, but, actually, to all of Loomis.

Sincerely,

A handwritten signature in cursive script that reads "Jayne and Frank Parker". The signature is written in dark ink and is positioned to the right of the typed name "Jayne and Frank Parker".

Cc: The Loomis City Council
Fish and Wildlife Service/Attn. Scott Heard
The Audubon Society/Attn. Ed Pandolfino
The Clover Valley Foundation, Board of Directors

Mr. & Mrs. Frank R. Carson

4435 Diaz Lane

San Jose, CA 95050

Mr. David Mahlen Grob
City of Rocklin
Community Development Dept.
3970 Debin Road
Rocklin CA 95677

On Dec 19th, 2006

DEPARTMENT OF TRANSPORTATION

DISTRICT 3, SACRAMENTO AREA OFFICE

Venture Oaks -MS 15

P.O. BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 274-0614

FAX (916) 274-0648

TTY (530) 741-4509

*Flex your power!
Be energy efficient!*

December 19, 2006

06PLA0135

SCH#2006112060

Rocklin 60 Residential

Notice of Preparation

05PLA80 PM 8.00

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

Dear Mr. Mohlenbrok:

Thank you for the opportunity to comment on the Rocklin 60 Residential project. This project, located south of Interstate 80 (I-80) and east of Sierra College Boulevard in the City of Rocklin, plans for the development of 177 single-family residential lots on approximately 56.9 acres. Our comments are as follows:

Traffic Operations

- This project will generate approximately 133 AM and 179 PM peak hour trips respectively, and a Traffic Impact Study (TIS) should be provided. The TIS should include both the Interstate 80 (I-80) and Sierra College Boulevard and Loomis/Horsehoe Bar Road interchanges. The TIS should also consider all possible traffic impacts to all ramps, ramp intersections, and the I-80 main line from the Sierra College Blvd./I-80 and Loomis/Horseshoe Bar Rd. interchanges.
- The "Guide for Preparation of Traffic Impact Studies" can be found on our website at: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/>. We would appreciate the opportunity to review the scope of the TIS before the Study begins.
- Documents and questions regarding the traffic impact study and traffic operations may be addressed to Mr. Nelson Xiao, 3165 Gold Valley Drive, Rancho Cordova, (916) 859-7958.

Hydrology

- Please provide design plans and back-up calculations for the proposed storm water detention basin and associated drainage facilities.

- Documents and questions regarding hydraulic issues may be addressed to Mr. Gurdeep Bhattal, 720 Yuba Street, Marysville, (530) 740-4830.

Right-of-Way/Encroachment

- All work proposed and performed that may be within the State's highway right-of-way must be in accordance with Caltrans' standards, and will require a Caltrans' Encroachment Permit prior to commencing construction.
- Information regarding encroachment permits may be obtained from Mr. Bruce Capaul at (530) 741-4403.

If you have any questions regarding these comments, please contact Bob Justice, Placer County Planning Liaison, at (916) 274-0616.

Sincerely,

A handwritten signature in cursive script that reads "Bob Justice for". The signature is written in black ink and is positioned above the typed name of the signatory.

MARLO TINNEY, Chief
Office of Transportation Planning –East

c: State Clearinghouse

Rocklin Community Development
Department
3970 Rocklin Road
Rocklin, CA 95677

Arlene Jamar
4645 Arrowhead Drive
Rocklin, CA 95677
December 19, 2006

Development Department,
I am writing today to oppose the Rocklin 60 Subdivision that is being proposed for the area of I-80 and Sierra College Boulevard. I am also opposed to the Rocklin Crossings Shopping Center that will include a 24-hour wal-Mart Supercenter.

This area is very fragile and sensitive to development because it contains the Secret Ravine Creek. It is well known that Secret Ravine Creek is a salmon-spawning waterway and must be preserved. Any development in this area would threaten with extinction, all the ecological life of the area. I oppose the removal of hundreds of oaks and the displacement of wildlife. These are important parts of our environment and must be maintained.

