

Letter 101

David Mohlenbrok

From: CHARLOTTE GREENHALGE [wildlake@sbcglobal.net]
Sent: Tuesday, March 07, 2006 5:28 PM
To: David Mohlenbrok
Subject: Clover Valley

101-1

I have received two letters from the Clover Valley developers, one saying they needed to hurry and get their homes built before the demand for million dollar homes collapsed, now there's a grapper, and the other telling me their connector road would improve traffic in my area, at least the first letter was honest.

101-2

With the schools and athletic fields being off Park Drive and the commercial traffic required to support the homes and the commercial building planned for Clover Valley, it is my guess that about 90% of the traffic will intersect Park Drive. I asked whether the construction traffic would come up Park Dr. or if the connector road would be built first and was told by the caller for Clover Valley developers that he didn't know.

101-3

I naturally do not want Clover Valley built, I'd rather pay more taxes and see the city of Rocklin buy it. But if it is built, the road alignment as it is now, seems really foolish and downright dangerous.

Charlotte Greehalge
3740 Coldwater Drive
Rocklin, CA 95765
916-435-8757

03/08/2006

LETTER 101: GREENHALGE, CHARLOTTE

Response to Comment 101-1

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

Response to Comment 101-2

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. Construction-related impacts will be temporary and therefore are not considered to be significant impacts.

Response to Comment 101-3

The commenter expresses their opposition to the proposed project. In response to the commenter's concerns related to the current road design, please see Impacts 4.4I-1 through 4.4I-6 for a discussion of traffic-related impacts. Though safety itself is not a discussion topic, safety is a function of traffic volume and LOS, which are the primary topics contained within the traffic analysis.

Letter 102

David Mohlenbrok

From: Lillian & Paul [plgroom@vfr.net]
Sent: Friday, March 03, 2006 2:31 PM
To: David Mohlenbrok
Subject: Clover Valley Development

Dear Mr. Mohlenbrok:

Please add our objection to those already submitted regarding the Clover Valley development.

102-1

As a residents of Springfield, we are mindful of the negative impact, such as pollution, traffic congestion, etc. that the proposed Valley View Parkway would create.

In view of the Environmental Impact Report, please reject this project.

Sincerely,

Mr. & Mrs. Paul A. Groom
3019 Crestwood Way
Rocklin, CA 95765

03/03/2006

LETTER 102: GROOM, PAUL A. AND LILLIAN

Response to Comment 102-1

This comment states the commenter's opinions regarding the project and affirms the importance of the EIR.

Letter 103

David Mohlenbrok

From: Jan Gross [jkgross@starstream.net]
Sent: Friday, March 03, 2006 3:59 PM
To: David Mohlenbrok
Subject: Development in Clover Valley

Dear Mr. Mohlenbrok:

103-1

As a resident of Springfield, I want to express my continuing deep concern about the planned development of Clover Valley. My major concern is about the increased traffic that this will bring from the proposed parkway to Park Drive. Many of the homes at Springfield have backyards that backup to Park Drive including my yard. The increased traffic and noise involved will be disruptive to the Springfield community and will have a negative impact on our property values. Of course I am also concerned about the impact to the wildlife, Indian artifacts, and other

103-2

environmental effects.

103-3

I continue to be strongly against the development of the Clover Valley area and the proposed parkway and the devastating effects that it will have on the Springfield community.

Janice K. Gross
4162 Tahoe Vista Drive
Rocklin, CA 95765

03/06/2006

LETTER 103: GROSS, JANICE K.

Response to Comment 103-1

The DEIR notes that cumulative impacts related to traffic and circulation as a result of the proposed project would be significant and unavoidable; however, the noise generated by the anticipated increase was found to be less-than-significant after the implementation of mitigation measures (such as 6-foot tall sound barriers along Sierra College Boulevard and Park Drive.)

Response to Comment 103-2

The DEIR notes that some impacts to biological resources would be significant and unavoidable (see the Biology discussion included in Chapter 4.8 of the DEIR). 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.

However, the DEIR found that impacts related to Indian artifacts and other cultural resources on the project site would be reduced to a less-than-significant level after the implementation of suggested mitigation measures.

