

**LETTER 182: VESELY, DAN**

**Response to Comment 182-1**

This is an introductory comment that approves of the scope and detail of the EIR.

**Response to Comment 182-2**

The comment addresses aspects of the proposed project design, expressing concern regarding the steepness of Valley View Parkway at several points. Though the comment does not address the adequacy of the EIR, it will be forwarded to the appropriate decision-making bodies.

**Response to Comment 182-3**

The residences on Rawhide Road and Clover Valley Road near the southern site boundary will be between 5,000 feet south of the nearest point of the future Valley View Parkway (where it intersects Park Drive), and 9,500 feet south of the furthest point of that roadway, where it intersects Sierra College Blvd.). Because future Valley View Parkway traffic noise levels are predicted to be approximately 60 dB Ldn at a reference distance of 100 feet from that roadway, the levels would be reduced to less than 40 dB Ldn at the nearest existing residences on Rawhide Road and Clover Valley Road.

As noted in the DEIR, existing ambient noise levels in the valley are approximately 46 – 48 dB Ldn, which is considered a fairly quiet noise environment. Because Valley View Parkway noise levels are predicted to be well below measured existing ambient noise levels at the residences on Rawhide Road and Clover Valley Road, no adverse noise impacts are anticipated at existing residences on those streets.

**Response to Comment 182-4**

This is not a comment on the EIR. This comment will be provided to City staff for their review of the subdivision design.

**Response to Comment 182-5**

This comment does not address the adequacy of the EIR.

## Letter 183

David Mohlenbrok

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**From:** John R. Voris [sunkat@jps.net]  
**Sent:** Wednesday, March 15, 2006 2:25 PM  
**To:** David Mohlenbrok  
**Subject:** letter regarding circulating draft EIR for Clover Valley Project

March 15, 2006

Regarding the Clover Valley Draft Environmental Impact Report  
To whom it may concern,

I have some concerns regarding the sections in Chapter 4.8, "Biological Resources":

183-1

1. The use of "reconnaissance" style surveys to determine biological diversity and mitigation needs as follow-ups to data base searches and outdated earlier surveys is incomplete and lacking. Current, in depth, studies should be done, to determine which biological organisms are in Clover Valley. If a new species of animal or plant, endemic to this valley, is lost, our community loses. If a plant or animal is "rare" it's going to be harder to find.

183-2

2. The absence of a particular species of special interest in the area, doesn't mean that that the species might not be using it. Any habitat that can support the species, may have in the past, and probably will be used in the future for that species. By altering that habitat you increase the risk that species faces. As an example, members of bird populations have habitats that may be discontinuous, being found in one area one year, and then not found there again a few years later. It is still considered part of the habitat.

183-3

3. Biological diversity and undeveloped lands are part of the common resources, the "commons", which belong to the people of Placer County and the State of California. I have heard people say, "it's the developer's land they should have the right to do what they want with it". That's not true, is it? A person has the right to do with their property what they want as long as it doesn't affect others and they are in compliance with the laws of the land. Most of these rights are based on traditions of home ownership and residence, not development. This development **will negatively** affect the people of Placer County a lot more than just increasing traffic, pollution, and creating another unsustainable sub-urban enclave, it **will** also depreciate our natural wealth.

183-4

I also wonder how Rockdin is going to deal with being a sprawled out sub-urban community in an oil-short world. I strongly suggest that the city council and board reject short-sighted development in favor of the environmentally superior "No Development Alternative" for clover valley.

Thank you for your time,  
Sincerely yours, John Voris,  
B.S. in Genetics, UC Davis,  
homeowner in Placer County and  
graduate student at CSU Sacramento.  
P.O. Box 1241 Lincoln, CA 95648

**LETTER 183: VORIS, JOHN R., B.S.**

**Response to Comment 183-1**

See Master Response Section 1 of Master Response 8.

**Response to Comment 183-2**

Comment noted.

**Response to Comment 183-3**

The proposed project is in compliance with land use designations for the project site, as dictated by the City of Rocklin General Plan.

This comment states that the proposed project would negatively affect the environment through increases in traffic and pollution. The EIR discloses that a number of significant and unavoidable impacts would result from the development of the proposed project site (see the Statutorily Required Section in Chapter 5 of the EIR.)

