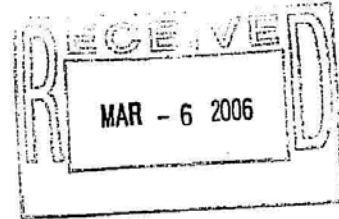


**Letter 73**

March 6, 2006

Sherri Abbas  
Rocklin City Planning Department  
3970 Rocklin Road  
Rocklin, CA 95677



Clover Valley DEIR Public Comments

Dear Ms. Abbas,

I am strongly opposed to the proposed Clover Valley development. I own seven acres bordering the eastern rim of Clover Valley. It has been both my privilege and honor to live intimately with Clover Valley. From my property, I have a magnificent, uninterrupted view of the Clover Valley Canyon. A major reason why my husband and I moved to this property is because of the beautiful and scenic view.

The exploitation of this sacred and precious valley with the Clover Valley development will degrade the property values of those of us living near the project. Our quality of life will be negatively impacted due to increases in noise, air pollution, loss of scenic viewshed, traffic, and negative impacts from night lighting. If Clover Valley was left undeveloped as an Open Space Preserve, my property value would increase. The City of Rocklin does not have the right to destroy Clover Valley, the oaks, the creek, the wetlands, and the abundant wildlife, and to negatively impact my property value as well.

I must tell you that the spirit of Clover Valley is palpable and I pay homage and respect to our obligation to protect this natural treasure. I pray you will save this place for all future generations to come.

Sincerely,

Sue Briggs  
4297 Boulder Ridge Road  
Loomis, CA 95650

73-1

**LETTER 73: BRIGGS, SUE**

**Response to Comment 73-1**

As noted in Impact 4.3I-4 on page 4.3-14 of the DEIR, seven to eight homes exist on the eastern-facing ridge slopes immediately to the east of the project site. The discussion identifies a less-than-significant aesthetic impact because the Clover Valley LSLTSM development would consist of low-density residential units and park/open space corridor visually consistent with these adjacent homes. The comment regarding the commenter's property value does not address the adequacy of the DEIR. See Master Response 3 – Aesthetics.

## Letter 74

### David Mohlenbrok

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**From:** Marie Bryant [mbryant@starstream.net]  
**Sent:** Monday, March 06, 2006 1:19 PM  
**To:** David Mohlenbrok  
**Subject:** Clover Valley

74-1 Dear Mr. Mohlenbrok,  
The proposed Clover Valley development and resulting Parkway is a horrid idea. Most of the people living in the surrounding Rocklin area moved here because of the beautiful, NATURAL environment.

74-2 What about all of the deer, wild turkeys, quails, hawks, etc., living around here? Not to mention the gorgeous valley strewn with oak trees, etc. To look out over the valley and see a literal SEA of homes would not only destroy the living environment of all the wildlife, but also make Rocklin look like all the other communities around here.

74-3 I am in the real estate business - working in sales for a major developer - BUT I am also a Rocklin resident. Something that sets this area of Rocklin apart from the greater Sacramento region is that we still have areas of wildlife and nature preserves running throughout some of our community.

To bulldoze through the hills throughout Clover Valley - as was done in Whitney Ranch - and destroy some of the beautiful nature areas with more and more homes being built should be considered a crime.

74-4 The resulting traffic congestion that would add on to the already backed up 65 in rush hour would not be a wise thing to do. In addition, there are three schools - an elementary, a middle school and Rocklin High School that potentially would be in the middle of someone's commute over the hill in this direction adding to the potential danger for school children of all ages.

74-5 An addition of OVER one thousand homes in this area should not be allowed. Some development might be acceptable but nothing to the degree that is planned.

Please re-think this entire situation. Surely there is land in another area of Rocklin where so much wildlife AND the quality of life for so many people would not be destroyed?!?

Rocklin Resident  
Marie Bryant  
3928 Coldwater Drive  
Rocklin, CA 95765  
916-435-8161

03/06/2006

**LETTER 74: BRYANT, MARIE**

**Response to Comment 74-1**

This comment states the commenter's opinions regarding the project and does not address the adequacy of the EIR.