Response to Comment 103-3

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

Letter 104

David Mohlenbrok

From: Lois [loisandsam@starstream.net]
Sent: Friday, March 03, 2006 12:32 PM
To: David Mohlenbrok
Subject: Springfield traffic concerns

Dear Mr. Mohlenbrok,

We would respectfully urge you to do what you can as Rocklin's senior planner to block the proposed Valley View Parkway and Clover Valley development.

104-1

We live on Newland Heights Court which backs onto Park Drive. We personally would have our home (and property value) impacted by an increase in traffic.

104-2

But, more importantly, we are concerned about the safety of the high school, middle school and elementary school students who walk along, and cross, Park Drive each day. We have noticed that very few adhere to the 25 mph currently posted (when students are present), and with an increase in commuter traffic we would expect this problem to become an even greater danger. As retired teachers, we have extreme concern about this situation, and ask for your support.

Thank you.

Lois and Sam Guest
4401 Newland Heights Court
Rocklin, CA 95765
(916) 435-4998

03/03/2006

LETTER 104: GUEST, LOIS AND SAM

Response to Comment 104-1

This comment states the commenter's opinions regarding the proposed project and does not address the adequacy of the EIR. However, it should be noted that the proposed project would include a 6-foot sound-wall along Park Drive which is expected to mitigate impacts related to increased noise at the nearby residential units to a less-than-significant level.

Response to Comment 104-2

The environmental review associated with the CEQA process addresses potential environmental impacts through the implementation of policies and measures that would reduce those impacts to a less-than-significant level. Impacts related to habitual speeding along Park Drive and other streets are mitigated through the posted speed limits, crosswalks, stoplights, stop signs and other design features. Additionally, the project applicant would be required to pay fair-share fees to police and other public services prior to the completion of the proposed project. Enforcement of existing speed limits is not the responsibility of the proposed project.

CARL and LOUISE GUTERMANN
PO BOX 1643
ROCKLIN, CA 95677
PHONE: (916) 435-2327 FAX: (916) 435-2376
E-MAIL: gutermann@sbcglobal.net

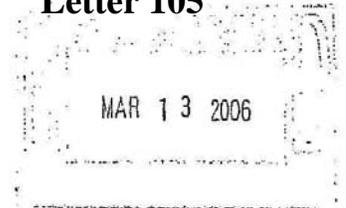
MARCH 10, 2006

CITY OF ROCKLIN
3970 ROCKLIN RD.
ROCKLIN, CA 95677

ATTENTION: DAVID MOHLENBROK – SENIOR PLANNER

REFERENCE: CLOVER VALLEY DEVELOPMENT

Letter 105



Dear Mr. Mohlenbrok:

105-1

My wife and I would like to weigh in on the proposed development Clover Valley and connecting Park Drive to Sierra College Blvd. via the proposed Valley View Parkway. As residents of Springfield we are against both the development and proposed connection for the following reasons:

- The increased development will put a strain on our infrastructure and finances which have in our opinion has not been properly considered.

105-2

- The added traffic around a 55 and over active adult community will be a safety concern which has not been properly considered

105-3

- The addition of more traffic as described has to be added to the additional traffic to which we will also be subjected once Park Drive is extended past Whitney Oaks Drive through Whitney Ranch to Wildcat Blvd and eventually to Highway 65. Again I do not believe these traffic issues have been properly taken into account for either the Clover Valley or Whitney Ranch development. We live off Park Drive at the bottom of the hill, entering and exiting Park Drive at the Pioneer Way gate. A quick research project of the number of property damage accidents at and around this gate over the past 3 years will prove our safety concerns. Last year a stop sign on Park at Pioneer Way was installed after numerous accidents and safety concerns were voiced. However, the problems still exist and will only increase once Park Drive is opened through Whitney Ranch and become even more of a problem if the proposed Valley View Parkway is constructed.

105-4

After careful study of the Clover Valley Project we feel it is not needed and would prefer to let the property remain natural and form a larger open space linking up with the Environmental Learning Center property which it borders. As a resident we would also support a bond issue for the purpose of purchasing the Clover Valley property. We recognize this would result in an increase in our property tax.

