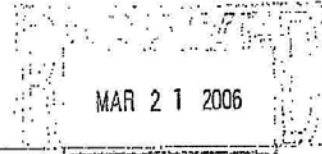


Letter 171



Dear Sherri Abbas,

171-1

This will be the second letter I am writing in opposition of building on Clover Valley. The citizens of Rocklin need to be able to feel the "quaint, small town atmosphere" that we used to have. They need to see how beautiful a town it was before all of the building. We need to still have a place for the deer to roam. I know my child would much rather see deer in a meadow, than a street full of houses PLEASE DO NOT BUILD ON CLOVER VALLEY It would be the wrong thing to do.

Sincerely,
Jamie Singh

Jamie Singh
5757 Shannon Bay Dr. Apt. 27
Rocklin, CA 95677

LETTER 171: SINGH, JAMIE (UNDATED; RECEIVED MARCH 21, 2006)

Response to Comment 171-1

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

Letter 172

David Mohlenbrok

From: HOWARD SMITH [hhjs@sbcglobal.net]
Sent: Monday, March 06, 2006 1:18 PM
To: David Mohlenbrok
Cc: PATRICIA SMITH
Subject: CLOVER VALLEY DEVELOPMENT

MR. MOHLENBROK:

172-1

THIS DEVELOPMENT IS NOT IN THE INTEREST OF SPRINGFIELD RESIDENTS OR THEIR PROPERTY VALUES. FURTHER IT IS AN AFFRONT TO HAVE THE ENTRANCES CONTROLLED BY OPPOSING PARTIES , I.E., THOSE NEAR TAYLOR ROAD AND THOSE PRESENTLY IN CLOVER VALLEY.

172-2

YOU WILL , BY APPROVING THE ENTRANCES OFF PARK DRIVE, AND CONCURRENTLY LEAVING CLOVER VALLEY "PROTECTED" FROM THE TRAFFIC ONSLAUGHT, PRECIPITATE A LOCAL CIVIL WAR.

172-3

I REALIZE THAT THE INCREASED TAXES TO THE CITY AND THE BRAGGING VALUE OF THE GROWTH FACTOR WOULD BE FEATHERS IN THE CAPS OF THE CITIE'S "FATHERS".

172-4

IF YOU, THE CITY, HAVE ALREADY GONE TOO FAR TO TURN BACK AND SAVE FACE AT THE SAME TIME BECAUSE OF PREVIOUS COMMITMENTS TO THE DEVELOPER, THEN:PLEASE LIMIT THE ACCESS TO PARK DRIVE, AND OPEN CLOVER VALLEY (IF THIS PROJECT MUST GO THROUGH) DUE TO AN UNFAIR BALANCE OF ROAD TRAFFIC OVERLOAD.

I WOULD VERY MUCH LIKE TO KNOW IF THIS MESSAGE IS READ BY YOU, NOT JUST YOUR STAFF.

THANK YOU,
HOWARD J, SMITH AND PATRICIA SMITH

3927 COLDWATER DRIVE
ROCKLIN CA 95765
TELE/FAX 916-435-1540

03/06/2006

LETTER 172: SMITH, HOWARD J. AND PATRICIA

Response to Comment 172-1

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

Response to Comment 172-2

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

Response to Comment 172-3

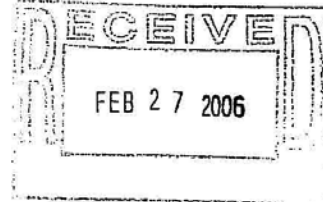
This comment states the commenter's opinions regarding the project and does not address the adequacy of the EIR.

Response to Comment 172-4

The commenter expresses concern regarding the distribution of traffic as a result of the proposed access to Park Drive. This comment state's the commenter's opinions regarding the project and does not address the adequacy of the EIR. See Section 3 of Master Response 4 – Traffic.