**Response to Comment 74-2**

Project impacts related to wildlife in Clover Valley are addressed in Chapter 4.8, the Biological Resources section of the DEIR. As noted in Impact 4.8I-16, cumulative impacts related to biological resources, including wildlife, were found to be significant and unavoidable. If the project were approved, the City Council would be required to issue a statement of overriding consideration, acknowledging these impacts and explaining the reasoning behind their determination that the benefits of the proposed project would outweigh the impacts.

**Response to Comment 74-3**

This comment does not address the adequacy of the EIR.

**Response to Comment 74-4**

This comment does not address the adequacy of the EIR. The effects of additional traffic have been analyzed in Section 4.4 of the DEIR. Schools in the City of Rocklin have been planned in proximity to arterial roadways, and appropriate design has been provided for pedestrian access. The DEIR analysis indicates that no significant traffic impacts are anticipated in proximity to schools.

**Response to Comment 74-5**

The proposed project would result in the construction of 558 single-family homes, not over 1,000 homes as the commenter states. As noted in the discussion of growth-inducing impacts (Page 5.2 of the DEIR), the project would include the construction of sewer systems capable of servicing over 1,000 additional residential units in the area. The increased sewer infrastructure is in accordance with the South Placer Municipal Utility District (SPMUD) Master Plan, which anticipates the possibility of supporting additional developments to the north and the south of the proposed project site. However, any development beyond those specifically discussed in this EIR would require their own separate, project-specific environmental analysis. See Master Response 13 – Growth Inducing Impacts.

## Letter 75

2716 San Marcos Crt  
Rocklin, CA 9575

Feb. 19, 2006  
Rocklin City Planning Dept  
3970 Rocklin Rd.  
Rocklin, CA 95765

### Dear Members of the Board

As a long time resident of Rocklin. I strongly urge the members of the board to vote no on the proposed Clover Valley Project. In the past 10 years I have seen the urban sprawl spread like a unsightly concrete cancer over areas of beautiful rolling hills and heritage oaks. The small town atmosphere that attracted me to this area is fast being replaced by yet another collection of cookie cutter homes and strip malls.

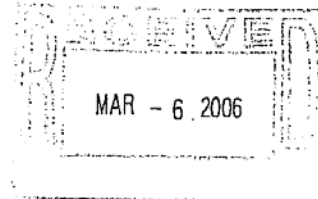
We do not need more homes and associated traffic in a area where there has been so much growth that daily commutes in an out of Rocklin/Roseville areas has become a nightmare. We do not need another strip mall offering good and services that are available just a block away.

Do not turn this beautiful area into LA North with the traffic smog and disparate little hamlets connected by concrete and nothing else. We need to preserve our open spaces our Native American heritage for our children.

Yours Sincerely,



**Michael Chang**



75-1

**LETTER 75: CHANG, MICHAEL**

**Response to Comment 75-1**

This comment states the commenter's opinions regarding the project and does not address the adequacy of the EIR.

## Letter 76

David Mohlenbrok

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From: Jim Cheap [jim@comsport.com]  
Sent: Thursday, March 02, 2006 7:49 PM  
To: David Mohlenbrok  
Subject: Clover Valley Project

David Mohlenbrok,

I am a resident of Springfield at Whitney Oaks. I am in complete support of the development of Clover Valley and the parkway extension that will allow me to cut many miles and time when commuting to other parts of the Rocklin/Loomis area. All that I ask is that some minor roadway traffic lines be placed near the Coldwater Exit/Entrance (near Crest Drive) so as to direct traffic to the center lane at the intersection of Park and Crest. We have a somewhat blind entrance onto Park from Coldwater Drive that could be a traffic hazard if something is not done.

The parkway system that had been developed in the Roseville/Rocklin area is a vast improvement over older methods of traffic movement. When I moved into the Springfield development 7 years ago I fully expected that the 4 lane Park Drive would someday have the traffic for which it was build. Complaining now about the possible traffic impact is like moving next to railroad tracks and not expecting a train to come by.