**Letter 105
cont'd**

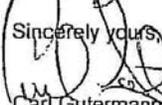
105-4
cont'd

We also believe the interests of the City of Rocklin would be far better served by continued and strong pursuit of commercial projects in the Granite Drive area and other commercial parcels in this City to develop a better balance and satisfactory tax revenue.

105-5

After reviewing the proposed street map this morning in the Rocklin Planning Department we find it interesting that there is nothing but emergency access to the proposed Clover Valley development from the Rawhide and Clover Valley streets. This becomes even more interesting when you consider several of our Rocklin council members reside in that area. We wonder how they were able to isolate themselves from the added traffic at the expense of others. **Some of the others are those of us in Springfield, Whitney Oaks, and other Stanford Ranch developments.**

Sincerely yours,


Carl Gutermann
2338 Pioneer Court
Rocklin, a 95765


Louise Gutermann

LETTER 105: GUTERMANN, CARL AND LOUISE

Response to Comment 105-1

The comment presents the commenter's opinion regarding the proposed project and does not address the adequacy of the DEIR.

Response to Comment 105-2

The roadway standards of the City of Rocklin are based on federal and state standards that consider users of all ages and modes of transportation. The project does not introduce any elements that do not comply with these standards.

Response to Comment 105-3

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.

Response to Comment 105-4

The comment presents the commenter's opinion regarding the proposed project and does not address the adequacy of the DEIR.

Response to Comment 105-5

The comment presents the commenter's opinion regarding the proposed project and does not address the adequacy of the DEIR.

Sherri Abbas
Planning Services Manager
City of Rocklin
3970 Rocklin Rd. 95677

Letter 106

Subject: Clover Valley Open Space Plan

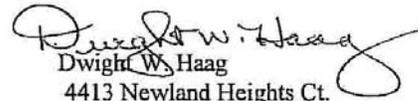
106-1

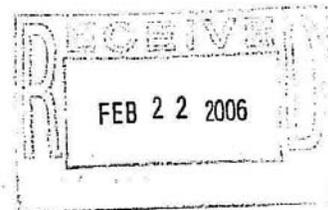
I have made an extensive review of the Clover Valley 2005 Open Space Plan. I find this plan to be highly acceptable. I believe that the plan provides an excellent use of the land and provides a quality upscale community that will benefit the city of Rocklin in the tax base and benefit the neighbors in the value of their homes. This plan provides tremendous open space and public access through the two mile hiking and bike trail. This benefits all of the residents of Rocklin who want to access Clover Valley legally.

106-2

The access road from Park Drive to Sierra College Blvd is a much needed road. This too, should benefit the residents of Rocklin by reducing traffic at other major intersections. I believe it is a mistake to block off Rawhide Road from the development but understand a prior established community concern regarding traffic flow.

I recommend highly that the City of Rocklin accept this plan. It will end up being the crown jewel of Rocklin and will enhance our city overall.


Dwight W. Haag
4413 Newland Heights Ct.
Rocklin, Ca. 95765



LETTER 106: HAAG, DWIGHT W.

Response to Comment 106-1

The comment presents the commenter's opinion regarding the proposed project and does not address the adequacy of the DEIR.

Response to Comment 106-2

The commenter agrees with the DEIR and highlights the beneficial aspects of the additional traffic infrastructure that the proposed project would provide.

Letter 107

David Mohlenbrok

From: Janet Hale [jmhale@infostations.com]
Sent: Friday, March 03, 2006 8:03 AM
To: David Mohlenbrok
Subject: Letter to Dave M. City Planner

DRAFT LETTER TO PLANNING COMMISSION.

Allison, I shall send it this weekend after I access the RDEIR online and get some specific section identifications. Or do I need to do that with this letter? Janet

David Mohlenbrok, Senior Planner,
CITY OF ROCKLIN

107-1

I have comments to make to you, and questions regarding the validity of the DEIR being "re-circulated" by the Clover Valley Development Partners. I am asking the Planning Commission and the Rocklin City Council to insist the developers make a clean start and produce a totally new EIR created by a new, totally independent company with no present or past ties to any one of the Clover Valley Partners. The gentleman who spoke first at the hearing on February 23, 2006 identified himself as "responsible for creating the R-DEIR." I'd be embarrassed to admit that in public.

