

33-1
Cont

1 for people.

2 Thank you.

3 TONY RAKOCIJA: Tony Rakocija, 2724 Klamath
4 Drive, Rocklin, director of Clover Valley Foundation.
5 I'm holding a copy of the development agreement
6 that was signed in December 1997. In return for \$1.5
7 million that the developer donated -- or gave to the
8 City, they bought this facility that we're at currently.
9 And this development agreement -- publicly, some of the
10 City Councilmembers have stated because of this
11 development agreement, the project has to go forward.

12 And I question whether that -- given that -- the
13 fact that the development agreement will expire in
14 December of 1997 [sic], whether we should hold off on
15 approving any DEIR until you renegotiate a new
16 development agreement. If you don't do that, there is
17 an out that you have.

18 VICE MAYOR YORDE: Let's stick to the EIR.

19 TONY RAKOCIJA: The ordinance number 773 states:
20 The development period will not be detrimental to the
21 health, safety, and welfare of persons residing in the
22 immediate area, nor be detrimental or injurious to the
23 property or persons in the general neighborhood or the
24 general welfare of the residents of the city as a whole.

25 DAVID BAKER: Hello. My name is David Baker. I

34-1

1 live at 5213 Del Vista Way, in Rocklin.

35-1

2 I'm working for Dry Creek Conservancy, and we've
3 done five years of monitoring on Clover Valley as well
4 as the rest of Dry Creek, and I read through that
5 two-volume thing myself. It was a chore. Without pay,
6 by the way. I don't get paid for that.

7 Anyway, the document does have some good LID, or
8 low-impact density, features that are expressed in the
9 DEIR, and I thought that was good, particularly about
10 the use of the filters.

11 I'm going to have a specific -- a lot of
12 specific details, so we'll have a written thing.

35-2

13 One of the things that we're concerned about at
14 Dry Creek is that the creek is kind of on edge right
15 now. It's about to go bad. It's starting to get algae
16 in it. It's going to start smelling bad. A direct edge
17 and any more nutrient loads would be detrimental to the
18 stream. People talk about sediment, and that's another
19 big problem with the project.

20 During construction, it's been my experience
21 during the last few years in Rocklin that developing
22 upland areas like this tend to fail during the wet
23 season, and you're going to have just a lot of mud
24 flowing in the streams.

25 I have documented at least the last four years

35-2
Cont

1 of projects, not on this scale, have failed. So I think
2 there's got to be some real careful planning done to
3 keep the traffic out of the site during the wet season
4 and getting everything buttoned down and not allowing
5 anybody to grade or anything like that during the wet
6 season.

35-3

7 The mertin [ph.] formation is an interesting
8 material that's in the upland area. This doesn't have
9 the principle of just walking around through it. If you
10 open it, the water will go through it, and water will
11 pop down someplace down below. We've seen examples of
12 this where it's killed oaks and so forth that can't
13 tolerate wet feet during the summer. That's something
14 that needs to be looked at.

35-4

15 But the big thing that I'm concerned about with
16 is the in-channel retention basins. The instream
17 retengiency [ph.] basins could fail. This thing is a
18 sandy area. They're going to put roads out on this, and
19 that's going to work as a levee for the hundred-year
20 flood. I think you need to make sure that meets levee
21 standards, because if that fails during the hundred-year
22 flood and the whole thing comes down, you're going to
23 have a pretty bad situation down below.

24 Thank you.

25 TERRY MEINZER: Good evening. My name is Terry

36-1

1 Meinzer. I've been a Rocklin resident for 28 years, and
2 I have property just adjacent to this property. It
3 meets on the north- -- it would be the northeast --
4 northwest boundary. I have a couple concerns that I'd
5 like to talk about in regards to the EIR.

6 I've reviewed the EIR in a little different way,
7 because I'm an adjacent property owner, so to me, I'm
8 looking at a little bit different issues than are
9 brought up tonight. I have 20 acres that are adjacent
10 to the zoned 6.8 acres. Of course, this is going to be
11 a much smaller zoned subdivision that's going to be
12 adjacent to me.

13 In looking at the lotting of the subdivision, if
14 it goes to that term, will only place three lots up
15 against my property, and the rest of it will be open
16 space, and I feel the EIR has addressed my concerns on
17 that particular issue.

36-2

18 The other issue I had is regarding traffic
19 mitigation. Now, I'm on a private road in that area, up
20 north there. I don't live there, actually. I live over
21 on Greenbrae, which is on the other side of the freeway.

