
3.4 VERBAL COMMENTS

Verbal comments on the DEIR were received at the public hearing on February 23, 2006. This subchapter includes a transcript of the public hearing. Each commenter has been assigned a commenter number, each comment made by that commenter is given a secondary number so that Comment 3-4 would be the fourth comment made by the third commenter at the public hearing.

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SPECIAL JOINT MEETING
ROCKLIN CITY COUNCIL/PLANNING COMMISSION
IN RE CLOVER VALLEY DRAFT EIR
FEBRUARY 23, 2006, 7:05 P.M.

COMMISSIONERS PRESENT:

LARRY MENTH
JEFF SHIRHALL
BETTY WEIBERT
RALPH COLEMAN
LYNNE SULLY

CITY STAFF PRESENT:

CARLOS URRUTIA
RUSSELL HILDEBRAND
CRYSTAL HODGSON
TERRY RICHARDSON
SHERRI ABBAS
LAURA WEBSTER
DAVID MOHLENBROK
LARRY WING
TERRY STEMPEL
BARBARA IVANUSICH

COUNCILMEMBERS PRESENT:

KATHY LUND
PETER HILL
KEN YORDE

Laura Webster gave the Staff presentation and gave a brief overview of the project.

Tim Raney, Raney Planning and Management, who prepared the draft EIR for the large and small lot maps, gave his presentation and gave a brief overview of the draft EIR.

Public comments:

MONTE ROUTEN: Good evening. My name is Monte Routen, in Rocklin. I appreciate the opportunity to speak tonight. First of all, I'd like to say we love the project. I'll own a home there someday. It will be a showcase for Rocklin and be a draw for the area. Most everybody's property value is pretty excited about the

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Cont.

1 project. I think the DEIR is going to help protect the
2 valley.

3 VICE MAYOR YORDE: You're supposed to address
4 the EIR. We're here to take input on the EIR, not all
5 the other aesthetics of the project.

1-2

6 MONTE ROUTEN: I apologize. We think the DEIR
7 is going to help protect the Valley, 366 acres of open
8 space, protect the cultural artifacts. Too bad more
9 plans like this weren't in place 25 years ago. There
10 would be more open space in Rocklin today. We think
11 it's a responsible plan. We urge your support. Thank
12 you.

2-1

13 ANISSA YATES: Hi. My name is Anissa Yates. I
14 live over on Catalina Drive in Rocklin. I wanted to
15 come today and let you know that I'm also very
16 supportive of the DEIR. In my review of it, it looks
17 like it has done a lot of things to make a commitment to
18 our community, to our environment. It has preserved the
19 number of trees on that space, which, living in a
20 community that rarely has a tree on a street, I can tell
21 you I appreciate that. I also appreciate the flood
22 protections that have been maintained. You've been
23 hearing a lot about that lately. I think that's a
24 critical factor. So I'd also like to urge your support.
25 Thank you.

1 VICE MAYOR YORDE: Next.

2 KIM MORAN: Mr. Vice Mayor, members of the City
3 Council and the Planning Commission, my name is Kim
4 Moran. I'm president of Springfield at Whitney Oaks,
5 your largest adult community in the city of Rocklin.

3-1

6 Before I address that, I want to just tell you
7 that our total assets in Springfield at Whitney Oaks,
8 considering all of our land and our amenities, approach
9 a half-billion dollars, and I want to say how this
10 affects the homeowner values.

11 I have written a letter to you and to the
12 Planning Commission, prior to this, asking that you had
13 a further study on the traffic, ingress and egress, from
14 our gates at Springfield, and I wanted to address that
15 tonight, because I feel the traffic study was hardly
16 adequate.

3-2

17 The new process is that you will have three more
18 gates opening onto Park, across from where adults that
19 are 55 years and older, and some older than that, will
20 be ingressing and egressing onto Park. It is a
21 dangerous situation. I have addressed this to you on
22 other -- the Whitney Oaks, which would possibly be
23 the -- I guess it was the Sunset Del Ranchos. And also,
24 we'll have additional land that will be developed from
25 Lincoln.

3-3

1 This is a hilly atmosphere. We have stop signs
2 that are inadequate. We have what we call the
3 "California ease," which is also the other danger to our
4 residents. There will be pollution and noise from the
5 additional traffic. I understand it's a four-lane
6 street, but I understand that Midas will not be used,
7 that all the traffic will come up onto Park.

3-4

8 I'm going to ask, as I've asked in other
9 hearings, that I am very concerned, and so are the
10 residents of Springfield, about the increased traffic
11 and the dangers. We have asked that the first gate off
12 of Park ingress be striped. Two years ago, it was
13 asked, and it didn't happen. It's a dangerous place for
14 people to ingress and egress.