This present R-DEIR jumble is probably the most seriously flawed document I have seen of its kind, in format as well as content. Specifically:

FORMAT

107-2

* The self-described originator of the R-DEIR spoke of it as being "heavily revised". My reaction after reading it, once in 2004 and again in 2006, is: How could anyone tell? Any of the 500-1000 page or corporate merger or leasing agreement documents I spent my career preparing and evaluating have always had all revisions redlined, italicized, underlined, or in some way made immediately apparent to the parties involved. Haven't there been three individual EIRs circulated since 1995? Is this the "great, grandchild" of the first one? Is it a 3rd or 4th version of the latest of three separate documents? One certainly can't tell from the wording or the format of the document.

107-3

* The footprint of the R-DEIR, and the subjects covered in it, is all over the map. Section 5.1 speaks of sewer size to accommodate the effluence from, not only the proposed 580+ homes of Clover Valley, but an additional 500+ homes to the north end of the valley in the Bickford development and 25 others. Why then, in the traffic study, does it only covers traffic growth on Rocklin and Roseville streets of the 580 homes? The other 500+ homes in the valley accessing the "Valley View Parkway" were not even mentioned. Nor were the cars taking a shortcut to Lincoln from I-80 covered. If the traffic study had been done properly, it would have included all the additional cars in its study.

CONTENT

107-4

* Any document of any validity does not rely on boilerplate excerpts. The Cultural Studies section, for example, should consist of detailed studies and maps of the entire valley floor and sides, with heavy emphasis on adequate excavation, examination, and preservation of archeological finds. With the exception of a few small excavation sites (30-40 for the whole valley!) the section relies almost exclusively on generalizations about the Indian culture in Northern California and the Sierras, and are

03/03/2006

107-4
cont'd

↑ obviously textbook excerpts. Such blatant padding of this section is unacceptable.

107-5

* Biological studies should be conducted over time and in the appropriate seasons specific to the various major flora and fauna. It would appear the one study done was accomplished in one day by someone walking around the valley.

107-6

My concerns are not those of a "I Got Mine, but You Can't Have Yours" advocate, but the sincere wish of a concerned resident of Rocklin to preserve the last vestige of a beautiful, historically and ecologically valuable open space within our city's borders.

I ask that you vote your conscience and demand a new EIR be done or else vote "No Development" at all.

Thank you for your consideration of my concerns and questions. I look forward to your reply.

Janet M. Hale
3917 Coldwater Drive
Rocklin, CA 95765

03/03/2006

LETTER 107: HALE, JANET M.

Response to Comment 107-1

Raney Planning and Management, a third party consultant, drafted the DEIR. The Recirculated DEIR is not an edited version of the previous Clover Valley EIRs. The scope of the Clover Valley development decreased substantially and new environmental analysis was conducted (see Chapter 8-1 for a list of technical reports and communications cited in the DEIR.)

Response to Comment 107-2

The proposed project itself is heavily revised; however, the Recirculated EIR is not a revised version of previous environmental analysis. The EIR was written specifically for the Clover Valley project in its currently proposed form.

Response to Comment 107-3

As stated in section 5.1, the project applicant included the extended sewer infrastructure to be consistent with the South Placer Municipal Utility District (SPMUD) Master Plan. This is considered a growth inducing impact in that it could help facilitate future expansion; however, the proposed project does not include this development. Any future development in the area beyond the scope of the DEIR would require analyses of project-related impacts. See Section 1 of Master Response 4- Traffic and Master Response 13- Growth Inducing Impacts.

Response to Comment 107-4

Due to the sensitive nature of the cultural sites existing within Clover Valley, the City has decided not to reveal the exact locations of the identified archeological sites on the project site. Such disclosure would compromise the integrity of the sites. If the proposed project is approved, these sites would be preserved and studied in accordance with the mitigation measures outlined in the Cultural Resources chapter (Chapter 4.7) of the DEIR. The Cultural Resources Chapter of the EIR includes a general historic background of Native American activity in the region to inform the public regarding what sorts of cultural resources and historical activities may have been conducted on the proposed project site.