Sincerely,

Jim Cheap, Springfield Resident

To Improve Team Organization and Communication check out [www.getann.com](http://www.getann.com).  
For Custom Enamel Pins and Embroidered Patches check out [www.comsport.com](http://www.comsport.com).

76-1

**LETTER 76: CHEAP, JIM**

**Response to Comment 76-1**

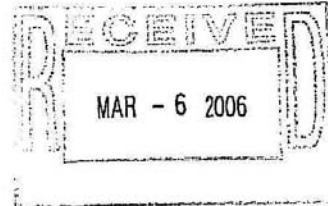
This comment states the commenter's opinions supporting the project and does not address the adequacy of the EIR.



## Letter 77

March 2, 2006

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



Dear Commissioners,

I would like to express my disapproval of the projected Clover Valley development. I was contacted by the developers and gave them my opinion and concerns and, consequently, I would like to tell you my reasons for my objection to this project.

77-1

I am dismayed at the prospect of a beautiful valley and its wetlands being destroyed. I am upset that a rich Native American historical and cultural site as well as part of Rocklin's heritage will be lost. I am worried about the rising pollution and ozone levels this project will bring with its increase in people, properties, and their vehicles. But the part of this development that I find the most maddening for me personally and perhaps, selfishly, is the proposed Valley View Parkway.

77-2

I live off of Park Drive and can actually see it from my living room window. I constantly hear the traffic noise and, sometimes, the trucks that drive up Park Drive to Sunset Drive are so loud that they sound like they are actually driving up my street. I read in The Placer Herald that Bill Halldin said at the February 23rd public hearing that "no development in Clover Valley might actually have a negative impact, especially with respect to traffic." This statement is laughable. The development of Clover Valley will obviously increase traffic with some estimates recording an additional 16,000 cars and trucks a day on this thoroughfare. I will not only be surrounded by more vehicles when I leave my home but when I am in my home. This is simply not right.

Please weigh these considerations as you make your final decision on Clover Valley. Hopefully, you will choose to Save Clover Valley.

Sincerely,

*Laurie Combs*

Laurie Combs  
5955 Blackstone Court  
Rocklin, CA 95765

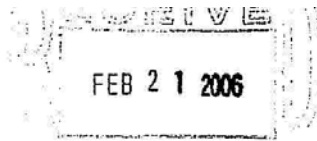
**LETTER 77: COMBS, LAURIE**

**Response to Comment 77-1**

The environmental analysis included in the DEIR found that a number of impacts related to biology and the loss of habitat (discussed in impacts 4.8I-6, 4.8I-8 and 4.8I-16), impacts related to air quality (discussed in impacts 4.5I-1 and 4.5I-4) and cumulative impacts to traffic (discussed in impact 4.4I-6) would be significant and unavoidable. If the project were approved, the City Council would be required to issue a statement of overriding considerations acknowledging these impacts and explaining the reasoning behind their determination that the benefits of the proposed project would outweigh the impacts.

**Response to Comment 77-2**

This comment states the commenter's opinions regarding the project and does not address the adequacy of the EIR. See also Section 3 of Master Response 4 – Traffic.



Letter 78

Feb. 17, 2006

TO: ROCKLIN, CA. City Planning Commission DEPT  
SUBJECT: THE "PAVING" OF Clover Valley.

78-1

I say 'NO' but 'HELL NO' to the developers who want to "Pave and Fortify" Clover Valley. I'm not fooled by "OPEN SPACES" they claim to leave. It's already "OPEN" and beautifully so. We don't need more concrete--asphalt here anymore. The open spaces are already there.

The developers are only profit takers and their only interest is monetary. They won't live there. They just build and move on to ruin other natural sites elsewhere, anywhere.

I'm not able to be at the meeting on the 23rd, so please pass on my opinions to the Planning Dept of Rocklin. I've lived here 30 years, and I've seen the concrete grow around me! I say NO to the proposed Clover Valley Development.