3-5

15 Also, we have had an agreement with the City in
16 the past, because of Park Drive, that any construction
17 traffic for the Whitney Oaks [unintelligible] come off
18 of 65. If this process goes through, I would ask all
19 traffic come up through Sierra College, and not through
20 Park Drive, also another hazard for seniors.

21 I thank you for your time and hope for your
22 consideration.

23 VICE MAYOR YORDE: Next.

4-1

24 LOUISE KIRKISH: My name is Louise Kirkish. My
25 husband was transferred to the Sacramento area in 1973

4-1
Cont

1 with the State Banking Department. There were about
2 5,000 people living in Rocklin at that time. We chose a
3 beautiful lot in Clover Valley Estates. We hired an
4 architect and built our home. We were the last house on
5 Clover Valley. There was no Oakdale Lane, there was no
6 Rawhide, just plain beautiful country. I used to walk
7 with my friend past the cattle guard and up the little
8 trail. I loved to see the hangman's tree, the dead tree
9 that had so much character. Kathy Lung had
10 five-year-old twin boys. They found the first
11 rattlesnakes in our area.

12 Unfortunately, I sold my home and moved back to
13 San Jose.

14 VICE MAYOR YORDE: What's your comment on the
15 environmental document?

16 LOUISE KIRKISH: Well, that was what I was
17 coming to. Five years ago, I moved back, and I was
18 astonished with the explosion of Rocklin.

19 What I like about this new plan, the environment
20 with the low density and the beautiful country, the
21 spectacular place for residents to be able to walk, to
22 see the beauty of the country, and the visitors can
23 enjoy our country too.

24 I believe that most of the people that live here
25 that exploded our city have come from San Jose, from

4-2

4-2
Cont.

1 Southern California, from Fremont, and they don't want
2 anybody else to come here. I didn't feel that way. I
3 was glad they came here, and I hope that they will
4 welcome the new people that will come. I believe
5 that -- it reminds me of the airport. The people bought
6 their homes in the airport in San Jose, and they
7 complained about the noise and wanted the airplanes to
8 go away.

9 I do believe this is going to be a beautiful,
10 beautiful area and a place that Rocklin can be proud of.
11 Thank you.

12 VICE MAYOR YORDE: Let's try to keep comments
13 relative to the environmental document.

5-1

14 TOM KELLY: Good evening. My name Tom Kelly. I
15 live in the Springfield development in Rocklin, and I
16 support this plan because it's a vast improvement over
17 that allowed by the development agreement. I've had the
18 sad experience of the San Jose homeowner's group that
19 proposed a reasonable development, only to have a far
20 denser plan approved several years later.

5-2

21 Even though a proposed fire station would be
22 less than a half mile from my home, I'll accept any
23 middle-of-the-night sirens to achieve shorter response
24 time to fires and medical emergencies in our Springfield
25 neighborhood.

5-3

1 And lastly, for somewhat selfish reasons, I look
2 forward to the new connection to Sierra College
3 Boulevard. It will shorten drive time for many people,
4 including me when I go to my daughter's in Applegate.
5 Thank you.

6 ELAINE O'DEEGAN: My name is Elaine O'Deegan,
7 3210 Midas Avenue, Rocklin. I wanted to comment on the
8 cultural sites.

6-1

9 The National Registry of Historic Places was a
10 bill passed in the United States Congress in 1966, and
11 its goal was to identify and protect America's important
12 archaeological and historic resources. In Clover
13 Valley, 622 acres, all 33 prehistoric sites discovered
14 qualify for the National Registry of Historic Places as
15 an archaeological registry, and 12 sites in Clover
16 Valley qualify individually, on their own, to the
17 national registry.

18 So qualifying to the national registry is a big
19 deal. The sites we have in Clover Valley are not
20 commonplace, as a representative of the owners of this
21 property would have you believe. Most cities in our
22 state, and our country for that matter, would be jumping
23 up and down for joy if they had 33 sites within their
24 city limits qualifying to the national registry.

25 In the current DEIR, on page 4.7I-1, it says,

6-1
Cont.

1 quote: Due to the sensitive nature of the information
2 contained in the historical property's management, it is
3 not available for public review.

4 Why can't the people of Rocklin know what is
5 planned for the history of their town? We do not need
6 to be told exactly where these sites exist, but we do
7 need to be told exactly what is planned for all 33 of
8 these sites.

