

1 Thank you.

2 BILL HUNTER: Hi. My name is Bill Hunter. I
3 live at Del Webb Lincoln Hills. I didn't really expect
4 to be here this evening. I've been here in front of a
5 number of board of supervisors. I've seen them listen
6 and then vote. Almost always, they didn't listen. They
7 did what big money said to do. Don't turn me off.

8 I think about Golden Gate Park in San Francisco.
9 How close was San Francisco to not even having Golden
10 Gate Park? If one woman had said, "Oh, no, I think we
11 could put some more apartments in here," you wouldn't
12 have it.

13 You have an opportunity here to take a small
14 parcel of land and make it something of value, and
15 retain that value; wherein, otherwise, you could either
16 put all the homes in there, or some of the homes.

17 I've heard some people say, yeah, it's really
18 great the way they have reduced the number of homes.
19 Let's extend the logic. It's even greater, no homes.
20 That's even smarter. There's still lots and lots of
21 acreage to put thousands and thousands of homes if this
22 is what you feel you need.

23 I grew up in Southern California when Disneyland
24 was a dream, when we went to town driving through orange
25 groves. That's how we went to dinner, on dirt roads

46-1

46-1
Cont

1 just right through the middle of orange groves. Now is
2 there an orange grove anywhere?

3 You have a fabulous opportunity to make
4 something really significant here. I really would like
5 to see you do that. Keep it. Make it open. Make it
6 really accessible for the children to get a historical
7 education here, for other people to be able to have the
8 opportunity to come and aesthetically enjoy it. There
9 are other places to build. Please.

10 Thank you.

11 VICE MAYOR YORDE: Let's have a couple more
12 speakers, and then we'll take a break.

47-1

13 JILL DEVINE: Hello. My name is Jill Devine.
14 I'm a voting member of the Rocklin community, and my
15 comment is simple and short.

16 Clover Valley is a pristine present from the
17 past to the present-day commonwealth of Rocklin. Do not
18 allow the present-day greed and ambitions of a few steal
19 this magnificent present from our commonwealth future.

20 Thank you.

48-1

21 JOHN HUBER: Good evening. My name is John
22 Huber. I live at 2830 Winchester Court, in Rocklin. I
23 want to voice my opposition to this project.

24 After reading the EIR, page 52, volume one,
25 you're planning to put 501 dwellings north of Clover

48-1
Cont

1 Valley and 23 dwellings south of it. This is an impact
2 now. Impact is over 1,100 homes instead of 558.

48-2

3 Also, I would like to comment on the previous
4 speaker here who complained that the [unintelligible]
5 plants. I think most of us moved here because there's
6 open spaces here and all kinds of animals. There's a
7 great place to live if you don't like it; this is Los
8 Angeles. They have plenty of pollution and no deal.

9 Thank you.

10 VICE MAYOR YORDE: All right. Let's take a
11 five-minute break, certainly less than ten.

12 (Recess.)

49-1

13 BILL HALLDIN: Good evening. My name is Bill
14 Halldin. I live on Tenbury Court in Rocklin.

15 First, I'd just like to say I think the City has
16 a lot to be proud of tonight in its residents. People
17 are involved and care about our future, enough to put
18 their time and energy into this discussion. I think the
19 Save Clover Valley group must be commended for raising
20 discussion, identifying real concerns, and helping to
21 bring an important voice to unite our community in this
22 discussion. I think, also, the Clover Valley Partners
23 are to be commended as well. They had a binding
24 agreement with the City, and they voluntarily have given
25 up the size of that development to propose one that

49-1
Cont

1 would be more acceptable to the community.
2 I'd like to address now a few things in the EIR.
3 I think in most instances the EIR accurately states the
4 impacts which are lessened with this development. I do
5 have a couple concerns.

49-2

6 The aesthetics section of the EIR does not
7 reflect, I think, the positive impact of making the area
8 more open to the public. The aesthetics today can't
9 really be consumed by people because they can't get
10 there.

49-3

11 I also -- oh, on the no-development alternative
12 on page 66, one thing is, in the transportation it says,
13 essentially, there would be no impact if there was no
14 development. I think it overlooks one important factor,
15 which is, Valley View Parkway connecting Park and Sierra
16 College Boulevard will reduce trip times for many
17 Rocklin residents today who have to go three, four, five
18 times as far to get from one place to another because
19 there's not a road in there. The general plan has it in
20 there, and I think we need that road to shorten trips
21 and lessen emissions in the environment.

