

significance, when the extent of the environmental issue is unknown, especially considering the knowledge is readily available through an expert? The approach represented in this report, whereby approvals and mitigations are sought prior to understanding the scope of the issue, is inappropriate.

o **Grassland Habitat**

The project destroys virtually all of the grassland and substantial portions of the oak woodland habitat which is indicated to contain an "abundant rodent population" (page 4.6-3). Since rodents are adaptable to residential environment while their predators, which this project proposes to substantially eliminate, are not (i.e., rattlesnakes, coyotes, bobcat, birds of prey), how is this issue going to be dealt with? Parts of Stanford Ranch already have problems with rodent invasions as a result of the non-consideration of predator habitat removal. This problem will be exacerbated with the proposed project due to the natural boundaries in Clover Valley forcing all animals towards the adjoining subdivision, Clover Valley Woods. Why is this issue not considered within the DEIR? What are the potential mitigations?

o **Oak Tree Analysis**

Oak tree analysis again appears to fall short of adequately disclosing the actual number of Oak trees which will be removed at project buildout. Original representations to the public were that 1,800 trees would be removed (at the time the Development Agreement was signed). After public input, this number was revised April 25, 2001 to 7,058, a significant 400% increase.

We are now advised in the DEIR that 7,453 trees may be removed (another 5.6% increase), and "future application for small lot tentative parcel maps would be expected to result in further losses of the existing oak woodland environment." Further loss will take place upon buildout of individual lots. By overlaying the oak woodland area over proposed plot plans for lots one can easily see that potentially another 15% to 20% of the remaining trees will need to be removed in order to accommodate the intensity of the proposed housing, another 3,928 trees. This could bring the grand total to approximately 12,343 trees or 44%; almost half of the trees in the valley and nearly 600% greater than original public representations. Notably, this number does not consider those which will be lost due to drainage from adjoining lots, disruption of the driplines from grading, etc. We cannot consider these factors since it is not addressed in the report. Why not?

It is appropriate that a qualified independent arborist be retained to advise the citizens of the true impact, as available information has been so unreliable. The City already has the mechanism in place to accomplish this through the Oak Tree Preservation Ordinance. Section 17.77.090 discusses the existence of a fund and specific expenditures permitted. One permitted expense is the "compensation of arborists retained by the City in connection with the administration of this chapter and any related program." Wouldn't it be appropriate to fully understand the impact of drainage (fertilizer, pesticides and others) from proposed Clover Valley

Lakes residents yards into the Oak Woodland and riparian areas? Especially since all woodland areas are located downhill from sloping residential lots which will be unable to divert the drainage to the street. What about the impacts to Oak Woodlands from grading activities, disruptions to driplines, etc.? What about damage to riparian corridor and trees along the creek through construction of bike trails?

Significant reliance for mitigation in the DEIR placed on the City of Rocklin's Oak Tree Preservation Ordinance. Accordingly, the various provisions were reviewed and ironically it would appear that there is a significant disincentive to preserve oak trees. For a nominal fee of \$125 per lot, proposed Clover Valley Lakes residents will be able to clear cut their lots. In fact, under the ordinance, it would be a poor decision for any resident to engage in the tree replacement procedure. Page 4.6-9 of the DEIR with regard to the ordinance states, "the guidelines require protection and preservation for all oak trees located wholly or partially within the City." This statement is false; a portion of the ordinance is cited which states, regarding tree cutting mitigation required by either "tree replacement or by payment into the City of Rocklin Oak Tree Preservation Fund." How does the City Tree Ordinance as written reconcile with the statement(s) in the DEIR that it protects and preserves all oak trees? Shouldn't the true nature of the ordinance be fully disclosed to the public through this DEIR since it plays such a significant role in the mitigation of Oak Woodland losses? The word preservation in the Oak Tree Ordinance appears to be a misnomer.

Alternatives Discussed in DEIR

- **No Project Alternative**

No project alternative appears interesting and more information is needed. Where is discussion regarding revenue from non-profits or other entities for leaving the property undisturbed and other potential sources of revenue benefit to community, region, recreational opportunities, etc.

- **Clustered Development Alternative**

Clustered alternative is flawed. Fails to disclose total buildout of site; according to project manager, is approximately 853 lots without extensive use of retaining walls. It would appear that this is a duplication of the existing proposed project, since project manager represents project as clustered "villages" anyway.

Text in DEIR describes reduced grading, however with the exception of approximately 10 acres of parkland, archeological sites, wetlands, riparian corridor, steep hillsides (which is already off limits in the original proposal) and without the use of significant retaining walls, all buildable land appears to be utilized. Where will lots be placed to justify reduced grading conclusion? Further presumptions of reduced impacted to trees, wildlife are highly speculative and void of any analysis and therefore cannot be considered.

Therefore, under CEQA, this DEIR cannot identify "Clustered Development" as an alternative since discussion provided fails to compel one to believe that this substantially lessens any of the significant effects of the project (CEQA Guidelines, Section 15126.6[f]). A more likely scenario is this is the same project represented in a different light.