Letter 173

Susan Somers
5315 Thunder Ridge Circle
Rocklin, CA 95765



February 18, 2006

Sherri Abbas
Planning Services Manager
3970 Rocklin Road
Rocklin, CA 95677

Re: Clover Valley Lakes Draft Environmental Impact Report

Dear Ms. Abbas:

173-1

As a resident of Rocklin and a neighbor of Clover Valley I want to go on record as recommending that Clover Valley does NOT get developed. After reading the massive DEIR and all the significant impacts regarding; traffic, noise pollution, air pollution, the loss of views, the disturbance of cultural Indian sites, the impacts to Clover Valley creek and the Dry Creek Watershed, the destruction of oak trees, impacts to riparian growth and aquatic habitats, and the loss of bird and animal life I am convinced that this project is possibly the worst in Rocklin's history.

173-2

If approved, the City Council of Rocklin will have created an exclusive gated community of wealthy people who obtained their housing upon the destruction of a pristine environmentally and culturally significant property. This gated enclave will do nothing to enhance the quality of life in Rocklin.

173-3

The proposed Valley View Parkway will only allow more incoming traffic from outlying areas to use our city as a bypass. The traffic study did not take into account Crest Ave. Crest is a roadway that intersects Park. The neighborhoods of Sunset Heights, Whitney Oaks, Foxhill and Springfield are going to be impacted by the additional vehicles not only from Clover Valley Lakes but traffic from other areas using Crest as a short-cut to get to Stanford Ranch Road and the Galleria. Roadway lighting will greatly impact wildlife and needs to be mitigated with low level lighting along all roadways within the project.

173-4


There should be no creek side development because the impacts on the creek and its watershed are just too great. The Dept. of Fish and Game recommended in their NOP comment letter: "eliminating any and all proposed urban development proposed immediately adjacent to Clover Valley Creek (lots 71-95)." Further they said "that this alternative design would reduce project impacts due to fragmentation, allow for continued animal movement along Clover Valley Creek, be consistent with a potential Placer County conservation strategy, and be scientifically defensible."

- 173-5 The applicant is requesting a rezone to the General Plan to encroach in to the 50 foot setback (page 3-20 of DEIR). The housing setbacks are not NOAA compliant. The setback should be at least 75 feet but consider set backs of flood plain plus 100 feet as a superior alternative. As sited in a Jones and Stokes report, dated February 2005 *Setback Recommendation to Conserve Riparian Areas and Streams in Western Placer County* , “that riparian setbacks include the entire active floodplain, regardless of the current extent of riparian vegetation on that surface, and that an additional 30 m (98 ft) buffer be included within the setback. This width should be sufficient to substantially slow or infiltrate much of the runoff from adjacent uplands, and to remove excessive sediment from that runoff prior to it’s entering the active floodplain”. Creek markers should be installed to alert homeowners from mowing, plantings and disturbing the open space.
- 173-6 The three elevated bridge crossings over the creek across this small valley floor may inhibit movement of wildlife; disrupt cooling groundwater flows into the creek needed for summer refuge for future steelhead. The applicants’ solution to the loss of the aesthetic impacts to the riparian corridor is to construct culverts at all the road crossing of Clover Valley Creek. Using box culverts for the bridge structures and if they are fitted with a concrete bottom are known to create fish passage problems as down-cutting occurs below the structure. Clover Valley Creek is now considered critical habitat for California Central Valley Steelhead, regardless whether or not fish are currently found in the stream.
- 173-7 The significant removal of oak trees (1,632) especially Blue Oaks should be limited to oaks of less than 3 feet in diameter. The omission of tree loss on commercial property has to be addressed. An inventory of trees on the commercial property was not taken and it was assumed that because it is commercial property it was okay. The off-site sewer line is in an area with a significant amount of trees (4.8-26) and this was identified as a significant and unavoidable impact. The mitigation was to develop a mitigation strategy. When will that be done? After the trees are cut down? The sewer line installation will cause damage to the trees not slated for removal and the mitigation is for the developer to replace. What happens if the damage or loss is to a 100 year oak? How can that be replaced?
- 173-8 Flooding from increased flows in to Clover Valley Creek was not addressed at Midas Ave. The recent storms in December show Clover Valley Park flooded and Sunset Whitney at Midas was turned into a virtual lake. This was not even a 100 year flood event and this is BEFORE Clover Valley is developed. PCWA has already warned of potential storm water runoff and overflow from Whitney Reservoir (4.11-11) which will add 10cfs into Clover Valley Creek. Increased flows due to in line detention basins cause down-cutting within the stream channel, regardless if the bridge culverts have concrete bottoms or not; this will increase turbidity, water temperatures and algae growth . The funding of perpetual monitoring of creek hydrology as recommended in the DEIR (4.11-13) should be instituted.
- 173-9 The construction process alone will cause countless and unmitigated damage. The contouring of the land will increase the amount of soil into the creek. The potential