49-4

22 Finally, last year, people everywhere, including
23 Rocklin, rallied to support the property rights of a
24 homeowner whose rights were infringed due to a US
25 Supreme Court case. I think every property owner,

49-4
Cont

1 whether an individual, a partnership, or a corporation,
2 deserves the same respect. Rocklin has a history of
3 respecting property rights, using its eminent domain
4 authority, for example, only in very rare situations for
5 the public good.

6 I think property rights must be considered, and
7 I think, frankly, the other thing is the financial
8 impact and the decrease in services if the City were not
9 to allow this development to proceed. If the City is
10 forced to pay to respect the property rights, I think
11 all of our City services are going to suffer.

12 Thank you.

13 VICE MAYOR YORDE: Before you start, I have one
14 question. Does anybody need special access so we can
15 get you in? Raise your hand. Okay.

50-1

16 JANE TAHTI: My name is Jane Tahti. I live at
17 4952 Gladding Road, in Lincoln, and God help you if you
18 open the ten and 20,000 cars that are supposed to be
19 coming out of Bickford Ranch alone and encourage them to
20 drive through your community.

50-2

21 Anyway, my main concern in the EIR is that it is
22 not simply studying the impact of development on 622
23 acres of rural wild lands. It is, in fact, studying the
24 impact of development upon an isolated and
25 self-sustaining ecosystem.

50-2
Cont

1 The EIR does not adequately address Clover
2 Valley's isolated and self-sustaining ecosystem. And
3 without questioning the valley's ability to sustain the
4 integrity of this unique ecosystem, then the EIR does
5 not address this important issue, especially when
6 faced -- this ecosystem is faced with a fragmentation of
7 its essential and interrelated resources. This is a
8 self-sustained ecosystem. That's why we're all here.
9
10 Without such recognition, the EIR does not
11 address the core issue of the Clover Valley debate, and
12 with this in mind, my opinion is that the document must
revisit the following issues.

50-3

13 In a reduced and fractured landscape, can the
14 wildlife of this ecosystem survive in healthy and
15 sustainable numbers? Examples of similar isolated,
16 self-sustaining ecosystems should be brought into the
17 EIR with environmental documentation which addresses the
18 susceptibility of such ecosystems to the type of stress
19 that will be placed on Clover Valley. Not only by
20 houses, runoff, and roadways, but by noise and impact of
21 human occupation.

50-4

22 In a reduced and fractured landscape, can a
23 sustainable balance of predators survive if there's a
24 reduction of prey essential to their health and
25 well-being? Can coyotes and bobcats and birds of prey

50-4
Cont

1 survive themselves and their interrelated dependencies
2 if their food sources are diminished?

3 In reference to predators, the EIR must also
4 address the impact of human occupation on the habitats
5 and food resources of animals whose source of food will
6 be diminished as housing and roadways impact the
7 valley's wildlife. What are the predictable impacts?
8 Not only to displaced predators, but to homeowners and
9 their pets.

50-5

10 In regard to stress on predators and the grazing
11 wildlife population, what are the predictable impacts to
12 the current homeowners that ring the valley on the top
13 and outer slopes of the hillside bowl?

50-6

14 To finish up, I will state that the citizens of
15 the wider community are not asking you to create a park.
16 Nature has done that for you. We are asking you not to
17 destroy a park. In its beauty and simplicity, Clover
18 Valley is the ultimate gift to a weary and stressed
19 urban population.

20 Thank you.

51-1

21 JAMES CARLSON: Good evening. I'm James
22 Carlson, 4473 White Oak Court. I'm asking for two
23 minutes. I have two things: a story and a request.

24 Twenty years ago in this community, a
25 controversy similar to this was raging over the

51-1
Cont

1 so-called "Kmart oak." It was a magnificent oak tree as
2 old as our Constitution. In that era Kmart was thought
3 to be a great cap for the community, as well as
4 Albertson's, and the decision was made to remove the
5 tree. So today, what we see is pavement, and as a
6 matter of fact, it is unused pavement.

7 As we well know, Kmart and Albertson's are both
8 in financial stress, and maybe they won't even be there.
9 So in less than a generation, we have removed a piece of
10 nature that cannot be replaced.

11 My request for our city fathers and our city
12 mothers is that they use the Native American Indian
13 model and consider this decision for seven generations
14 to come. By my calculation that would be your
15 great-great-great-great-grandchildren. And the lesson
16 of the Kmart oak is that once nature is destroyed it
17 cannot be replaced.

18 Thank you.

52-1

19 JENNY SIMPSON: Hi. I'm Jenny Simpson. I live
20 at 4025 Silver Street, which is in Clover Valley.

21 I have a lot of concerns about the draft EIR,
22 and I plan to submit my written comments, but
23 specifically, I wanted to address two things tonight
24 that I didn't think were well addressed in the EIR.