I am opposed to any development in the vicinity of I-80 and Sierra College Blvd. because it will further decrease our air quality standards.

There are already three wal-Mart stores within five miles of this proposed development. Another wal-Mart with an increase in noise, crime and traffic is not needed!

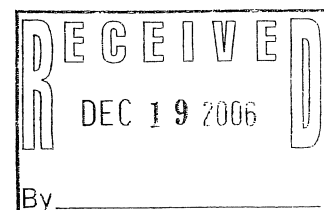
The proposed residential subdivision will further the urban sprawl that Rocklin is keen to approve and will dramatically increase traffic if the proposed Shopping Center is built. Rocklin must find ways for residential development that does not sprawl across the landscape, especially in sensitive areas.

I urge your careful consideration of the detrimental ramifications of these proposed projects. I urge you to join us in opposition to the development at I-80 and Sierra College Blvd.

Sincerely,

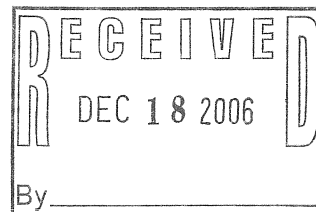


Arlene Jamar



December 14, 2006

City of Rocklin
Community Development Department
Attn: David Mohlenbrok
3970 Rocklin Road
Rocklin, CA 95677



Dear Mr. Mohlenbrok,

I would just like to stress the importance of the draft environmental impact reports study into the impacts the Rocklin 60 and the Rocklin Crossings developments will have on the quality of water for the area. I would like to know in what means will the report analyze "urban runoff" which I believe to be the greatest concern to the area? In addition, the project will certainly change drainage patterns as everything now flows towards Secret Ravine. How will the development ensure that no "urban runoff" and other pollutants do not flow into Secret Ravine? What are the National Pollution Discharge Elimination System permit requirements and how are they enforced? What are the accountability measures put into place to ensure that the very safest environmental applications will be utilized? Will the City consider the formation of a citizens oversight committee to oversee the environmental impacts of the Rocklin 60 and Rocklin Crossings developments, and to monitor if the developments are conforming to the policies that will be established in order to best protect Secret Ravine and the other sensitive areas left untouched?

With regards,

A handwritten signature in cursive script that reads "Gary L. Specht".

Gary L. Specht
3447 Parker Street
Rocklin, CA 95765-1763

DEPARTMENT OF WATER RESOURCES

1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 942360001
(916) 653-5791



December 6, 2006

David Mohlenbrok
City of Rocklin
3970 Rocklin Road
Rocklin, California 95677

Rocklin 50 Residential Subdivision Project
State Clearinghouse (SCH) Number: 2006112060

The project corresponding to the subject SCH identification number has come to our attention. The limited project description suggests your project may be an encroachment on the State Adopted Plan of Flood Control. You may refer to the California Code of Regulations, Title 23 and Designated Floodway maps at <http://recbd.ca.gov/>. Please be advised that your county office also has copies of the Board's designated floodways for your review. If indeed your project encroaches on an adopted food control plan, you will need to obtain an encroachment permit from the Reclamation Board prior to initiating any activities. The attached Fact Sheet explains the permitting process. Please note that the permitting process may take as much as 45 to 60 days to process. Also note that a condition of the permit requires the securing all of the appropriate additional permits before initiating work. This information is provided so that you may plan accordingly.

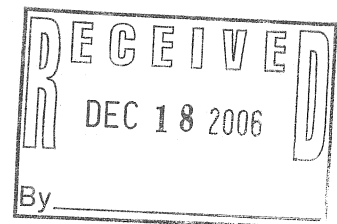
If after careful evaluation, it is your assessment that your project is not within the authority of the Reclamation Board, you may disregard this notice. For further information, please contact me at (916) 574-1249.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Huitt".