- 173-9
Cont. ▲ contamination of the creek from oil and gas leaks from heavy equipment and machinery during construction. The construction phase should include all the mitigation measures in the DEIR (4.11-16) and using instream loggers for monitoring water quality. Measuring for turbidity, temperature, pollutants, PH and DO. Any grading continued after October 1st a fine should be imposed on the applicant.
- 173-10 The project includes 366 acres of open space or 58.8 percent of the project. Where is this open space and what is being counted as open space? Will this open space be limited to the people living within the gated community of Clover Valley Lakes? The applicant is using the General Plan policy (4.2-10) "all lands located within 50 feet from the edge of the bank of all perennial and intermittent streams and creeks ... (p.60)". Was this the intention of the policy? They go on to quote as open space "*Open Space Policy 15* requires the provision of adequate yard areas and building setbacks from creeks, riparian habitat, hilltops, and other natural resources" I feel that the residents of Rocklin have been mislead as to the facts regarding true "open space". In my mind, open space are large contiguous areas that are not lit or landscape; relief for one's eyes from looking at buildings. This is not what is being proposed. Rather these are islands of space behind 8 foot sound wall and space along the creek.
- 173-11 What will be the financial impacts to the city if this is fully developed? The city will have to construct a fire house just for this project. The city will have increased liability from residents due to train noise which is not being mitigated. The City of Lincoln (*Train quiet zone costly* Sacramento Bee) may have to pay \$510,000 to \$2.4 million to quiet train noise. How will the construction of Valley View Parkway affect current property owner's home values?
- 173-12 Finally, there is an opportunity to prevent this project. The long-term impacts on Rocklin and Placer County are too great. The City Council will be leaving a legacy of "just build it" mentality for what gain? This community is not anti-growth.

Clover Valley should be preserved as a treasure within the City of Rocklin.

Sincerely,



Susan Somers

LETTER 173: SOMERS, SUSAN

Response to Comment 173-1

This is an introductory comment which state's the commenter's opinions regarding the project and does not address the adequacy of the EIR.

Response to Comment 173-2

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

Response to Comment 173-3

Please refer to the response to comment 28-1.

Response to Comment 173-4

Section 1 of Master Response 2 - Land Use.

Response to Comment 173-5

See Section 1 of Master Response 2 - Land Use.

Response to Comment 173-6

Impact discussion 4.8I-15 of the DEIR includes impacts that the proposed project would have in relation to potential impacts to steelhead. Though the biological assessment conducted for the proposed project concluded that downstream impediments would make it impossible for steelhead to have access upstream to the proposed project area, the impact was found to be potentially significant. The EIR determined that impacts to riparian and aquatic habitats would be less-than-significant after the implementation of suggested mitigation measures. See responses to comments 26-10, 26-13, 43-40, 43-131 and 70-3

Response to Comment 173-7

For information regarding oak trees on the commercial portions of the proposed project site, see Response to Comment BR-1.