22 In looking at the traffic mitigation, we are
23 going from the old days, when you figure 10 vehicle
24 trips per day, and we have roughly, under the existing
25 plan, about 9500 trips a day coming in and out of there.

36-2
Cont

1 Under the proposed plan, we'll have about 6,000, 5500
2 vehicle trips, using the 10 trips per unit per day. So
3 I see a decrease of 4,000 trips a day just for this
4 project. To me, being an adjacent property owner, I
5 believe the EIR addresses that issue.

36-3

6 The third issue that I have, of course, is the
7 open space. And where it's adjacent to me, the
8 hillsides in those areas are all covered with habitat
9 and trees, oaks. Probably the most numerous species, of
10 course, is poison oak in there. I don't feel -- and I'd
11 like to guard the poison oak as best as I can, because
12 that's the only barrier you have against trespass, but I
13 do feel the EIR has addressed the issues of the open
14 space. It has stayed primarily out of those high
15 inclined areas and away from the streams, and I feel the
16 EIR has addressed those issues of the open space.

17 And I'm looking forward -- and this goes kind of
18 off-subject here -- I'm looking forward to that area
19 opening up some so I can enjoy walking along the creek
20 in some of those areas proposed. I find the EIR has
21 addressed the issues that I am concerned about, and is
22 adequate.

23 Thank you.

24 MIKE NEUMANN: Hi. My name is Mike Neumann.

25 I'm at 4950 3rd Street.

37-1

1 I've spoken in front of a few of you before. I
2 don't have any scientific background of note. I have --
3 my entire family is major developers. My uncle is on
4 par with Buzz Oates and Tsakopoulos up in Washington,
5 those guys, so I've been around. The one thing I've
6 noted, though, is the developers, the people he works
7 with, develop on a smaller scale, the point being the
8 environmental impact [unintelligible].

9 What I want to talk about was -- unfortunately,
10 Greg Brower -- he was here earlier -- covered most of
11 the points I wanted to touch on, everybody has touched
12 on: incomplete report, the emissions, that are
13 outdated, of this, and the questionability of this, and
14 how in-depth it went into this.

15 I need to make it clear, just from my own
16 personal point of view, regardless of what these
17 developers say, I don't believe they care at all about
18 what impact this is going to have. It's about money.
19 That's pretty obvious.

20 There's a couple things I want to touch on. One
21 thing is, I'm just observing, and I notice just the body
22 language of the panel up here. It's almost as if we're
23 wasting your time. You're just looking down and
24 slouching in a chair and not looking up until a
25 proponent comes up.

37-1
Cont

1 I noticed the last couple -- I have a minute and
 2 a half, and I'm out of here in a sec, so to speak.
 3 [Unintelligible] This is a troublesome
 4 attitude. I've seen it before on this council, kind of
 5 the oh-well issue. There you go. That's a good
 6 example. Oh, well, it doesn't matter. It's a planned
 7 development, great, as if there's no other way out, when
 8 in fact there is. That's also been touched on.
 9 I've seen this firsthand -- as a matter of fact,
 10 I have it recorded here -- Oh, that happened in the
 11 past. Who cares what happened in the past? We were
 12 talking about the development on 3rd Street, getting
 13 that done. That's a scary trend that I've seen.
 14 So like I said, I won't use up all my time. I
 15 don't want to stop these people from talking. I tell
 16 you, I'm looking for the next shot to run for Council.
 17 I'm not going to get blackballed. Good luck to you.

38-1

18 KENNETH VOTAW: Hello. My name is Ken Votaw,
 19 and I live at Whitney Oaks and Rockridge, just down the
 20 hill from the ridge. I love walking up the hill and
 21 walking along Park Drive, that overlooks the Clover
 22 Valley.
 23 I want to address the DEIR for aesthetics.
 24 There's one section in there that talks about impacts to
 25 viewers from the west. And they say one or two

38-1
Cont

1 paragraphs. Then they conclude with: less than
2 significant and no need to mitigate.

3 I would like to address that. As far as the
4 aesthetics from viewing it from there, I don't know that
5 there's any better view than up there, where you look
6 across the ridges, down into the valley, where you can
7 see the Sierra Nevada. And we are part of the Sierra
8 Nevada.

9 The DEIR stated for the guidelines for the
10 aesthetics that the beauty and the view shed are some of
11 the criteria for grading aesthetics. So what the
12 proposal -- the development proposes, they're going to
13 develop 90 percent of all the ridges. And I don't know
14 if that -- I know that includes houses. I don't know if
15 that includes walls.