52-2

25 One was noise. I did not think the EIR

52-2
Cont

1 addressed the issue of noise within the valley. I live
2 on the opposite side of Valley View Elementary School,
3 and if my windows are open, I can hear word for word the
4 announcements of the principal over the loudspeaker.

5 So that was totally not taken into account in
6 terms of noise abatement of the project, and I
7 personally don't think it can be addressed. The only
8 issues of mitigation that were in the EIR for noise had
9 to do with sound walls with projects abutting the
10 roadways.

52-3

11 I'm sure the developer plans to sell the project
12 to people buying homes as a pristine, nature-oriented
13 community. I think they'll be shocked to find that
14 they -- because of the noise created by Valley View
15 Parkway, they'll feel like they're living adjacent to a
16 freeway.

52-4

17 In addition, other people have spoken eloquently
18 about traffic on Park Drive, and I just want to say,
19 also, I have big concerns about the traffic cutting
20 right through the city from Sierra College Boulevard to
21 Park Drive.

22 There are seven schools in close proximity to
23 Park Drive, and a number of parks as well. The EIR does
24 not address at all how we're going to keep the younger
25 people, the younger population, safe with all that

52-4
Cont



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

additional traffic.

Thank you.

DAVID MILLDON: Good evening. Thank you all for staying here.

VICE MAYOR YORDE: You're addressing us, please.

DAVID MILLDON: Sorry, sir.

I come here tonight as a college student from Sierra College. I've heard a lot of wise words, a lot of wise comments, and I have a few wise comments to make about the document in hand, in particular.

First, my resume: simply a college student. Found out about Clover Valley less than a week ago. I saw photographs; beautiful place. And I thank, first of all, the supporters for being here. I thank the other side for being here and hearing the negotiations that we're here to negotiate, and I thank the Council for hearing both sides, especially on an evening when I'm sure you'd love being home.

So one more thing before I get to the document. I just want to say, everybody on the Council, you have a hard job up there listening to both sides, choosing what's best for the community, and I respect that. I used to hold a Chair of some power, and it is hard to make decisions that are either right or wrong when your decisions are based on everybody's opinions. But you up

53-1



53-1
Cont

1 there are empowered to make decisions to help -- okay.
2 I'll just go on to the document, as I'm being hinted to.

53-2

3 The document, in my eyes, is lacking a few very
4 important pieces. Code 2569.5. There's nothing
5 mentioned about the love for the land. Code 2.63.
6 There's nothing mentioned about the care for the land,
7 and the preserving. Code 3.869506 is the reality of
8 what's happening by destroying this, if it happens.

9 And I just hope that the Council takes into
10 respect that no matter who is looking down on you from
11 above seats, that you hold the power, and I hope that
12 the right thing ends up happening.

13 No matter what happens, thank you for the time
14 to speak. Thank you for hearing us. That's really all
15 we can do, and keep our fingers crossed to save this
16 beautiful place. Thank you.

54-1

17 ANNE DIROLL: Good evening. My name is Anne
18 Diroll. I'm a Rocklin resident. I'm also a Registered
19 Nurse for three years. I'm a [unintelligible] nurse and
20 a Certified Pathology Nurse.

21 I'm going to address section 5.2, specifically,
22 the air-quality paragraph, which states: The project
23 will generate air pollutants and exacerbate an existing
24 air-quality problem in Placer County.

25 This project and future air emissions would

54-1
Cont

1 exceed Placer County standards. This impact is
2 significant and unavoidable. I would like to know if
3 the developers have considered a health impact
4 evaluation specifically as it affects the elderly,
5 children, children that live in the area, the residents
6 of Rocklin, and the children going to and from the
7 schools on this parkway. Pregnant women are also a
8 concern. It is dangerous to exercise in air pollution.
9
10 And the financial impact to Rocklin residents is
11 basically the cost of ER visits for asthma, lost school
12 days, parents having to stay home with sick children who
13 are having breathing difficulties. And the elderly
14 would expect an increase in cardiopulmonary effects of
particulate matter generated by the increased traffic.

54-2

15 The other thing of concern is, should this area
16 be developed with houses? These houses are going to be
17 using pesticides and fertilizers; where they will run, I
18 do not know. However, these are known to be
19 carcinogenic, and that affects all of the residents of
20 Rocklin.

55-1

21 Thank you for your time.
22 DOUG MOYLES: Good evening. My name is Doug
23 Moyles, and I live on Mountain View Drive, which is on
24 the other side of Clover Valley.
25 My primary concern with the environmental impact

55-1
Cont

1 report is that the wildlife that comes out of Clover
2 Valley comes to the hill above our home. I have an
3 18-month-old son, and his first wildlife was viewed from
4 our driveway. He got to see deer and wild turkeys. He
5 gets to see birds of prey and other things from our
6 front door.