As stated in Mitigation Measure 4.8MM-1(b), the oak tree mitigation strategy would be formulated "prior to recording of the final map." The plan would abide by the City of Rocklin Oak Tree Ordinance and would require the approval of the Community Development Department.

Response to Comment 173-8

See Section 1 of Master Response 11 – Hydrology and Water Quality.

Response to Comment 173-9

The comment states that there will be a number of construction-phase related impacts and that all of the mitigation measures included in the DEIR should be implemented. Impact 4.11I-3 includes a number of mitigation measures, which would be expected to reduce construction-phase impacts to less-than-significant levels. Because these mitigation measures are expected to reduce impacts to a less-than-significant level, the additional measures recommended by the applicant are not considered necessary.

Response to Comment 173-10

The proposed project is not a gated community and access to the valley will not be limited. For a discussion of concerns related to the 50-foot setback, see Section 1 of Master Response 2 - Land Use.

Response to Comment 173-11

The noise analysis conducted by Bollard Acoustical Consultants determined that noise impacts related to the proposed project's proximity to existing rail lines would be less-than-significant because a ridgeline separates the residents from the rail lines (see Impact 4.6I-3). Because of these natural features, the impact of rail noise is expected to be less-than-significant. Financial impacts related to the proposed project would be offset by the collection of impact fees from the developer for public utilities as well as an increase in total tax revenue that would be collected from the residents of the proposed project area.

Response to Comment 173-12

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

Letter 174

David Mohlenbrok

From: Betty J Southwick [bettrysouthwick@sbcglobal.net]
Sent: Saturday, March 11, 2006 4:00 PM
To: David Mohlenbrok
Subject: Opposition to traffic increase on Park Drive

174-1

We are residents in Springfield at Whitney Oaks and are opposed to the proposed thoroughfare connecting Park Drive to Sierra College Blvd. which will cause a great increase in the number of cars travelling past our senior development and which will increase pollution and increase danger to residents.

Frank and Betty Southwick
4410 Newland Heights Court
Rocklin, CA 95765

Betty J.

03/13/2006

LETTER 174 SOUTHWICK, FRANK AND BETTY

Response to Comment 174-1

This comment states the commenter's opinion regarding the connection of Park Drive and Sierra College Boulevard and does not address the adequacy of the EIR. The effects of additional traffic have been analyzed in Section 4.4 of the DEIR. Increases in traffic on Park Drive will not cause degradation in operating conditions beyond the level of service "C" standard maintained by the City of Rocklin. Please refer to the response to comment 28-1.

Letter 175

175-1

2/20/06

I cannot attend the meeting of
Public Hearing.

I'm 91 years old and don't
drive after dark.

enjoy the evening and
good Luck to all.

Yours
Ruby Spriggs



Ms. Ruby Spriggs
6450 Wisp Ct.
Rocklin, CA 95765

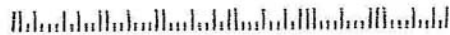
SACRAMENTO CA 957

21 FEB 2006 PM 4 T



Rocklin City Planning Dept City Hall,
3970 Rocklin Rd.
Rocklin, Ca 95677

95677+2720 C017



LETTER 175: SPRIGGS, RUBY

Response to Comment 175-1

This comment does not address the adequacy of the EIR.

Letter 176

Michael Stark
3744 Coldwater Drive
Rocklin, California 95765
(916) 435-1698

Re: Clover Valley Development

My cynicism and strong belief holds that development of Clover Valley is a done deal! Our local elected city council neither has the intestinal fortitude or the financial backing to preserve our ecological treasure. With that said, I recommend the following action be taken:

176-1

1) Homes built along Park should have strict height requirements limiting structures to a single story preserving views of the Sierra Nevada mountain range.

2) Homes over 2500 square feet should be required to have solar power. If one looks at the homes being constructed along Club Drive, we find McBoxes consuming vast amounts of electrical power and natural gas. These oversized homes drive up the cost of power and natural resources.

