

ROCKLIN 60 RESIDENTIAL SUBDIVISION PROJECT

SCOPING MEETING

---o0o---

THURSDAY, DECEMBER 7, 2006

4 P.M. to 6 P.M.

---o0o---

ROCKLIN, CALIFORNIA

REPORTED BY:

ELIZABETH TEKLINSKY  
CSR NO. 7895

COPY

COMMENTS

MADE BY:

ARLAN COKELEY  
JANETTE COKELEY  
FRANK PARKER  
JAYNE PARKER  
ELEANOR STRATHMAN  
PHYLLIS COLLIER

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 ROCKLIN, CALIFORNIA

2 THURSDAY, DECEMBER 7, 2006

3 ---o0o---

4 MR. COKELEY: This is Arlan Cokeley and my wife,  
5 Janette. We live at 4223 Dias Lane, D-i-a-s. For your  
6 information, Mrs. Dias was postmistress of Loomis,  
7 postmaster, for over 40-some years.

8 We're the most impacted by this, concerning the  
9 Rocklin 60, and future commercial development will impact  
10 the folks just across Dias Lane, which is in Loomis.  
11 Dias is the border between Rocklin and Loomis.

12 MRS. COKELEY: That's a private road at this  
13 point, not maintained by Rocklin.

14 MR. COKELEY: Of most concern is the impact of  
15 traffic on Dias Lane that will be brought by 160-some  
16 residential houses they're proposing. And we notice that  
17 the map shows 24 acres that belong to Ramsey Development  
18 which is not included in this EIR, to be proposed of  
19 future development. Then the present Rocklin 60 property  
20 that we're discussing with the environmental here, all of  
21 those cars could possibly go through that 24 acres  
22 development of the Ramsey property, which is in the  
23 future.

24 So even though we'll say -- it's been said  
25 they'll only dump four or five houses on the -- Dias Lane

1 with this project, the following project could then allow  
2 almost all these homes to come out on Dias Lane, which  
3 causes a lot of pollution from the automobiles, to say  
4 the least about the mall and the shopping area and all  
5 the asphalt, which all drifts to the lower -- all the  
6 smog and carbon monoxide drifts to the lowest area, which  
7 would be along Secret Creek, and settles into the lower  
8 culverts and so on.

9 That's where we live, and we're really concerned  
10 about environmental air quality. The South Loomis Basin  
11 is known historically for its own environmental air  
12 quality concerns. Being along the Interstate 80  
13 corridor, we already have one of the highest smog  
14 districts in the state of California, and we have poor  
15 air quality, especially in the summertime. Additional  
16 development will certainly pollute us that much more.

17 MRS. COKELEY: I'm concerned about all the  
18 pavement and asphalt that's going to go in because of  
19 these homes, driveways and such, that prevent water from  
20 seeping into the ground like it does naturally. So there  
21 will be more rain water running off into the creek. We  
22 already have a tendency to flooding. And that creek is  
23 also a salmon habitat, and runoff from asphalt is not  
24 good for salmon.

25 Plus, there is a lot of wildlife in the area.

1 We're already getting more wildlife from the Croftwoods  
2 subdivision, more deer, raccoons, skunks, rattlesnakes,  
3 coyotes, raccoons, turkeys, possums. They don't have  
4 anyplace to go.

5 MR. COKELEY: They're driven up north into our  
6 properties now. We're enjoying the wildlife, but we  
7 realize with this project that's the end of the wildlife.

8 Since they started the bridge across -- on the  
9 map here, they interconnect to existing -- which is on  
10 the right-hand bottom of the map by -- Preliminary  
11 Utility Plan, the Rocklin 105 Residential Project.  
12 They've gone ahead and developed some of the roadways and  
13 put a four-lane, very expensive bridge across Secret  
14 Ravine, and it's already in.

15 Since they started that over a year ago, there's  
16 no -- salmon have not come up Secret Ravine; we have not  
17 seen since about this summer or early fall of 2005. So,  
18 so far we should have a hundred to 200 fish along this  
19 sector of creek, and we don't have any. Whether or not  
20 they'll come in in the next couple months -- we  
21 understand the bridge is now completed, but the roadways  
22 are not. We'll see if the salmon come back.

23 As a matter of fact, there are almost no other  
24 fish but salmon. Sacramento trout and the whitefish and  
25 some of the minnows are nonexistent at the present time.

1 We believe it's due to the development already of the  
2 four-lane bridge that was built on the property that  
3 we're discussing.

4 MRS. COKELEY: I want to speak to the issue of  
5 crime. The location of this shopping center is at I-80  
6 and Sierra College Boulevard, and it's a critical  
7 juncture. People from Reno, east, and from San  
8 Francisco, south, come up I-80, frequently, and with the  
9 attraction of the shopping center there, there's going to  
10 be many people that pull in because of ease and because  
11 of the advertisement of the shopping center and will  
12 create a new level of crime in the area which Wal-Mart is  
13 notorious for. It is the worst store in the United  
14 States because of the crime rate in their parking lots,  
15 and it's sort of a terrifying notion to think about  
16 what's going to happen to the entire area for this  
17 reason.

18 Frank, did you want to address something?

19 MR. PARKER: I think you pretty well covered it.

20 MR. COKELEY: The crime is four times worse than  
21 any Target or Sears or Macy's-type store -- this is a  
22 proven fact -- probably because of being a superstore  
23 which would be open 24/7, and there's a lot of drug  
24 trading and that type of thing in the parking lot.

25 MRS. PARKER: People spend the night in those

1 parking lots, which creates more crime.

2 And then there's also, from parking lots of that  
3 size, light pollution because you have lights 24/7, and  
4 it's brilliant, and it will affect all the neighborhoods  
5 surrounding it, including the wildlife.