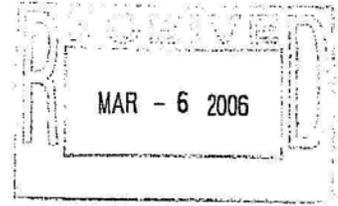
Response to Comment 107-5

The biological resources chapter drew upon a comprehensive review of many biological studies, which had been conducted in the project area. Prior to release of this FEIR, additional site-specific studies were conducted. Also see Section 1 of Master Response 8 – Biological Resources.

Response to Comment 107-6

The comment presents the commenter's opinion regarding the proposed project and does not address the adequacy of the DEIR.

Letter 108



Rocklin Planning Department --- Rocklin city Council
March 4, 2006

Please consider prior to final EIR Report --- Help Save Clover Valley for Rocklin Citizens

Clover Valley is important History to be preserved for generations.

Clover Valley is the last pristine acreage in Rocklin to benefit its citizen's.

Clover Valley is a jewel amongst houses, cars and pavement.

Clover Valley is a natural park to wildlife, game, fish, reptiles and birds.

Clover Valley is an esthetically beautiful valley to see and admire in the changing shadows of early morning and late afternoon as well as in sun filled or misty rainy days . Those of us privileged to have seen all of this wish it for all of Rocklin Citizens.

Clover Valley is not just MANY acres of little potential otherwise, and so "why not develop and build on it".

Clover Valley is a rare gem to be preserved so the people can continue to enjoy it as people before us have for thousands of years.

Clover Valley **MAKES** Rocklin, Clover Valley **IS** Rocklin, could become a reality.

Clover Valley needs farsighted leaders with a vision for the future.

Clover Valley needs a City Council to have the "Right Stuff" to do the "Right Thing".

Clover Valley needs to be **PRESERVED**.

Clover Valley does not need disruption, pollution, houses, pavement, cars, traffic, noise and parkways.

Clover Valley does not need a "Valley View" parkway with thousands of cars roaring overhead with very few people safe to look down or enjoy.

Clover Valley does not need thousands of cars pouring over onto Park Street and disrupting the quality of life in Springfield, an adult community and Whitney Oaks and Stanford Ranch below. This will almost certainly lower property values along Park and create safety issues all along the way and in particular for a park and three schools; an elementary, middle and High school.

Clover Valley does not need development for moneys sake. Some things are more important and Clover Valley is one! Otherwise the natural valley and much of the wildlife will be no more!

Clover Valley does need the help of the "city fathers".

Clover Valley **NEEDS YOU, THE CITY COUNCIL TO STEP UP AND SAVE HER!**
SINCERELY, Douglas L. Hammitt, D.P.M.
4031 Silverstar Court
Rocklin, California, 95765

108-1

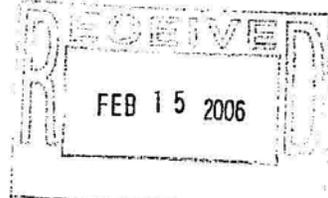
LETTER 108: HAMMITT, DOUGLAS L., D.P.M.

Response to Comment 108-1

The comment presents the commenter's opinion regarding the proposed project and does not address the adequacy of the DEIR.

February 2006

Sally Hanger
2341 Rebecca Court
Rocklin, California 95765



Letter 109

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

109-1

I oppose the development of Clover Valley. We are blatantly ignoring any wildlife that use this natural corridor and wetlands and ancient cultural sites that exist in this natural area. Aside from this, highway 80 is already clogged with traffic. Just try getting from Douglas Boulevard to Sierra College Boulevard with the commuter traffic. These delays will only increase as the years go by. We should be more responsible in regard to communities surrounding Clover Valley by addressing the important transportation issues first instead of just building homes wherever there is a vacant patch of land. The question to provide options for is how are people going to travel from one community to another? This is not the time to throw up another 558 homes so people with their families can add to the existing tangle of commuting.

109-2

Sincerely,

A handwritten signature in cursive script that reads "Sally Hanger".