16 So the walkers, the hikers, anybody, bicyclers
17 that come from Rocklin along that to view the beauty of
18 this, it's going to be annihilated. And to say -- and
19 that's part of our identity: that we belong, that the
20 Sierra Nevada is part of us. We're the first foothills
21 of the Sierra Nevada. Nobody behind us toward the
22 Central Valley looks and sees the Sierra Nevada. We're
23 the first ones.

24 So the development will remove that from all of
25 Rocklin. We will no longer be able to see the Sierra

38-1
Cont

1 Nevada. So to say that that's less than significant is
2 totally wrong.

3 When they talk about significant impacts are
4 unavoidable, what they mean is destruction, and what
5 that is: The development will be the destruction of the
6 identity of Rocklin and our connection with the Sierra
7 Nevada.

38-2

8 That's just one point. As far as people talking
9 about the traffic, everybody in Rocklin will be affected
10 when they open up the flood gates. So I can't --
11 there's not enough time to go into the details of the
12 traffic. But to analyze it for 558 houses, to ignore
13 Bickford Ranch, with 1890, and 500 to the north and 23
14 to the south, there will be -- there's going to be ten
15 to 20,000 cars streaming through Park, and to take that
16 as the plan -- the City plan, they're going to develop
17 that anyway, who needs it? Everybody in Rocklin is
18 going to be sorry for all the traffic that streams and
19 cuts through it, with the noise and pollution. I hope
20 you vote in a true way.

21 Thank you.

39-1

22 BARBARA JOHNSON: Hi. My name is Barbara
23 Johnson. I live on Scenic Way in Springfield, and my
24 concerns are -- I don't think we need the traffic. I
25 don't think the DEIR fairly addressed the traffic on

39-1
Cont

1 Park Drive. They measured only a couple sites. I do
2 remember they had a line across the roadway.

3 I'm sorry. I'm not a public speaker, and I hate
4 to get up here and talk, but this is something that
5 really concerns me.

6 You have schools on Park. You have parks. And
7 I don't think they fairly judged how heavy the traffic
8 is going to be on Park. We have a lot of speeders. Say
9 50 percent of the cars on Park Drive go faster than the
10 speed limit. We already have a camera posted at Park
11 and Sunset Boulevard.

12 I believe that we'll have to extend a lot of the
13 medians so people will not be able to cross the roadway,
14 in order to protect people. That will be an expense
15 that the City of Rocklin, the taxpayers, will have to
16 pay. We'll have to put in additional stop signs,
17 lights. This is something that really concerns me.

39-2

18 Another thing is the noise barriers that -- the
19 DEIR has stated that the city of Rocklin has existing
20 noise barriers there. A lot of those noise barriers,
21 yes, they are cement walls, but some of them are only
22 five feet. I noticed in the DEIR that this new
23 subdivision at Sierra College and Valley View will have
24 six-foot walls. Part of the wall barriers are -- on
25 Park Drive are only five feet.

39-3

1 Another thing is, you go further down, there is
2 a lot of area on Park Drive that does not have noise
3 barriers. It has wood fences. There's no noise barrier
4 of the senior development down the way near Stanford
5 Ranch Road, and the school does not have a noise
6 barrier. So my concerns in the DEIR is they did not
7 fairly address the traffic or noise.

8 Thank you very much.

40-1

9 SUSAN SOMERS: Good evening. My name is Susan
10 Somers. I live at 5315 Thunder Ridge Circle, Rocklin.

11 I just want to address -- some of the issues I
12 felt I want to address -- I know a lot of people have
13 talked about the Valley View Parkway, and I feel that
14 this parkway, even though it's part of the general plan,
15 will increase the traffic through Rocklin, because
16 people will use it as a bypass road.

17 The traffic study in the DEIR did not take into
18 account Crest Avenue. Crest is a roadway that
19 intersects Park, and I didn't see anything in volume one
20 or two about Crest in the traffic study. That includes
21 neighborhoods Sunset Heights, Whitney Oaks, and
22 Springfield.

23 And they're going to be impacted by the
24 additional vehicles. Not only from the development, but
25 mostly outside people using our city as a bypass. I

40-1
Cont

1 feel they'll use it to get to Stanford Ranch Road and
2 Galleria. Do we really want to have Rocklin become a
3 bypass city, used as a road for other people? It's not
4 going to improve property.

40-2

5 The other issue I felt wasn't addressed was the
6 50-foot creek setback. I feel it should be a minimum 75
7 feet. Also, creek markers should be installed to alert
8 homeowners about setbacks. I really feel it should be
9 flood plain plus a hundred feet.