**Response to Comment 183-4**

This comment expresses the commenter's opinions regarding the proposed project and does not address the adequacy of the EIR. Comments will be forwarded to the appropriate decision-making body.

**Letter 184**

**David Mohlenbrok**

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**From:** KenRV@aol.com  
**Sent:** Thursday, January 26, 2006 8:50 PM  
**To:** David Mohlenbrok  
**Cc:** allisonvmiller@hotmail.com; mjasper@accessbee.com  
**Subject:** RE: Clover Valley Subdivision Project

David N. Mohlenbrok  
Senior Planner  
City of Rocklin

January 26, 2006

Dear David Mohlenbrok,

Thanks for the great amount of time that you and your fellow staff have spent on the Clover Valley project. Like you the Save Clover Valley Foundation people and others have spent many hours of their time but in trying to save Clover Valley from development into more suburban sprawl. From the time I've been collecting signatures in support of Save Clover Valley I would have to estimate that well over half of all the residents of Rocklin favor saving Clover Valley, indicated by the thousands of signatures that have been obtained and talking to many, many people.

We need more time to respond adequately to the large information laden documents as are comprised of the two RDEIR volumes for the Clover Valley Subdivision Project(SCH#93122077). Probably most of us will never get to volume II of details. This is a most important cause for the lives of all Rocklin residents will be affected very directly in quality of life or deterioration thereof.

Please grant the dedicated people representing all the residents of Rocklin for a cleaner, healthier, better place to live an extension to at least 60 days or more to respond to the Clover Valley Subdivision Project RDEIR. Thank you.

Respectfully, Ken Votaw – resident of Rocklin

184-1

02/22/2006

**LETTER 184: VOTAW, KENNETH (JANUARY 26, 2006)**

**Response to Comment 184-1**

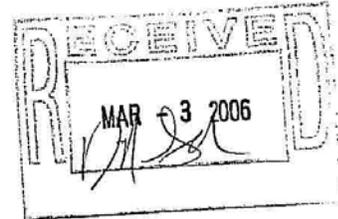
As a result of this and other comments received during the comment period, the comment period for the DEIR was extended nine days ending March 15<sup>th</sup>, 2006.

**Letter 185**

Kenneth Votaw  
2124 Sterling DR  
Rocklin, CA 95765

March 3, 2006

Sherri Abbas, Planning Services Manager  
David Mohlenbrok, Senior City Planner  
Community Development Department  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677



Dear Ms. Sherri Abbas and Mr. David Mohlenbrok,

**RE:** Clover Valley Recirculated DEIR comments.

**Aesthetics 4.3**

**Section 4.3I-5** Impacts to viewers west of the site.

185-1

To say that the impact of the anticipated Clover Valley Development in the DEIR proposed project is less-than-significant as regards to impacts of viewers west of the site and requires no thought of mitigation measures is completely wrong.

185-2

The specific Open Space, Conservation, and Recreation Element of the General Plan Policies as stated in the Aesthetics section of this DEIR are violated for each and every listed policy, namely policies 1, 3, 4, and 20.

Policy 1 encourages the protection of natural resource areas, scenic areas, hilltops, open space areas and parks from encroachment or destruction by incompatible development. The proposed development will grade and build over 90 percent of the hilltops of the west and east ridges of the Clover Valley. This action will change the whole character and viewshed along Park Dr overlooking the Clover Valley and remove the Clover Valley viewshed eastward from Boulder Ridge Park. The daily stream of Boulder Ridge Park visitors and all the runners, walkers, bicyclers, motorists, and residents along Park DR will be denied the view of the hilltops or the ridges of the Clover Valley and in many instances also denied the view of the Sierra Nevada Mountains. This is **significant beyond words**.