Sally Hanger

LETTER 109: HANGER, SALLY

Response to Comment 109-1

The Draft EIR includes an analysis of impacts that the proposed project would have in regard to wildlife, wetlands and cultural resources. These issues are addressed in the Cultural and Paleontological Resources (Chapter 4.7), Biological Resources (Chapter 4.8) and the Hydrology and Water Quality (Chapter 4.11) sections of the EIR.

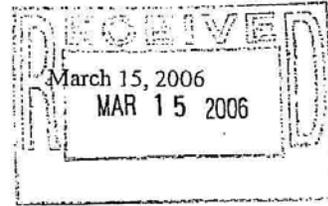
Response to Comment 109-2

Impact 4.4I-6, includes a discussion of the proposed project's cumulative impacts, concludes that the primary intersection of Sierra College Boulevard and Del Mar Avenue would operate at a LOS of A, which is considered to be an acceptable level of service. The discussion also found that the intersection of Sierra College Boulevard and King Road would also require several improvements (detailed on page 4.4-31); however, this intersection is within the town of Loomis and is outside of the jurisdiction of the City of Rocklin. As noted in impact discussion 4.4I-6, because this intersection is outside of the City's jurisdiction, the impact would be significant and unavoidable.

Impacts to the state and federal highway system are planned and funded at the state and federal level. Traffic master planning is done at the cumulative level for all jurisdictions.

Kathleen Cole Harder
3510 Creekwood Drive
Rocklin, CA 95677

Letter 110



Mr. David Mohlenbrok
Planning Services
City of Rocklin
Rocklin, CA 95677

Dear Mr. Mohlenbrok:

Thank you for the opportunity to comment on the Clover Valley Lakes Recirculated Draft EIR. This letter provides comments on the Draft Recirculated Environmental Impact Report for the Clover Valley Lakes – Large Lot Tentative Subdivision Map (Project #SD-98-05, SCH#93122077), prepared by Raney Planning & Management, Inc. for the City of Rocklin. Comments are as follows:

General Comments

110-1

1. The January 2006 Recirculated Draft EIR correctly identifies the numerous significant and unavoidable environmental impacts associated with the proposed project. CEQA requires that these impacts be identified and mitigated if possible. CEQA also requires certain procedures such as legal notices and time periods for public input be followed. The act of following the legal procedures correctly does not, by its self, allow development of a proposed project if there are significant and unavoidable impacts. **The project as proposed should not be developed because of the 13 significant and unavoidable impacts.**

110-2

2. A Development Agreement between the City and the developer was signed in 1997 to give limited assurances to the developer to develop the property. The Agreement does not guarantee the developer profits from his investment at the expense of the environment and existing residents. Rocklin residents do not believe that the proposed development is in conformance with Section H.4, page 2 of the Agreement. "... the public convenience, general welfare and good land use practices." The proposed development will be detrimental to "the health, safety and general welfare of the persons residing in the general neighborhood of the Project or the City as a whole.." (Agreement Section H.5 as discussed by the residents of the general neighborhoods at the February 2006 public hearing). At this meeting, the residents of Clover Valley identified the adverse affect of the proposed project on the preservation of property values, the adverse affect on the respiratory health of the aged and children, and the adverse impact on the traffic safety of the Rocklin residents.

- 110-3 3. Comments to the Notice of Preparation suggested an alternative; using Clover Valley as mitigation property credits for other developments was not examined. This alternative may meet the developer's requirements for a profitable investment as well as preserve Clover Valley and its assets. Please discuss why this alternative was not included in the RDEIR.
- 110-4 4. The impacts of noise to Clover Valley were not identified for those existing residents on Rawhide and Clover Valley Roads. The nature of the geometry of the valley amplifies all noise as evident from the new elementary school located above Rawhide Road. Individual students' voices can be heard on Clover Valley Road. Please discuss the impacts of noise to existing Clover Valley residents from the proposed project. Will the proposed six-foot masonry walls amplify sound within the valley?
- 110-5 5. The impacts of increased traffic on Creekwood Drive were not identified or addressed in the RDEIR. If Rawhide Road is torn up to add capacity to the collection system, the residents of Rawhide will use Clover Valley Drive and Creekwood Drive as ingress and egress to Midas Avenue during construction. Creekwood Drive is a much smaller width road than Rawhide Road, with only 12 houses and limited sidewalks. Please discuss the significant increase in traffic to Creekwood Drive and proposed mitigation measures.