40-3

10 The other issue is the three elevated bridge
11 crossings over the creek, across the valley floor. This
12 will inhibit movement of wildlife, disrupt cooling
13 ground-water flows into the creek needed for refuge for
14 future steelhead.

40-4

15 The applicant's solution to the loss of the
16 aesthetic impacts to the riparian corridor is to
17 construct culverts at all the road crossings at Clover
18 Valley Creek. Using boxed culverts is not a good
19 solution. They are known to create fish passage
20 problems. And also, Clover Valley Creek is now
21 considered critical habitat for Central Valley
22 steelhead. They were there before, and they can come
23 back.

40-5

24 The other issue is the project includes 366
25 acres of open space. I think there's been a lot of

40-5
Cont

1 misrepresentation of the open space. Where is this open
2 space? What are they counting as open space?

3 Well, it turns out in the DEIR that the open
4 space -- the 50-foot setback, according to the general
5 plan, can be counted as open space. That's on 4.2-11 in
6 the DEIR. And it says: In the general plan of Rocklin,
7 all lands located within 50 feet from the edge of the
8 bank of all perennial intermittent streams and creeks.

9 I don't think that was the intent of the general
10 plant, to count that as open space, along with
11 landscaped lots can be included in open space. So where
12 is this open space, and will the citizens of Rocklin be
13 able to see this open space? In my mind, true open
14 space is not landscaped or [unintelligible]. It's
15 something -- an open field. I don't see that in this
16 general plan. I see islands of open space.

40-6

17 Finally, the financial impacts to the City. The
18 City is going to have to construct a firehouse just for
19 the project. There's liability from train noise, which
20 we've already seen in Lincoln. Rocklin may have to pay
21 a half-million dollars because we can't mitigate the
22 train noise. And the construction of Valley View
23 Parkway, how will that affect homeowner values?

24 And that's it. Thank you.

25 J.W. PETERSEN: Good evening, and thank you for

1 your time. My name is J.W. Petersen. I live and work
2 in Rocklin. I've lived in Rocklin.

3 Like many of you, I haven't read the DEIR, so
4 I'm going to speak to a different aspect of it. My
5 degree is in behavioral science, so I don't have all the
6 knowledge as some of the other areas.

7 My concern is, I lived in Rocklin in the late
8 '80s, when Rocklin sort of ended at Sunset, Whitney, and
9 Country Club. There's lots of open space that's now
10 filled with homes and other -- what can you say? -- just
11 other projects, asphalt, lots and lots of asphalt. The
12 traffic issue.

13 What I'd like to do is make a very simple
14 request. I'd like to have the Council save this little
15 valley for all the people of Rocklin, not just the 558
16 wealthy people who can afford to live there. Save the
17 history. Don't make it like Parker Whitney's tomb,
18 that's buried down in a big golf course that most people
19 can't get to. Let's save this piece of property, this
20 lovely little valley, for all the people of Rocklin, not
21 just the 558 rich ones who can afford it.

22 Thank you.

23 GARY PIKE: Hi. My name is Gary Pike. I live
24 at 3455 Midas. That's near the corner of Midas and Oak.

25 I'm glad to see the draft EIR address the

41-1

42-1

42-1
Cont

1 traffic problems associated with the unnecessary
2 traffic at Midas, Pacific -- the intersections of Midas
3 and Pacific, Sunset and Whitney, and Interstate 80 and
4 Tigger Road [ph.]. These issues have been addressed.
5 The benefits of the new road connecting Park Drive and
6 Sierra College Boulevard outweigh any negative traffic
7 impacts on the new -- caused by the new homes.

8 Thank you.

43-1

9 MURIAL MOORE: My name is Murial Moore, and I
10 live in Springfield in Whitney Oaks, the largest
11 community in Whitney Oaks, and we are an active adult
12 community.

13 We've heard people talk about the traffic, the
14 artifacts, the air quality, drainage problems, both pro
15 and con, the pristine beauty of Clover Valley, and --
16 but no one has really fully addressed the wildlife
17 situation, and that's where I want to speak to.

18 With the existing wildlife that inhabits Clover
19 Valley, how does the retention of 366 open-space areas,
20 reduced down from 788 -- I believe that was the
21 figure -- adequately provide for the wildlife that is in
22 less -- but now has less space?

43-2

23 Already, we have experienced deer, wild turkey,
24 coyotes, foxes, snakes, skunks, beavers coming into and
25 being entrapped in residential areas. Will not this

43-2
Cont

1 Clover Valley project, with less space, now send more
2 wildlife into more residential areas?
3 While you strive to develop a valley with
4 developers, you impose new safety concerns to our
5 children and residents of the areas. Again, shrinking
6 the space, where will the wildlife roam?