6 Our place, 4435 Dias, is impacted daily now by  
7 wildlife that's being brought north from this development  
8 of the bridge down here, and I can't even imagine how  
9 terrible it's going to be on the wildlife, on the  
10 environment, with just the houses that are going to go  
11 into an area that's pristine at this time.

12 But the shopping center will quadruple the  
13 impact of all kinds of pollution. Traffic in the area,  
14 in general, on all roads will increase dramatically, and  
15 it's already bad.

16 MR. PARKER: I live at 4435 Dias Lane, and the  
17 road is level to that point, and then it drops down into  
18 my property, and so naturally, it has a big swale down  
19 there, and then it goes up again, so all the water is  
20 going to end up down in the lower part there. Right now  
21 we put a dam in and we make a little lake, and then it  
22 sort of soaks in, but if it gets too much more -- then it  
23 runs down to the creek too. But I can see that could get  
24 bad.

25 MR. COKELEY: I'll add to your -- to Frank's

1 statement on the flooding on Secret Ravine. It floods  
2 most of the property maybe a hundred feet each side as  
3 shown on the map. And planning maps by the Corps of  
4 Engineers show a hundred-year flood plain, and in the  
5 last 20 years, we've had three major floods, and noting  
6 that one flood almost wiped out the bridge across Sierra  
7 College Boulevard. It backed up, really, the water  
8 there, and the erosion and such. So that whole bridge  
9 would have to be replaced on Sierra College. And we  
10 still believe that the addition of all these homes and  
11 commercial businesses will jam the creek and cause  
12 additional backup and flooding to the existing residences  
13 along Dias Lane.

14           There again, my name is Arlan Cokeley, 4223 Dias  
15 Lane.

16           MR. PARKER: And there will be hordes of kids  
17 heading to the creek too.

18           MR. COKELEY: You know, Frank, all these homes,  
19 kids will be playing up and down the creek, even  
20 launching canoes, if you can. During flood-stage  
21 periods, we've had canoeists and kayakers going down the  
22 creek. They start at Loomis and float down through  
23 Rocklin and into Roseville.

24           Basically, what they say is they're going to  
25 build a big wall here so you won't hear these guys, and



1 then they're going to build a bigger wall, 9 to 11 foot.  
2 What's a 9-to-11-foot wall going to do? The streetlights  
3 are taller than that, and it doesn't stop the pollution.  
4 The prevailing west wind comes from the west and will  
5 blow all that commercial and new residential housing  
6 pollution right on to us.

7 MRS. COKELEY: Right across from us is a big  
8 pond, the size of a football field. Right before the EIR  
9 came down about two months ago, they drained the pond.  
10 In the pond was a wildlife habitat. It had the  
11 red-winged blackbird and many other birds in the pond.  
12 There's no more water going into it, so this entire  
13 environment and wildlife habitat has been wiped out.  
14 Why? Because they want to build houses on it.

15 MR. COKELEY: The development has already  
16 changed the environment in our area by the pond, driving  
17 out the wildlife, a new bridge going in. It seems like  
18 they've jumped the gun on this project, especially  
19 environmentally.

20 MRS. COKELEY: Especially, and the pond is a  
21 good example. Two years ago, they were talking about  
22 building the homes around the pond and possibly utilizing  
23 that. Now they've created a situation where the pond  
24 barely exists. So that's good. They're now going to be  
25 able to build houses there where the pond is.

1           MR. PARKER:  It's filled up about halfway now  
2 from the drainage.

3           MRS. COKELEY:  The pond was so large that,  
4 several years ago, my son who was a helicopter pilot for  
5 the Army and flying from Fort Ord to Susanville would use  
6 that pond as a turning point to start toward Susanville,  
7 and that's how large it was.  So it was no small  
8 situation.  It's still there, but -- the rainwater has  
9 filled it up a little bit, but they -- the Rocklin people  
10 tore out a beaver dam at the end of it, saying because it  
11 was legal to tear out the beaver dam, so that drained the  
12 water.

13           But that was a small issue in the draining of  
14 the pond.  The pond is no longer getting water, and the  
15 beaver dam was just a small, temporary that was  
16 happening, and it wasn't the major reason the pond was  
17 there.  The pond has been there for, golly, as long as  
18 we've lived there, 30 years, and before that.

19           MR. COKELEY:  My name is Cokeley.  I live on  
20 Dias Lane.

21           The earlier project of development of commercial  
22 land at the southeast corner of Sierra College Boulevard  
23 and Interstate 80, that land was -- the project was  
24 derailed by the City of Loomis and a poor environmental  
25 development program.  They went ahead and built

1 commercial property along Highway 65; as we know, a large  
2 development, the Galleria development. So if they  
3 couldn't build, earlier, 65 homes with those  
4 environmental problems, now they want to build a  
5 hundred-seventy-seven, a hundred-seventy-nine homes,  
6 which is more than double the amount of homes than the  
7 previous project that was shot down by poor environmental  
8 and the City of Loomis challenging the program of  
9 Rocklin.

10 MS. STRATHMAN: I'm concerned about the  
11 wildlife. I've lived in the same house on Whitney  
12 Boulevard for the last -- for 33 years, and the last two  
13 years, deer have been coming in my yard. I've never seen  
14 deer before in that area. It seems they have no place to  
15 go except in people's back yards and the narrow corridor  
16 that's left. Occasionally, we see wild turkeys.

17 MS. COLLIER: My concern is about all the extra  
18 traffic that's going to be on Sierra College because of  
19 Bickford Ranch along with that traffic; and then this  
20 additional traffic, it's just going to be a mess.

21 ---o0o---

22  
23  
24  
25