7 If this project goes through as planned, that
8 won't be the case anymore for our entire street and that
9 hilltop. The open plan that you have laid before you
10 has a bunch of islands of open space, not a continuous
11 corridor that will allow the wildlife to sustain
12 themselves.

55-2

13 Second, as previously noted by others, the air
14 quality is an issue. I personally am an asthmatic, and
15 my son is showing signs of that now.

55-3

16 The third thing, from a net result of having a
17 very large development like this, is the gate at the end
18 of Rawhide will most likely someday be open. Someday,
19 when someone has an accident and some fire department or
20 emergency medical or law enforcement can't get through
21 there, they're going to sue somebody. When they sue
22 somebody, they're going to sue it to open that up. When
23 that happens, all of that traffic is going to pour into
24 our neighborhood.

55-4

25 In addition to that, construction. Although it

55-4
Cont

1 would be a short term compared to the life of that
2 valley, the impacts from the construction project are
3 going to inundate that creek. The New Year's flood, I'm
4 sure a lot of you saw that or heard about it or had to
5 deal with that. If you concrete over that valley or the
6 vast majority of that valley, that flood plain is going
7 to be inundated more often than not.

55-5

8 Additionally, as you heard tonight from everyone
9 else, the chemicals and fertilizers and everything else
10 that will end up in there are going to ruin that.

55-6

11 I would like the Council to please review, if
12 you can, the impact report. Have it looked at from the
13 perspective of the true impact, which will be over a
14 thousand homes and tens of thousands of cars a day going
15 through those neighborhoods, not just simply 588 homes.

16 Our children, my children, our neighborhood is
17 at stake, and I'd really appreciate it if you could look
18 at other alternatives to the environmental impact
19 report.

20 There's a saying in Hollywood, "If you build it,
21 it will come." If we build this, those animals will not
22 come back.

23 Thank you very much.

56-1

24 DANIEL DIROLL: Good evening. Daniel Diroll,
25 Rocklin, Mountain View Drive. I'm an exercise

56-1
Cont

1 physiologist, and I'd like to just explain this the way
2 I see it from my perspective.

3 The body is made up of cells which form tissue,
4 which form organs, which form systems, which forms a
5 body. Right here we're talking about -- we want to
6 focus on the I or the DI or the DERI, whatever it is.
7 But the fact of the matter is, we don't live in a
8 vacuum. This issue doesn't live in a vacuum. It's
9 going to affect not only people that move there, but the
10 people that live next to it. It's going to affect me.

56-2

11 I'm an exercise physiologist. I work for a
12 department trying to keep people healthy. I'd like to
13 go bike riding. I'm not going to be able to go bike
14 riding on Sierra College Boulevard and up into Auburn
15 and Newcastle. I'm going to have to drive up there,
16 which is going to cause more smog, in order to keep me
17 healthy.

56-3

18 So what I'd like you to do is just get out from
19 looking at the tree and look at the forest, because this
20 doesn't just affect -- it doesn't affect just our city.
21 It affects everybody. It not only affects the rocks,
22 the birds, the streams.

23 But we're all here to -- all that stuff was
24 given to us to appreciate. As valuable as the deer is
25 or a rock is or stream is -- it is valuable and it is

56-3
Cont

1 pretty, but it's for our enjoyment. What I'd like to
2 ask you to do is consider that. Maybe we should
3 consider the psychological effects in addition to the
4 health benefits. People need open space.

5 Thank you.

6 KIMBERLY LANFORD: Hi. My name is Kimberly
7 Lanford. I live at 3740 Clover Valley Road. I've been
8 a resident of Rocklin for 20 years.

9 As a young voter and a citizen of Rocklin, from
10 what I have read of the DEIR and the EIR, I have many
11 questions and concerns; and frankly, it frightens me.

12 When looking at the entire project itself, the
13 increase in number of homes will increase the traffic,
14 the pollution, the buildings in our community, and my
15 question is, why? Why do you want to bring that to
16 Rocklin?

17 For the last two to three years, I've been in
18 the Marine Corps, and I'm stationed down in Camp
19 Pendleton, and I live in Orange County. If you know
20 anything about Orange County, it's wall-to-wall people,
21 full of pollution.