Christopher Huitt
Staff Environmental Scientist
Floodway Protection Section

cc: Governor's Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814



Encroachment Permits Fact Sheet

Basis for Authority

State law (Water Code Sections 8534, 8608, 8609, and 8710 – 8723) tasks the Reclamation Board with enforcing appropriate standards for the construction, maintenance, and protection of adopted flood control plans. Regulations implementing these directives are found in California Code of Regulations (CCR) Title 23, Division 1.

Area of Reclamation Board Jurisdiction

The adopted plan of flood control under the jurisdiction and authority of the Reclamation Board includes the Sacramento and San Joaquin Rivers and their tributaries and distributaries and the designated floodways.

Streams regulated by the Reclamation Board can be found in Title 23 Section 112. Information on designated floodways can be found on the Reclamation Board's website at http://recbd.ca.gov/designated_floodway/ and CCR Title 23 Sections 101 - 107.

Regulatory Process

The Reclamation Board ensures the integrity of the flood control system through a permit process (Water Code Section 8710). A permit must be obtained prior to initiating any activity, including excavation and construction, removal or planting of landscaping within floodways, levees, and 10 feet landward of the landside levee toes. Additionally, activities located outside of the adopted plan of flood control but which may foreseeable interfere with the functioning or operation of the plan of flood control is also subject to a permit of the Reclamation Board.

Details regarding the permitting process and the regulations can be found on the Reclamation Board's website at <http://recbd.ca.gov/> under "Frequently Asked Questions" and "Regulations," respectively. The application form and the accompanying environmental questionnaire can be found on the Reclamation Board's website at <http://recbd.ca.gov/forms.cfm>.

Application Review Process

Applications when deemed complete will undergo technical and environmental review by Reclamation Board and/or Department of Water Resources staff.

Technical Review

A technical review is conducted of the application to ensure consistency with the regulatory standards designed to ensure the function and structural integrity of the adopted plan of flood control for the protection of public welfare and safety. Standards and permitted uses of designated floodways are found in CCR Title 23 Sections 107 and Article 8 (Sections 111 to 137). The permit contains 12 standard conditions and additional special conditions may be placed on the permit as the situation warrants. Special conditions, for example, may include mitigation for the hydraulic impacts of the project by reducing or eliminating the additional flood risk to third parties that may be caused by the project.

Additional information may be requested in support of the technical review of

your application pursuant to CCR Title 23 Section 8(b)(4). This information may include but not limited to geotechnical exploration, soil testing, hydraulic or sediment transport studies, and other analyses may be required at any time prior to a determination on the application.

Environmental Review

A determination on an encroachment application is a discretionary action by the Reclamation Board and its staff and subject to the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.). Additional environmental considerations are placed on the issuance of the encroachment permit by Water Code Section 8608 and the corresponding implementing regulations (California Code of Regulations – CCR Title 23 Sections 10 and 16).

In most cases, the Reclamation Board will be assuming the role of a “responsible agency” within the meaning of CEQA. In these situations, the application must include a certified CEQA document by the “lead agency” [CCR Title 23 Section 8(b)(2)]. We emphasize that such a document must include within its project description and environmental assessment of the activities for which are being considered under the permit.

Encroachment applications will also undergo a review by an interagency Environmental Review Committee (ERC) pursuant to CCR Title 23 Section 10. Review of your application will be facilitated by providing as much additional environmental information as pertinent and available to the applicant at the time of submission of the encroachment application.

These additional documentations may include the following documentation:

- California Department of Fish and Game Streambed Alteration Notification (<http://www.dfg.ca.gov/1600/>),
- Clean Water Act Section 404 applications, and Rivers and Harbors Section 10 application (US Army Corp of Engineers),
- Clean Water Act Section 401 Water Quality Certification, and
- corresponding determinations by the respective regulatory agencies to the aforementioned applications, including Biological Opinions, if available at the time of submission of your application.

The submission of this information, if pertinent to your application, will expedite review and prevent overlapping requirements. This information should be made available as a supplement to your application as it becomes available. Transmittal information should reference the application number provided by the Reclamation Board.