Sincerely,  
Jose Coy  
May Coy

**LETTER 78: COY, JOSE AND MARY**

**Response to Comment 78-1**

This comment states the commenter's opinions regarding the project and does not address the adequacy of the EIR.

## Letter 79

**David Mohlenbrok**

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**From:** deenbob@prodigy.net  
**Sent:** Friday, March 03, 2006 2:31 PM  
**To:** David Mohlenbrok  
**Subject:** Concerns of Clover Valley

We are residence of Springfield.

- 79-1 What a mess and we mean mess this is going to be if the development of Clover Valley is completed.
- 79-2 Our quality of life will certainly be changed, but not only us, but our children, grandchildren, and even the great-grandchildren.
- 79-3 The traffic congestion, think about it all the cars going and coming from Valley View Parkway, coming on to Park Drive, and onto Crest, where there are a few schools has anyone from the council gone by these schools in the morning and the afternoons, when parents drop off and pick up the children.
- 79-4 People don't drive slow, park an officer on Park Drive in the late evenings or early mornings at around 1-3am, and watch those drivers, their not going the limit that's for sure, do it on the week-ends.
- 79-5 This is not progress, the only people that think they'll benefit from this proposed parkway are the developers, the people who would live in the valley & those coming from Sierra College Blvd.
- 79-6 There are several gates entering and leaving Springfield, especially one close to Crest and Park Drives, it's really a blind spot, an accident waiting to happen, and it's going to happen.
- 79-6 Our community will never be the same if something is not done, this parkway does not contribute to the well being of the residents of an active adult community.

Concerned,

Robert and Deanna Degli-Esposti  
Silver Star Ct.

**LETTER 79: DEGLI-ESPOSTI, ROBERT AND DEANNA**

**Response to Comment 79-1**

This comment states the commenter's opinions regarding the project and does not address the adequacy of the EIR.

**Response to Comment 79-2**

Please refer to the responses to comments 28-1 and 74-4.

**Response to Comment 79-3**

This is not a comment on the project or EIR. This is an existing condition. City staff has been made aware of these concerns.

**Response to Comment 79-4**

This comment states the commenter's opinions regarding the project and does not address the adequacy of the EIR.

**Response to Comment 79-5**

This is not a comment on the project or EIR. This is an existing condition. City staff has been made aware of these concerns.

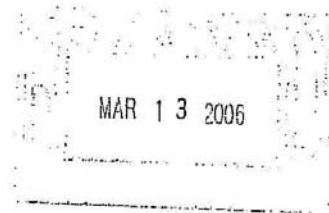
**Response to Comment 79-6**

This comment states the commenter's opinions regarding the project and does not address the adequacy of the EIR.

**Letter 80**

March 19, 2006

Ms. Sherry Abbas  
Planning Services Manager  
3970 Rocklin Road  
Rocklin CA 95677



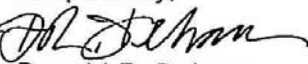
Dear Ms. Abbas:

We have lived in the Springfield Area of Whitney Oaks for the past six years. Springfield borders Park Drive on both sides. As I'm sure you know too, this is a community of people fifty five years of age and older.

The increase in traffic since we moved here, not only on Park Drive, but on many other streets in Rocklin as well, has already significantly and adversely affected travel within the city.

We are very concerned about the possibility of the development of Clover Valley which would not only cause a major traffic increase on Park Drive but also on many other streets in Rocklin as well. In addition it would be built in a very beautiful area which should be preserved as is.

Rocklin was clearly not designed to be a large and hectic city with too much traffic and all the pollution problems that go with it. Please do not approve any further development in our beautiful city.

Respectfully,  
  
Donald R. Dehaan  
4196 Tahoe Vista Drive  
Rocklin CA 95765

80-1

**LETTER 80: DEHAAN, DONALD R.**

**Response to Comment 80-1**

See Master Response 4 – Traffic.