6-2

9 We want to know if the initial construction
10 described in the draft environmental impact report to
11 remove 1.5 million cubic yards of earth will impact
12 these sites. Will roads pave over them? Will houses be
13 built on top of them? Will sewer lines and catch-all
14 basins be built above them or graded through them?

6-3

15 The veiled secrecy surrounding historical
16 property management reminds me of a quote, and it goes
17 something like this: Secrets are a tricky business.
18 The keeper of a secret holds all the cards, but once a
19 secret gets out, all bets get off, because it's
20 impossible to squeeze it back into a can.

21 The history of our town should not be a secret.
22 We should all be able to learn about our town's past,
23 and the history of our city should not be paved over for
24 the profit of a few.

6-4

25 The mitigation for these sites dating back

6-4
Cont.

1 thousands of years, according to the draft environmental
2 impact report, in section 4.7MM-1C, is to excavate eight
3 sites. So we're excavating eight sites. There's
4 several different kinds of sites out there. There's 33.
5 What is going to happen to the remaining 25 sites?

6 Another quote that puzzles me is in section
7 4.1I-I, that reads: However, for some cultural sites,
8 daily recovery excavations may not occur prior to
9 initiation of construction. Therefore, the proposed
10 project may result in potentially significant impact.

11 So does this statement mean there is a loophole
12 that would allow the developer to build over all sites
13 without having to abide by the mitigation plan?

14 VICE MAYOR YORDE: Wind it up.

6-5

15 ELAINE O'DEEGAN: I would request a new cultural
16 report for all of Clover Valley performed by an
17 impartial firm. Based on the Peak & Associates close
18 report, many of the sites are only marginally tested
19 where roads and houses were proposed, which means
20 there's much more out there.

21 VICE MAYOR YORDE: Time.

22 Let's be quiet. Your time is up.

7-1

23 MEAGAN O'DEEGAN: My name is Meagan O'Deegan. A
24 group of concerned citizens are currently working with
25 the Dry Creek Conservancy. The goal of our group is to

7-1
Cont

1 determine the feasibility of salmon and steelhead
2 returning to Clover Valley Creek.
3 The Dry Creek Conservancy has agreed to provide
4 scientific resources needed to help determine if the
5 fish can make it up into Clover Valley Creek and if the
6 national resources are conducive to spawning and if and
7 when they get there.
8 The survey of Clover Valley Creek, led by the
9 Dry Creek Conservancy, is currently in process. The
10 purpose of the creek survey is to, first, collect
11 scientific data on the barriers the fish may encounter,
12 to determine if the barriers are currently impassable;
13 secondly, to categorize the habitat in this watershed;
14 and thirdly, to educate the people of Rocklin about the
15 health of their stream.
16 Once this data is collected, sound decisions can
17 be made to benefit the natural riparian resources on
18 Clover Valley Creek. Given the importance of this
19 survey and its outcome, we are requesting the proposed
20 Clover Valley [unintelligible] development take into
21 account the feasibility of salmon or steelhead returning
22 to Clover Valley Creek and ensure what is proposed to be
23 developed in this valley will also enable these fish to
24 return.

25 What is developed in Clover Valley will directly

7-2

7-2
Cont.

1 affect the Dry Creek Watershed. As you may know, the
2 Dry Creek Watershed has recently been designated as
3 critical habitat for the Central Valley of California
4 steelhead trout, which also includes water's potential
5 for habitat, such as Clover Valley Creek.

6 Under [unintelligible] air environment, all
7 federal agencies, quote, must ensure any actions that
8 authorize, fund, or carry out are not likely to
9 jeopardize the continued existence of a species or
10 destroy or adversely modify [unintelligible] critical
11 habitat, end quote.

12 To minimize the impacts of the loss of riparian
13 habitat in Rocklin, the Dry Creek Watershed, and the
14 people downstream, we would request the City of Rocklin
15 expand the 50-foot setback they currently enforce.

7-3

16 In the last 150 years, over 95 percent of the
17 wetlands area, 300 million acres, that once existed in
18 Central California are gone. They are being mitigated
19 away like Clover Valley, even though the importance of
20 these habitats are well known as helping to prevent
21 flooding and improving our water quality. Eighty
22 percent of the endangered wildlife remaining in the
23 United States live in wetlands. We would ask that
24 riparian setbacks [unintelligible] move the entire
25 active flood plain, plus an additional 100-foot buffer,

7-3
Cont.