Hydrology Issues

- 110-6 1. Please provide the data that FEMA used to approve the Conditional Letter of Map Revision as well as a copy of FEMA's approval in the FEIR. The data should include the quantity of storm water runoff, the times of peaking flows, size of the detention ponds and the size of the storm events.
- 110-7 2. Please provide the revised 100-year flood map for Clover Valley Creek in the FEIR.
- 110-8 3. The mitigation measure of payment of the fee for the Dry Creek Watershed does not mean improvements, operation and maintenance for Clover Valley Creek will be on a timely basis. Please detail the schedule for these activities. Will the mitigation fee be imposed on residents currently residing in Clover Valley? Also address the Community Facilities District funding mechanism with respect to existing residents.
- 110-9 4. Flooding and sediment problems that have severely affected current residents has been documented along Clover Valley Creek. In-stream detention ponds to collect sediment may significantly change the riparian habitat. Please address the impacts of in-stream detention ponds on the riparian habitat including impacts on the water quality and riparian habitat when the ponds are dredged to remove the sediment.

Water Quality Issues

- 110-10 1. The oil and grit structures **do not** treat or contain metals, nitrates, phosphorus, or organochlorine pesticides that will be in storm water and urban runoff. Please estimate the pounds per year of these contaminants that are expected to be discharged to Clover Valley Creek based on the number of dwelling units, anticipated number of vehicles, and estimated acreage of landscaping associated with the proposed project. The oil and grit separators will not operate if not routinely maintained. The RDEIR discusses annual maintenance of the oil/grit structures. Please provide information on the cost and frequency of maintenance of these structures. Who will maintain these structures and how will the City enforce proper maintenance of these structures?
- 110-11 2. Submittal of a plan of operation and maintenance of the oil/grit/sediment structures to the City Engineer does not guarantee these structures will be properly maintained.
- 110-12 3. A better solution to preventing the constituents of concern from entering Clover Valley Creek maybe the establishment of large swales of grasses. The grasses will capture sediment and provide natural treatment of nitrates, phosphorus and organochlorine pesticides.
- 110-13 4. The annual water quality testing at the detention ponds, upstream and downstream of the development, should include constituents that occur naturally in the soils as well as those that may have resulted from human activities. At a minimum the constituents of concern includes MTBE, benzene, aluminum, arsenic, chromium VI, copper, iron, lead, mercury selenium, EPA 8081A pesticides, toxaphene atrazine, Carbofuran, 2,4-D, dalapon, DBCP, dinoseb, diquat, endothal, ethylene dibromide, glyphosate, methoxychlor, molinate, oxamyl, picloram, simazine, thobencrb, diazinon, chlorpryfos, nitrates and pH. This will help ensure that any past agricultural practices and mining practices will not impact the water quality.
- 110-14 5. Cumulative Impacts Related to Degradation of Water Quality concludes with mitigation the impacts are less-than-significant. I disagree. The potential impacts are significant and should be reevaluated.

1997 Development Agreement with Fraudulent Developer

110-15 It is my understanding that Mr. Buzz Oates is a prominent partner in the proposed development. The 1997 Development Agreement allows for an annual review of the development agreement. Mr. Oates was found guilty of “**breaches of fiduciary duties, intentional misrepresentations and fraudulent concealments in the sale of parcels. He also was found liable of ‘marking up invoices’ or overcharging the partners for goods and services without authority**” (Sacramento Bee, November 1, 2002). Further, the jury found that the fraud was committed with “**malice and oppression.**” The City of Rocklin should not be conducting business with Mr. Oates or other found guilty of fraud.

The City should not extend the 1997 Development Agreement.

Conclusion

110-16

The proposed development presents unacceptable and unavoidable impacts to the environment and to the health and safety of existing Rocklin residents. The City of Rocklin must be extremely vigilant in protecting both the environment and the rights and health of existing residents.