22 I want to someday come back here with my husband
23 and bring my family here. If you guys build all this,
24 I'm not coming back to Rocklin. Every single time I
25 come back home, this place looks more and more to me

57-1

57-2
Cont

1 like Orange County, and that's what I don't want. I
2 look at Clover Valley and I love it. That's what I
3 dream about every day. And my question is, why do you
4 want to do it?

58-1

5 MICHELLE GANOZA: Good evening. My name is
6 Michelle Ganoza, and I go to Sierra College, and on
7 behalf of the students there, I just wanted to say that
8 I think that that area is very beautiful, and I don't
9 know why anyone would want to build houses where it's
10 like -- California is like the best place to live.
11 That's why everyone goes there. To build houses there
12 is just taking away a piece of land for the poppies and
13 stuff.

14 Anyway, plus, like all the wildlife and stuff,
15 they're not going -- they're going to die. Like
16 somebody mentioned earlier about, like -- well, you
17 learn in school, like, the life cycle, predators and
18 prey. That's just going to be gone there. To take that
19 away is, like, a shame. Who are we to do that in that
20 area?

21 That's all I have to say. Thank you.

59-1

22 JOHN VORIS: My name is John Voris, and I'm a
23 resident of rural Placer County. I live on the other
24 side. Most of you live on this side of the hill.

25 I have a couple things. First off, I didn't

59-1
Cont

1 know it was 6.6, but I, too, support the nondevelopment
2 alternative in the EIR -- or DEIR.

59-2

3 I want to make reference to volume two, the
4 animal survey. There's a list of surveys that have been
5 done in the biological section. It says the animal
6 survey is unavailable, and I want to know why it's
7 unavailable, and where I can read it, find out what's
8 going on.

59-3

9 Also, the specific sections it's broken down to,
10 it doesn't make reference to which survey it's talking
11 about. There was a survey done by E Corp. It says it's
12 a reconnaissance-style survey. I don't know what that
13 means. It might be nice to know the parameters of that.

59-4

14 Regarding the general aesthetics, my family has
15 been here for a long time. My grandmother graduated
16 from Lincoln in 1911, so I've been in and out of this
17 area for a long time. It seems, growing up in my
18 childhood, aesthetic-wise, there wasn't anything here.
19 Rocklin was like Loomis. If I had to choose today
20 whether I'd live in Rocklin or Loomis, I'd choose
21 Loomis.

59-5

22 Anyway, getting back to the EIR, the biological
23 section, it does need to be addressed more, more
24 specifics, so we can find out what exactly is going on
25 there.

1 Thank you.

60-1
2 JANET VORIS: Hi. My name is Janet Voris. That
3 was my husband that just spoke. I am a resident of
4 Newcastle, a full-time Sierra College student. I'm the
5 president of the environmentally concerned organization
6 of students on campus, and I brought quite a few people
7 with me tonight. Most of them had to leave already. So
8 I'm speaking on behalf of several hundred, if not
9 several thousand, college students who are concerned
10 about this issue.

11 I'm also one of the people that went down to the
12 planning department and picked up five copies of the
13 EIR, three sets of number one and two sets of number
14 two. Let me tell you, those things were heavy. They've
15 been dispersed among the college. We have looked at
16 them.

60-2
17 One of the things that I noticed that I could
18 not find in there was how the Bickford Ranch development
19 was going to impact the Clover Valley development,
20 because that is going to be upstream from the creek, and
21 there's going to be congestion and traffic increase on
22 Sierra College Boulevard from Bickford Ranch. This has
23 direct impact on what's going on in Sierra College and
24 going on in Clover Valley and the city of Rocklin in
25 general.

60-3

1 Air quality is a concern from the extra cars.
2 If these homes have fireplaces, that is going to have
3 some impact on the air, where it's going to sit in the
4 valley and not rise.

60-4

5 One of the things that I looked at specifically
6 in the draft EIR was the comments that people have made
7 previously when they've written in with their concerns.
8 I actually have a letter in there myself that I wrote in
9 from the last meeting, and it doesn't appear that a lot
10 of those public comments have been addressed in the
11 copies of this EIR.

60-5

12 There's some letters in there from the Fish &
13 Game that suggests there should be a hundred-foot
14 setback from the creek. Fifty feet is not adequate.
15 The development plan says they're going to do an
16 average. Okay. Well, an average might put a house ten
17 feet from the creek. If the Fish & Game is suggesting a
18 hundred-foot setback, that should really be looked at.

60-6

19 There's too many comments that people from
20 agencies and the residents of Rocklin have sent in
21 addressing concerns that just have not been addressed in
22 the EIR, and those things need to be looked at and
23 addressed. There's a lot of stuff that's been left out.
24 So -- Sierra College would love the opportunity to use
25 that as a study place, but if it's paved over, it can't