185-3

Policy 3 encourages the protection of historically significant and geologically unique areas and encourages their preservation. The elimination of the native wooded grassy hilltops with the views of the Sierra Nevada Mountains and mountain tops will change the identity of Rocklin as

- 185-3  
Cont. ▲ part of the foothills of the Sierra Nevada to a metropolitan area with a greatly impoverished viewshed showing a bunch of houses, fences or walls and possibly some yards.
- 185-4 Policy 4 encourages protection of vegetation. Since over 90 percent of the ridges would be graded and built out with roads, houses, yards, and fences or walls this would mean almost total loss of all native vegetation on the ridges or hilltops. Over 25 percent of oaks of all of Clover Valley are planned for removal. This is not protection but destruction.
- 185-5 Policy 20 is concerned with the visual qualities and compatibilities with surrounding areas, especially those areas abutting rural or semi-rural areas. No connecting area to Clover Valley affects more than a few percent of the visual qualities of Clover Valley, whereas the proposed Clover Valley development will destroy over 90 percent of the ridge top viewshed. **This is absolutely significant.**
- 185-6 This DEIR represents a totally incomplete evaluation of the impact to viewers west of the Clover Valley site. Viewers west of the Clover Valley site include all residents, motorists, walkers and hikers, and runners that pass along that stretch of Park DR on the ridge overlooking Clover Valley concerning the viewshed of Clover Valley and the Sierra Nevada. Also Boulder Ridge Park on the west ridge overlooking Clover Valley and the eastward view of the Sierra Nevada has numerous daily visitors many of which come especially for the wondrous viewshed looking eastward into, through, and over the Clover Valley.  
Also the Loomis ridge top of some few scattered houses (maybe 10) in Clover Valley does not destroy a complete viewshed as the Clover Valley development project would. A 1000 foot limited section of Whitney Oaks is the only abutting area that destroys significant Clover Valley viewshed and it is less than 8 percent of the Clover Valley ridge tops.  
The standards of significance as stated in the Impacts and Mitigation Measures of the DEIR Aesthetics 4.3 will all be totally violated. The visual character of the view from west of the site will almost be totally altered and degraded from a natural panoramic of the Sierra Nevada and nature to houses, walls, fences, buildings and roads. Certainly the nighttime view of the mysterious Clover Valley and Sierra Nevada will also be destroyed.  
**How is it possible to ignore the aesthetic impact to viewers west of Clover Valley by stating that the anticipated development and the proposed project would remain less-than-significant and require no mitigation?**
- 185-7 ▼ Further it needs to be added that the aesthetic nature and viewshed from the west of Clover Valley are the most significant of all the views into, through, over, and beyond the Clover Valley because it covers the widest and most expansive views and involves the most people. Certainly the

185-7  
Cont.

people that frequent the ridge top along Park DR come exactly for the reason to observe Clover Valley, the Sierra Nevada and nature with an experience of quality protracted time for viewing and intellectually and emotionally communing with nature.

Along the western ridge bordering **Clover Valley** moving south to north lie a few Whitney Oaks tightly packed houses, a long stretch of Park Dr with sidewalk only facing and overlooking Clover Valley, Boulder Ridge Park overlooking Clover Valley, a strip of land that belongs to the water district with a water reclamation building and communications tower facing Clover Valley, an unpaved hard pack road belonging to Lincoln or the water department separating a **Protected Natural and Historical Reserve of an estimated 100 plus acres with habitat similar to Clover Valley and just westward from Clover Valley**, and a small section of roadway in the Twelve Bridges area next to the water district road next to Clover Valley in the northwest ridge only.

The north-south running eastern ridge of Clover Valley is bordered by Sierra College Blvd and the railroad and a very few houses in Loomis along the eastern Clover Valley Ridge. A little further eastward across Sierra College Blvd. from Clover Valley is the **88 acre Traylor Ranch Bird Sanctuary and Nature Reserve**.

Starting with the westward **Protected Natural and Historical Reserve** in Lincoln and moving eastward across the hard pack road on the ridge top and then through **Clover Valley** and onto **Traylor Ranch Bird Sanctuary and Nature Reserve** (The Gift of Land) form an east-west bird and wildlife corridor with few interruptions for roughly 2 miles. Also Clover Valley runs about 2 miles north-south for another yet more perfect wildlife corridor and undisturbed ecosystem for nature.

A development of Clover Valley with over 300 acres of grading, filling and cutting will totally segment the wildlife corridors and demolish so much of Clover Valley's internal aesthetics and greatly limit the ever beautiful and wondrous soaring, gliding, coursing birds of prey over Clover Valley looking for prey. The Clover Valley development is *contrastingly incompatible* with all surrounding and abutting ridge top areas except for a limited 1000 foot section of Whitney Oaks.