43-3

7 And addressing -- since I do live in
8 Springfield, which does come down Park Avenue, hits up
9 against it, I want to talk about the traffic situation
10 too. There are three schools -- four schools, actually,
11 high school, middle school, and two elementary schools,
12 within one block; if not sitting on Park Drive, at least
13 one block away from Park Drive.

14 Right now, from two o'clock to three o'clock, on
15 Crest, Park Avenue, or parts of Stanford Ranch, it is a
16 nightmare with all of the cars that are there picking up
17 children, dropping them off, or whatever. Twice a day,
18 we get that. Think of the others, when they have access
19 to Park Avenue, what they will do to our children
20 getting to and from school safely with all the traffic
21 that is now going to be pouring into that particular
22 area. It's unthinkable.

23 Thank you.

44-1

24 KRISTA VERMA: Hi. My name is Krista Verma. I
25 live in the Hillcrest community of Whitney Oaks. I'm

44-1
Cont

1 here, also, to talk about the Valley View Expressway and
2 the impact it will have on our schools.

3 I'm the mother of a one-year-old daughter, who
4 will soon be going to Valley View Elementary, which is
5 now pretty much at the intersection of Crest and Park.
6 This impact from Valley View Parkway will have such a
7 negative impact on that area, not to mention Granite
8 Oaks Middle School, Green Elementary, and Rocklin High
9 School.

10 Like the previous speaker said, between 2 and 3
11 p.m., in the afternoon, when parents are coming to pick
12 up their children, there is so much traffic and children
13 running about, children walking home from school. The
14 DEIR did not address these issues, not in the least bit.
15 Not to mention the new connection with the two-lane
16 roadway.

44-2

17 Now, we all know Sanford Ranch Road and Park
18 Drive all started out as a two-lane road. So did Sierra
19 College. Sierra College Boulevard started out as a
20 two-lane road. How many lanes is it now? How much
21 traffic is it now?

22 Did the DEIR take into account that five years
23 from now, ten years from now, this could potentially be
24 a three-lane road, a four-lane road, and the negative
25 impact it will have on our community with the increased

44-2
Cont

1 traffic, the noise, the danger to our children? I'd
2 like to ask for a further study to be done on Park Drive
3 and the schools that are directly affected by this new
4 expressway.

44-3

5 How many accidents have occurred in front of
6 Granite Oaks Middle School, in front of Valley View
7 Elementary? I bet at this point there are very few. If
8 you open this space up to an additional 20,000 cars per
9 day, you're putting our children's lives in danger by
10 the amount of traffic that's coming out of these areas.

44-4

11 The other point that I wanted to address was
12 there will also be a new outlet mall coming in on 65
13 somewhere around, I believe it's going to be, Sunset and
14 65. This Valley View Expressway will be a direct
15 connection to that outlet mall as well as the rest of
16 our city.

44-5

17 What I'm asking is, don't build the expressway.
18 Don't build the houses. Save our beautiful community
19 for our children and our grandchildren to see. This is
20 an amazing treasure that has no room for houses. It has
21 no room for a roadway.

22 And the last thing I'd like to say tonight is
23 each and every one of you was elected to this office by
24 residents of this community. Your job is to speak on
25 behalf of the residents of this community and express

44-5
Cont

1 their wants and their desires.
2 As you've seen tonight, most people are opposed
3 to this plan. My recommendation -- or just take away
4 from this with you, just think about it, think about
5 whether or not you're making the right decision or not.
6 If you can't figure it out, put it to a vote and let the
7 people of this great city decide what we want for our
8 future.

9 Thank you.

45-1

10 JANET THEW: Hello. My name is Janet Thew. I'm
11 a planning commissioner in Loomis, and one of the
12 central tenets of CEQA and of an EIR is supposed to be a
13 study of cumulative impact, and I feel that's been given
14 short shrift, as it's so often given in EIRs.

15 The cumulative regional impacts of this project,
16 they're absolutely enormous: traffic, air/water
17 quality, wildlife corridors. Wildlife doesn't stop at
18 city borders, and the cumulative impacts of this are
19 truly enormous.

45-2

20 Also, I wanted to mention that my chairperson
21 always makes very clear that we welcome and respect
22 public input. He's never dismissed it, as you did
23 earlier. And I read every page of what I'm given before
24 I vote, before I vote, every page, and all of you should
25 do the same.