In some limited situations, such as for minor projects, there may be no other agency with approval authority over the project, other than the encroachment permit by Reclamation Board. In these limited instances, the Reclamation Board

may choose to serve as the "lead agency" within the meaning of CEQA and in most cases the projects are of such a nature that a categorical or statutory exemption will apply. The Reclamation Board cannot invest staff resources to prepare complex environmental documentation.

Additional information may be requested in support of the environmental review of your application pursuant to CCR Title 23 Section 8(b)(4). This information may include biological surveys or other environmental surveys and may be required at anytime prior to a determination on the application.

December 15, 2006

City of Rocklin
Community Development Department
Attn: David Mohlenbrok
3970 Rocklin Road
Rocklin, CA 95677

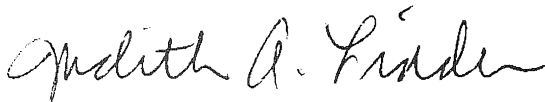
Dear David Mohlenbrok,

I believe the issue of "public health and hazards," highlighted on page 9 of the Notice of Preparation Rocklin 60 residential subdivision project, is a very important issues to address. What hazardous materials will be used in or around the construction of the proposed project? What types of construction equipment will be used in the construction of the residential development? How will the developer lessen the hazardous materials that will be released from the construction equipment throughout construction?

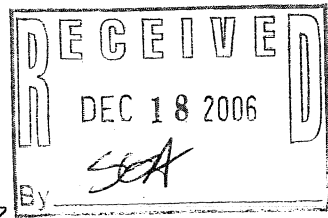
Also, Notice of Preparation says the residential development will be located directly next to a commercial development (Rocklin Crossings). What type of hazardous matter will be released into the air over and around the housing development from all the delivery trucks and daily traffic? How does the developer propose to minimize the amount of hazardous matter people will breathe from the commercial development? What type of hazardous material can be anticipated from the commercial development and how will the families in the housing development be protected from it all?

Thank you so much for addressing this very important issue in the draft environmental report.

Regards,



Judith A. Linder
5465 Havenhurst Cir
Rocklin, CA 95677



To The Rocklid Community
Development Dept,

My husband & I are
writing to say that we are
Not in favor of The

Rocklid 60 Residential subdivision
... 177 single family homes on
roughly 57 acres.

We oppose this for many
reasons. We moved to Rocklid
14 years ago to have a good
quality of life. The Rocklid
60 Residential subdivision will remove
hundreds of oak trees, displace
precious wildlife and will be situated
near Secret Ravine - a sensitive
habitat with salmon.

This development will be
next to a 24 hour Wal-Mart Super
Center (causing increased crime,
traffic and noise).

All the cars will dramatically
increase traffic - damaging

The housing subdivision ~~does~~ ^{does}
not include plans for
a school, generating a
shred in the Rocklin school
district.

This entire idea is
not good for the citizens
that currently live in
Rocklin.

Freeway traffic during
commute time is already
horrific. These new
projects will be only
successful in causing
more gridlock.

We do not want
or need this massive
new destructive construction.
Current citizens
are not happy about any
of this.

Please reconsider
these terrible proposals.
Mayor Mark Faber

Placer County Water Agency

Business Center: 144 Ferguson Rd. • Mail: P.O. Box 6570 • Auburn, California 95604-6570
(530) 823-4850 800-464-0030 www.pcwa.net



A Public Agency

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Pauline Rocucci • Alex Ferreira

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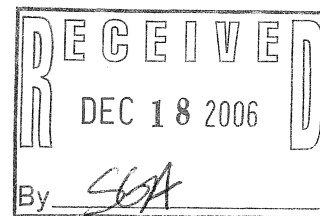
David A. Breninger, General Manager

Ed Tiedemann, General Counsel

December 14, 2006
File No. WA/Rocklin

Sherri Abbas, Planning Services Manager
Community Development Department
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

SUBJECT: Proposed Rocklin 60 Residential – Notice of Preparation



Dear Ms. Abbas:

Thank you for the opportunity to review and comment on the Rocklin 60 Residential Project's Notice of Preparation.