#### **Section 4.3I-9** Impacts to historic stone walls.

185-8

Certainly some and possibly all of the historic walls will be destroyed by removal from the Clover Valley to permit building and grading of the Clover Valley site. That is totally significant and to say otherwise is illogical and wrong. This report by stating that removal of some or all of the historic stone walls is less-than-significant as an impact to the historic stone walls

185-8  
Cont.

and requires no thought or effort of mitigation gives no thought or concern for their value and existence and past history.

This recirculated DEIR has admitted the destruction of some and possibly all of the stone walls would occur with the proposed development but must also admit that such action is indeed significant and if not required could be avoidable.

This section is an occurrence of thoughtless analysis and a disregard of preserving our historical past.

**Why even talk about this section if no thought or care is to be given the historical stone walls preservation?**

Respectfully,



Kenneth Votaw - Rocklin resident

**LETTER 185 VOTAW, KENNETH (MARCH 3, 2006)**

**Response to Comment 185-1**

This is an introductory comment, which contends that the proposed project is in violation with General Plan Policies. A detailed response regarding each of the policies listed is included in below in Responses to Comments 185-2 through 185-5.

**Response to Comment 185-2**

The comment contends that the proposed project would have a significant impact to residents and motorists along Park Drive and would be in violation of Policy 1 from the Open Space, Conservation and Recreation Element of the General Plan. This issue is addressed in Impact 4.3I-4 which identifies the land uses for the proposed project as being consistent with the nearby residential land uses. Policy 1 states that the City of Rocklin aims to achieve the following:

To encourage the protection of natural resource areas, scenic areas, hilltops, open space areas, and parks from encroachment or destruction by incompatible development through the use of conservation easements, buffers, setbacks, or other measures.

The intent of the policy is to encourage the protection of natural resources from encroachment or destruction by incompatible development. The proposed project is consistent with neighboring land uses and a less-than-significant impact would result.

**Response to Comment 185-3**

Policy 3, which protects historically significant and geologically unique areas, would not apply to the native wooded grassy hilltops in the area. The grassy and wooded hilltops do not qualify as a unique geologic resource; geologic resources are primarily defined by unusual or massive rock deposits or other geologic formations. As summarized in the Cultural Resources section of the EIR (see Chapter 4.7), the majority of the cultural resources are located within the valley, rather than along the ridgeline.

**Response to Comment 185-4**

Policy 4 addresses the protection of oak trees and other significant vegetation, which would include the oak trees located on the proposed project site. For more information related to oak tree preservation policy, see Section 2 of Master Response 8 - Biological Resources.

**Response to Comment 185-5**

Based upon the preceding comments, the commenter is referring to the impacts that the development of the proposed project would have on the views from Park Drive. The Park Drive area is an urbanized area, which contains single-family residential units. Policy 20

of the Open Space, Conservation and Recreation Element protects against impacts regarding incompatible land uses such the placement of urban development in close proximity with rural land uses. The proposed project's urbanized residential land uses are consistent with the neighborhoods in question along Park Drive and would be consistent with land use designations for the proposed project area as defined in the Rocklin General Plan, and would therefore result in a less-than-significant impact.

**Response to Comment 185-6**

The comment is correct that the development of the project will result in a significant adverse aesthetic impacts, as identified under Impact 4.3I-1 of the RDEIR. Applying the standards of significance set forth on page 4.3-11, development of the project will "substantially alter or degrade the visual character or quality of the project site," and the RDEIR thus concludes at page 4.3-12 that this impact will be significant and unavoidable.

The comment appears to misconstrue the RDEIR's analysis of impact 4.3I-5, which addresses impacts to viewers west of the site. That analysis (as does the analysis of Impacts 4.3I-3, 4.3I-4, 4.3I-6) focuses on the aesthetic consistency of the proposed development with surrounding homes. This analysis concludes that development of the project will be similar to the existing development surrounding the project site, and thus will not result in an *additional* visual impact which would occur if the project was not developed in a manner consistent with its surroundings. But, as acknowledged under the analysis of Impact 4.3I-1, development of the project will result in a significant aesthetic impact in terms of the transformation of the project site from undeveloped open space into a residential subdivision. See Master Response 3 – Aesthetics.

**Response to Comment 185-7**

See Response to Comment 185-6. As to the issue of wildlife segmentation, see Section 6 of Master Response 8 – Biological Resources.

**Response to Comment 185-8**

See Response to Comment 123-27 regarding the stone walls on the project site.