176-2

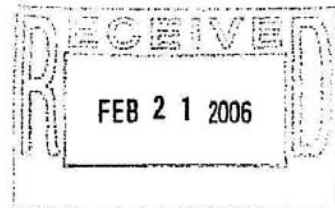
3) We are becoming a city of isolated walled communities. If trails are to be constructed, they should be connect with other trails permitting Rocklin residents from throughout the city to be interconnected. Will there be a trail from Park down into Clover Valley?

4) Open space should mean open space, open to all residents not isolated islands walled off from the larger community.

176-3

5) Impact fees for construction should equal the actual cost of impact these new homes will have upon our city. We only have to look to the city of Lincoln and view their current economic problems to realize that over expansion without proper and just impact fees creates a bigger problem. Currently Rocklin can not even afford the construction of a new library. Will the added burden of these homes, isolated from the central part of the city, have a negative impact on city finances? Keeping in mind that every house will have two to three cars. There will be NO public transit. Sewer / water / electrical / gas lines must be extended far from the city center. These extended service lines must be maintained long after the developers pack up and leave. School buses will need to travel long distances to reach public schools. Will our schools receive extra funds to offset these expenses? Who pays for these costs?

Michael Stark



LETTER 176: STARK, MICHAEL (UNDATED; RECEIVED FEBRUARY 21, 2006)

Response to Comment 176-1

The residential units on the proposed project site would be in compliance with the design guidelines of the City of Rocklin, which allow for the construction of two-story houses in the area. The EIR analyzed potential aesthetic impacts from the development of the proposed project. See Master Response 3 – Aesthetics.

In regard to the second part of this comment, the City of Rocklin does not currently maintain any policies, which would enable the City to require the construction of solar power facilities for homes. However, this comment will be forwarded to the appropriate decision-making bodies.

Response to Comment 176-2

The proposed project is not a gated or walled community. A public benefit of the proposed project is the trail system with access to Clover Valley Creek (see tentative map RP-2).

Response to Comment 176-3

Upon approval of the final maps for the proposed project, the applicant would be responsible for the payment of fair-share fees for utilities, including sewer, water, and schools, which would help finance the expansion of public services. The City has a Placer County Branch Library, we do not have a City library. Bus stops will be included in the final design of improvement plans.

Letter 177

David Mohlenbrok

From: Mary Stark [maryclaytonstark@yahoo.com]
Sent: Monday, March 06, 2006 3:50 PM
To: David Mohlenbrok
Subject: Clover Valley Traffic Concerns

177-1

I wish to add my concern concerning added traffic along Park Drive if Clover Valley street configuration is accepted as indicated on the proposed map. What I did not see in the final report on the Environmental Impact Report was the added cars coming from the new Bickford Ranch subdivision in Loomis. This project will have over 1,800 homes. With the construction of the new Kaiser Foundation medical offices in Lincoln (As well as the new Sutter medical offices) Loomis residents as well as Clover Valley residence will use Clover Valley and Park Drive as a short cutto Lincoln.

I doubt if the Impact Report took these facts into consideration. I urge a no vote on this project.

Michael Stark
3744 Coldwater Drive, Rocklin
michaelstark@surewest.net
(916) 435-1698

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LETTER 177: STARK, MICHAEL (MARCH 6, 2006)

Response to Comment 177-1

The transportation analysis included consideration of regional growth, including developments such as Bickford Ranch and office development in Lincoln. Please refer to the response to comments 19-15 and 28-1.

Letter 178

To whom it may concern, Feb. 24th 2006

178-1

I am a concerned citizen, I live in Roseville. My name is Marissa, and I strongly oppose the housing development in Clover Valley. I believe that we as a society need to protect the environment. Not just for the Earth or the animals, but for us. What we do to the environment can have a negative or positive affect on ourselves. Development in Clover Valley would be very negative. More traffic and pollution, the loss of the natural resources (the creek, wetlands, woodlands, wildlife) are all negative affects on us.