1 as recommended by a recent Jones & Stokes Associates
2 study commissioned by Placer County.
3 Thank you for allowing me to comment.
4 MARGO RABIN: Margo Rabin, 4703 Wild Flower
5 Lane.
6 Most of you know me. I see a lot of familiar
7 faces. I vote no on this project. I can't think of-
8 anything good about it. We are paving and paving and
9 paving and leaving nothing for your grandchildren, for
10 their grandchildren, for the future generations.
11 We're making it so horrible that traffic,
12 pollution, gridlock, destruction of the wetlands,
13 destruction of the animal kingdom, destruction of
14 everything is a way of life. And it's sad, and it has
15 to stop, and it has to stop here at Clover Valley.
16 I do not support one house. Anybody that would
17 think about this would not want one house. Think about
18 the Indian artifacts. Think about preserving this area
19 for a museum model. Think about the pristine area that
20 you want to give up for more million-dollar houses that
21 we certainly don't need.
22 Thank you.
23 VICE MAYOR YORDE: If this continues, there may
24 only be us and one person speaking in the room.
25 DOUG BREWER: I will make sure that my comments

8-1

1 are very specific to the EIR.

9-1

2 Chairman, my name is Doug Brewer. I'm a Rocklin
3 resident, 2216 Live Oak Court, Whitney Oaks. By way of
4 reference, I'm a wildlife biologist and a practicing
5 environmental consultant in CEQA for the last 23 years,
6 so I come to you with a lot of knowledge and an
7 understanding of complexity of these documents and the
8 law. So with that I won't waste any more time.

9 First of all, I have to say this document is
10 much improved than the 2003 EIR, but I do believe I've
11 uncovered four fatal flaws in this document that render
12 it legally inadequate and unable for the City to
13 certify, and I will go through those.

9-2

14 First is in the biology chapter, page 4.8-5.
15 The EIR incorrectly dismisses use of the California
16 Native Plant Society, a plant list not requiring
17 mitigation under CEQA.

18 This is a fatal flaw. There's a court case, in
19 "Orange County vs. Endangered Habitat Leads," recently
20 that proved this case. Unfortunately, a dismissal of
21 those plants -- the surveys that were done for those
22 plants are 14 years old. I asked new surveys to be
23 redone during the recirculation. They were not redone.
24 So the City is relying on 14-year-old studies to certify
25 the EIR with regard to rare plants.

9-3

1 My second point deals with the air-quality
2 chapter. There's a significant flaw in the cumulative
3 impacts analysis dealing with nitrous oxide emissions.
4 And off-site mitigation credits are required by the
5 Placer County Air Pollution Control District. I think
6 you need to give the air-quality chapter another
7 look-over.

9-4

8 The biology section, again, with red-legged
9 frogs. The EIR offer relies entirely on very old data.
10 There is suitable habitat for red-legged frogs in that
11 valley, irregardless of the literature, and they
12 probably should have done a site assessment according to
13 fish and wildlife service protocols.

9-5

14 Also, there's some mitigation measures in this
15 document that cannot be adopted by this body. They are
16 referring to storm-water mitigation measures that have
17 the Corps of Engineers to look over that. That is not
18 the proper role. My analogy to that is that it's like
19 everybody knows the CHP is involved in transportation,
20 but it's not their job to build highways. So I suggest
21 you relook at the mitigation measures in the EIR upon
22 water.

9-6

23 And finally, on cultural resources. I do think
24 this chapter has done a disservice to the community. It
25 is very unbalanced. There's 19 pages of general text

9-6
Cont

1 and about a half a paragraph on the site resources.
2 It's very unbalanced.
3 So I thank you for your time. I beg you to
4 reconsider this EIR and recirculate it again. Thank
5 you.
6 CAROL ELLIS: Good evening. My name is Carol
7 Ellis. I'm a 25-year resident of Rocklin and a member
8 of the Rocklin Historical Society. What I wanted to
9 talk about tonight is Clover Valley being the jewel of
10 Placer County. It's the monument to our history. Just
11 as Mt. Tamalpais is the jewel of Marin County and Mt.
12 Diablo is the jewel of the East Bay Area and Yosemite is
13 the jewel of California, Clover Valley is the jewel of
14 Placer County.
15 Mountains of literature detail the rich and
16 excessive biological, sociological, and historical
17 treasures left behind by the Indians. Many people have
18 written of these treasures; however, a world-famous
19 photographer, author, and teacher visited this area in
20 the 1960's. His black and white photographs give stark
21 evidence to the special qualities of Clover Valley. His
22 name was Ansel Adams. Ansel Adams, like John Muir,
23 worshipped these special California gems and strived to
24 capture their beauty in hopes that future generations
25 would preserve these special places for generations to

10-1