Potable water can be made available to the project from the Agency's treated water main in Dias Lane and/or Sierra College Boulevard. The water main in Dias Lane should be looped to connect to the Sierra College Boulevard main. The Agency conducted a hydraulic analysis which determined this service area does not have adequate pressure for domestic and fire protection purposes. Off site pipelines or other facility improvements will be needed to supply water for domestic or fire protection purposes and should be evaluated in the project's environmental impact report.

Private raw water services may traverse the property. During construction there should be measures to protect and maintain the existing private irrigation services.

In order to obtain service, the developer will have to enter into a facilities agreement with the Agency to provide any on site or off site pipelines or other facilities if they are needed to supply water for domestic or fire protection purposes and pay all fees and charges required by the Agency, including the Water Connection Charges. The Agency does not reserve water for prospective customers and this letter in no way confers any right or entitlement to receive water service in the future. The purpose of this letter is to apprise you of the current status of water availability from the Agency's treated water system at the location specified above. The Agency makes commitments for service only upon execution of a facilities agreement and the payment of all fees and charges required by the Agency. All water availability is subject to the limitations described above and the prior use by existing customers.

Thank you for the opportunity to comment, I look forward to reviewing the environmental impact report. If you have any questions please call me at (530) 823-4886.

Sincerely,



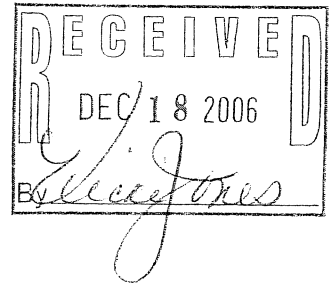
Heather Trejo
Environmental Specialist

HT:ly

pc: Mike Nichol
Customer Service
Ross Hooper
Darin Reintjes

December 16, 2006

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



Attn: David Mohlenbrok

RE: Notice of Preparation Rocklin 60 Residential Subdivision Project

Dear Mr. Mohlenbrok:

I represent myself, property owner of APN 045-043-030, and Richard and Margaret Ramsey, property owners of APN 045-043-052, 045-043-032 and 045-043-009. These comments are being submitted in response to the proposed Rocklin 60 Residential Subdivision Project.

The above-reference parcels are located within the City of Rocklin and, when viewed as a unit, will be surrounded on three sides by the proposed Rocklin 60 project. APN 045-043-030, 045-043-052 and 045-043-009 are each developed with a single-family residence. APN 045-043-032 is an undeveloped parcel.

The proposed project will affect our properties in a number of ways. However, several issues are of critical importance and must be resolved.

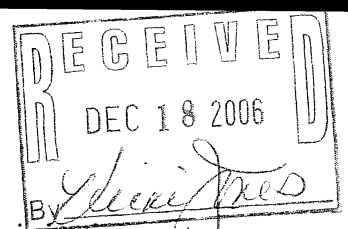
Transportation and Circulation

Since the 1960's, the **sole** access for APNs 045-043-052, 045-043-032 is Makabe Lane to Dias Lane to Brace Road. The proposed project site plan shows residential lots extending to the south side of Makabe Lane and eliminating this access. The lot configuration must be revised to maintain our access via Makabe Lane and therefore not create landlocked parcels. There is no other access.

The **sole** access for APN 045-043-009 is via Dias Lane, between APN 045-043-008 and 045-043-027. The proposed project site plan shows a lot design that ignores this access. The lot configuration must be revised to maintain this access and therefore not create a landlocked parcel. The existing residence on this parcel was built in the 1950's.

Utilities

The proposed project plans *do not* address either the PCWA irrigation canal, water box services or the private water lines from the PCWA water box services to our parcels. It is imperative that the project is designed to accommodate these existing PCWA irrigation water services and private lines to our parcels in a manner that preserves gravity flow and maintenance access.