"When we try to pick out anything by itself, we find it hitched to everything else in the universe." - John Muir

I don't know about all the laws but I hope that you vote from your heart. Let's make this world a better place.

Thank you so much for your time.

Sincerely, Marissa Taylor

"What's the use of a house if you don't have a decent planet to put it on?"

Marissa Taylor
141 Hinckley Ct.
Roseville, CA 95747

SACRAMENTO CA 957

03 MAR 2006 PM 7 T

LETTER 178: TAYLOR, MARISSA

Response to Comment 178-1

This comment does not address the adequacy of the EIR.

Letter 179

Cathie Tritel

P.O. Box 657
Meadow Vista, CA 95722
(530) 878-9116
Fax (530) 878-9008

March 6, 2006

VIA FAX TO (916) 625-5195

Ms. Sherri Abbas, Planning Services Manager
Rocklin Planning Department
3970 Rocklin Rd.
Rocklin, CA 95677

Re: Clover Valley RDEIR

Dear Ms. Abbas:

Thank you for the opportunity to submit comments on the Clover Valley project.

I am a Meadow Vista resident who works in Rocklin. I appreciate the changes that the developers have made to the original project, but I still remain opposed to it.

179-1

My biggest objection to the project is its impact on the Native American sites which qualify for entry into the National Historic Registry. It is incredible that your list of potential significant environmental effects does not include them. No actions could possibly mitigate the impact of construction and a housing development on these sites. Reports indicate that these sites are particularly important archaeologically because they are all clustered together. They are of great cultural value to the community, the United States, and to the world.

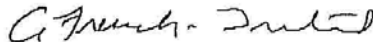
179-2

I also believe the negative impacts to air pollution, wildlife, the riparian corridor, and the overall character of Rocklin are unmitigable.

For these reasons, I ask you to not go through with this project.

Please keep me on your mailing list. Thank you for your consideration.

Sincerely,



Cathie Tritel
Concerned Citizen

LETTER 179: TRITEL, CATHY

Response to Comment 179-1

The Cultural Resources chapter of the EIR did find impacts related to the loss of cultural resources to be potentially significant. However, the EIR found that the impacts would be mitigated through the implementation of the mitigation measures suggested within the Cultural Resources chapter of the EIR. This conclusion is based upon information from the Peak & Associates' *Cultural Resources Report* for the Clover Valley project. The City agrees with the findings contained within the Peak & Associates' *Cultural Resources Report* and the EIR. See Master Response 7 – Cultural Resources.

Response to Comment 179-2

This comment does not address the adequacy of the EIR.

Letter 180

Jozo Vasilj
1865 Ridgeview Drive
Roseville, CA 95661

March 1, 2006

City of Rocklin
Mr. David Mohlenbrok, Senior Planner
3970 Rocklin Road
Rocklin, CA 95677

RE: Clover Valley Development

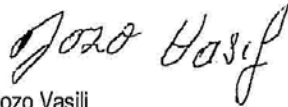
Dear Mr. Mohlenbrok,

180-1

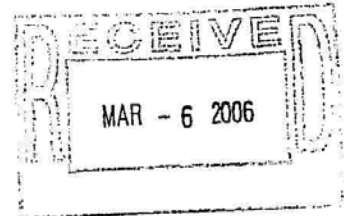
I own property on the east side of Sierra College Blvd near the proposed Clover Valley Project and I fully support the Clover Valley Development. I believe that the EIR has addressed all the necessary issues.

I look forward to seeing this project realized.

Thank You,



Jozo Vasilj
1865 Ridgeview Drive
Roseville, Ca 95661



LETTER 180: VASILIJ, JOZO

Response to Comment 180-1

The commenter states that the EIR has addressed all necessary issues and expresses their support for the proposed project.