Respectfully submitted,

Kathleen Cole Harder

LETTER 110: HARDER, KATHLEEN COLE

Response to Comment 110-1

The commenter is correct in that the EIR finds that the proposed project would result in 13 significant and unavoidable impacts. 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 110-2

This comment relates to the scope of the project and does not address the adequacy of the EIR, which focuses on analyzing the immediate environmental impacts of the proposed project. The comments will be forwarded to the appropriate decision-making bodies.

Additionally, the comment states that the commenter has concerns regarding the environmental impacts of the proposed project. The DEIR found that several impacts related to the proposed project would be significant unavoidable. These impacts are summarized in the Statutorily Required Section (Chapter 5) of the EIR.

Response to Comment 110-3

An alternative similar to the commenter's suggestion is addressed in the DEIR. The commenter's suggestion would fall within the scope of an off-site alternative. A discussion of a possible off-site alternative is included on page 6-5 of the Alternatives Analysis under the heading "Alternatives Considered but Dismissed." This alternative was deemed infeasible due to the unavailability of developable land.

Response to Comment 110-4

See Master Response 6 – Noise Impacts.

Response to Comment 110-5

Construction impacts from the off-site sewer are short term and considered less than significant. Rarely does utility construction in the street require a complete closure of the street. Based on the width of Rawhide Road, the sewer line construction will likely cause a restriction of traffic to one lane and delays, but no need to detour all traffic onto Creekwood Drive.

Response to Comment 110-6

The original CLOMR application and response from FEMA should be made available for review at the City Engineering department. The original response from FEMA is provided as Exhibit M. However, the CLOMR application and FEMA response will need

to be revised to include the revised detention basin plan See the Master Response 11 – Hydrology and Water Quality.

Response to Comment 110-7

The existing and proposed flood plains are shown on Exhibit L; however the proposed flood plain will have to be revised based on the revised detention basin plan. See Master Response 11 – Hydrology and Water Quality.

Response to Comment 110-8

Payment of the Dry Creek Watershed drainage fees provides funding to the PCFCWCD to implement regional flood control improvements. It is the responsibility of PCFCWCD to operate and maintain the regional facilities. The mitigation fees and Community Facility District fees will only be imposed on parcels within the development project. These fees will not be imposed on existing residents downstream or upstream of the project.

Response to Comment 110-9

See the Master Response 11 – Hydrology and Water Quality.

Response to Comment 110-10

The RDEIR requires that Stormwater 360's StormFilter product (or equivalent) be used. This product with appropriate filtration (as required in the RDEIR), can remove some dissolved pollutants (see mitigation measure 4.11MM-5(a)). Assignment of responsibility for operation and maintenance of stormwater facilities was addressed in mitigation measure 4.11MM-1(a).

Response to Comment 110-11

The mitigation measures in the RDEIR and the final EIR require use of water quality BMPs and water quality treatment systems, address assignment of operation and maintenance responsibilities for the facilities, and require that long-term funding for the operation and maintenance be established. There is little more that can be done to guarantee that the facilities are operated and maintained appropriately.

Response to Comment 110-12

Grassy swales and vegetated buffer strips have been required by the RDEIR (see mitigation measure 4.11MM-5(c)). Also see Master Response 11 – Hydrology and Water Quality.

Response to Comment 110-13

The list of constituents monitored and the testing criteria shall be consistent with the other monitoring performed by the City and the Dry Creek Council. See the Master Response 11 – Hydrology and Water Quality.

Response to Comment 110-14

The analysis of the proposed project conducted by West Yost & Associates determined that the impacts, would be less-than-significant after the implementation of suggested mitigation measures. The adequacy of stated mitigation measures is discussed above in Response to Comments 110-10 through 110-13.

Response to Comment 110-15

This comment addresses policy and administrative issues within the City of Rocklin and does not address the adequacy of the EIR. Comments will be forwarded to the relevant decision-making bodies.

Response to Comment 110-16

If the project were approved, the City Council would be required to issue a statement of overriding consideration, acknowledging all significant and unavoidable impacts and explaining the reasoning behind their determination that the benefits of the proposed project would outweigh the impacts.