APN's 045-043-052, 045-043-030 and 045-043-009 all have individual PCWA irrigation water services from the PCWA canal and water boxes which are (apparently) located on APN 045-043-051. There are private water lines from these water boxes, which traverse across the proposed project to our parcels. All of these water services are via gravity flow. The water box intakes, which are located in the canal, must often be cleaned daily to remove debris, which flows downstream in the canal. It should be noted that much of the canal system is open and debris is typically present, especially during water level fluctuations and when upstream canal cleaning is performed by PCWA. Also, the private water lines are equipped with blowoff ports for maintenance of the private lines.

Drainage

Grading and layout of the project must be designed to accept all drainage from our above-referenced parcels.

Also the drainage plan for the proposed project indicates a drainage easement between lots 171 and 172 that would convey drainage from the site (and upstream?) to our parcels 045-043-052 and 045-043-032. Concentrated/increased runoff from the proposed project must be mitigated to not impact our properties. How will this be done? Will concentrated flows be dissipated? Will detention, energy dissipation and water quality measures be proposed?

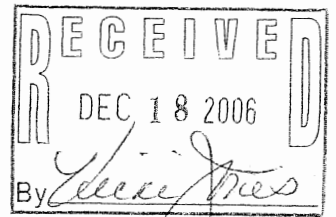
Land Use/Aesthetics

For reasons of land use compatibility, larger lots are proposed for portions of the proposed project adjacent to the existing rural parcels in the Town of Loomis. Proposed lot size adjacent to our parcels is only approximately 6500 square feet. The existing use of our parcels is single-family residential located on parcels from 2 to 4.4 acres in size. Although the character/use of our parcels is currently rural residential, we recognize that eventually our property could be developed in a way similar to the Rocklin 60 project. Therefore, instead of requesting the proposed project be designed to incorporate large lots (similar in size to those proposed next to the Town of Loomis) adjacent to our properties, we request that an eight-foot high wooden fence be constructed on the proposed project. The fence would be constructed within the proposed project boundaries around the entire perimeter of the proposed project that is adjacent to our properties. This fence would be maintained by the developer/HOA. Construction of the fence would be completed prior to recordation of the final map and sale of lots. Timing is critical. Fence construction completed at a later time would be inadequate and ineffective to meet our needs.

It should be noted that this wooden fencing must also be constructed where the two "barricades" are shown on the southern boundary of our properties. The "barricades" are shown at the points of potential future road extensions, but for the current security of our parcels, a solid fence would also be needed. Otherwise, trespassing onto our properties through a simple barricade from the proposed project would be easy and very likely.

Noise

Noise impacts to the residences on our parcels must be addressed. Construction noise is expected to be of particular concern, especially with regard to enforcement of mitigations.



Please contact me if you have questions. My contact telephone number is 916 652-7163.

Sincerely,

A handwritten signature in cursive script that reads "Vicki Ramsey".

Vicki Ramsey

Margaret Ramsey

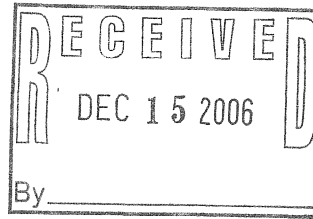
A handwritten signature in cursive script that reads "Margaret Ramsey".

Richard Ramsey

A handwritten signature in cursive script that reads "Richard Ramsey".

December 14, 2006

City of Rocklin
Community Development Department
Attn: David Mohlenbrok
3970 Rocklin Road
Rocklin, CA 95677



Dear David Mohlenbrok,

I am writing with regards to the Notice of Preparation for the Rocklin 60 Residential Subdivision Project Draft Environmental Impact Report. While reading through the Notice of Preparation, I noticed on page 4 in the "project description" section the mentioning of a "...future commercial project (currently known as Rocklin Crossings) [that] will be located on-site near the southwest corner of the project site."

What is the Rocklin Crossings development? How big is this commercial development? What stage in the process is this proposed development in? Who is the proposed developer for that project? Is the developer for the Rocklin 60 project the same as the Rocklin Crossings developer? How will the Rocklin Crossings development affect the Rocklin 60 development? I would like to know how the City is planning to mitigate such impacts as transportation and circulation, air quality, noise, utilities, public services, aesthetics, public health and hazards, population and housing, etc., that the Rocklin Crossings development will have on the future home owners in Rocklin 60?

I also have concerns regarding the traffic increase both of these developments will bring. I know the City has begun work on a new interchange at Sierra College Boulevard, but I would like to know what other steps to improve our road's infrastructures the City is planning.

Overall, I believe the proposed Rocklin 60 development and the proposed Rocklin Crossings development should be considered together and not separately by the City. It seems obvious that you cannot study the Rocklin 60 development without studying the Rocklin Crossings development because they are closely tied to each other. Please provide an explanation as to why the City has chosen not to do this?

Thank you.

A handwritten signature in cursive script, appearing to read "Richard Glazer".

Richard Glazer
3515 Fieldcrest Court
Rocklin, CA 95765



MIWOK
MAIDU United Auburn Indian Community
of the Auburn Rancheria

JESSICA TAVARES
CHAIRPERSON

JULIE HUFF
VICE CHAIR

DAVID KEYSER
SECRETARY

DOLLY SUEHEAD
TREASURER

GENE WHITEHOUSE
COUNCIL MEMBER

November 21, 2006

City of Rocklin
Community Development Department
Terry Richardson, Community Development Director
3970 Rocklin Road
Rocklin, CA 95677

Subject: SB18 Consultation, Rocklin 60 and Rocklin Crossings Projects

Mr. Richardson:

It was a pleasure speaking with you during our SB18 pre-consultation meeting in October of last year. Thank you for initiating formal consultations with the United Auburn Indian Community (UAIC) concerning the Rocklin 60 and Rocklin Crossings projects. The UAIC is comprised of Miwok and Maidu people whose traditional homelands include portions of Placer and Nevada counties, as well as some surrounding areas. The UAIC is concerned about development within ancestral territory that has potential to impact sites and landscapes that may be of cultural or religious significance to the Tribe. We appreciate the opportunity to comment on this and other projects in your jurisdiction.

We would like to make a few general points for consideration in developing the scope and content of both the Rocklin 60 and Rocklin Crossings Draft Environmental Impact Reports (DEIRs):

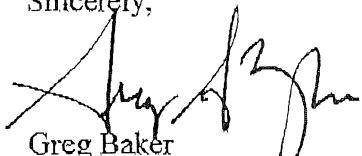
- The UAIC recommends that projects within the City of Rocklin's jurisdiction be designed to incorporate known cultural sites into open space or other protected areas;
- The UAIC is interested in holding conservation easements for culturally significant prehistoric sites;
- The UAIC would like the opportunity to provide Tribal representatives to monitor projects if excavation and data recovery are required for prehistoric cultural sites, or in cases where ground disturbance is proposed at or near sensitive cultural resources;
- The UAIC is interested in receiving cultural materials from prehistoric sites where excavation and data recovery has been performed;

- The UAIC would like to receive copies of environmental notices and documents for projects within the jurisdiction of the City of Rocklin.

We have reviewed the cultural resources assessments that you provided for both the Rocklin 60 and Rocklin Crossings projects and would like to arrange a meeting with your department to discuss how potential impacts to cultural resources of importance to the UAIC can best be addressed in the DEIRs.

Thank you in advance for taking these matters into consideration, and for involving the UAIC in the planning process as early as possible. We look forward to meeting with you in the near future, and to reviewing the DEIRs upon their completion. Please contact Shelley McGinnis, Analytical Environmental Services, at (916) 447-3479 to schedule the SB18 consultation meeting.

Sincerely,



Greg Baker
Tribal Administrator

CC: David Mohlenbrok, Senior Planner
Shelley McGinnis, AES