- **Reduced Density Alternative**

The Reduced Density Alternative argument has the same difficulties as the Clustered Development Alternative. Reduced Density is a misnomer since the developer's project manager and engineer have already advised that maximum build out on the large lots is 853 units due to factors inherent with site. The actual number may even be far less. Large lot and plot maps encompassing all acreage proposed on DEIR contained approximately 770 lots only. As with the Clustered Alternative above in the event development acreage was slightly reduced, however, it is void of a qualification and there is no analysis or discussion supporting a claim of reduced environmental impact. Therefore, the "Reduced Density" as drafted is not an alternative under CEQA either, and more likely is also the same project as originally proposed.

- **Alternative Summary and Suggestions**

The inadequacy of the "No Project Alternative", the invalidation of the "Clustered Development Alternative" and the "Reduced Density Alternative" under CEQA (effectively the same as project), and the dismissal of the "Off-Site Alternative" leaves this DEIR essentially void of additional alternative analysis. How does the alternative Section 7 of the DEIR and previous EIR present sufficient detail to make an informed decision regarding the merits of substitute projects?

However, the "No Project Alternative" and the buildout alternative which includes up to 180 homes utilizing the sewer that already exists warrants further analysis.

Consideration should also be given for the elimination of the Clover Valley Parkway. The project manager advised the residents that the tremendous cost (\$20 million) to provide this at the City's request limits alternative discussion. What analysis has been done considering a General Plan amendment eliminating Clover Valley Parkway as a thoroughfare? Or otherwise? As an alternative under CEQA?

- **Balancing of Public Objectives**

The City of Rocklin has an obligation to balance a variety of public objectives; economic, environmental, and social issues under CEQA. Please describe the balancing that has taken place in this regard with respect to any changes to the proposed project in the last year and a half following receipt of public input?

Further, it would be improper to base economic feasibility or "balancing" under CEQA considering a 933 house buildout of Clover Valley. As we have now learned, this was an unrealistic number from the beginning. To do so would ignore any reasonable due diligence and investigative analysis of site which should have taken place prior to proposing the project, and frankly, prior to the execution of the Development Agreement.

Information was available or should have been obtained regarding the environmental sensitivity of the area, City policies, geography, water issues, existing developments, etc., and the feasibility of even placing a project or a road through Clover Valley at all. From a due diligence basis, even the most cursory review would distinguish the fact that many factors exist which would greatly impact an "all out" development project as proposed in this valley if it was even feasible to build a project at all, hence the label, "land speculation

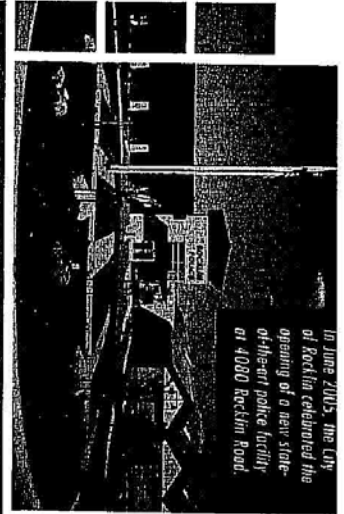
In a February 7, 2001 letter by Laura Webster from the City of Rocklin, citizens were advised about the "Initial Study" process. Specifically, the letter indicated the City could "modify a project, mitigating adverse impacts before and EIR was prepared." After reading the Initial Study which is included in the DEIR, several major negative impacts were known, which at a minimum necessitate additional review. Further, numerous letters were received from the public alerting the City to negative impacts which would be caused by the proposed project. What actions were taken to resolve adverse impacts or act on public's concerns as described in Ms. Webster's February 7, 2001 Disclosure Letter? Since the proposed project is largely unchanged since February 7, 2001, what due diligence was performed on these issues to determine that no modifications to the project were necessary? Unfortunately, it seems the only actions to date have been to confirm the public's suspicions that damage to the community is greater than originally represented. As citizens, we are hopeful the City and elected officials will act on input from residents.

Sincerely,

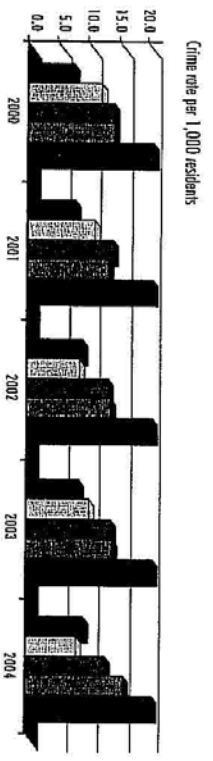
Concerned Clover Valley Residents
Contact: Kevin Whelan

Attachment: Concerned Clover Valley Residents Letter (Exhibit to DEIR)

cc: City Council
Planning Commission



PUBLIC SAFETY UPDATE



THE CITY OF ROCKLIN IS ONE OF THE SAFEST CITIES IN THE REGION.

Rocklin has the lowest crime rate in Placer County, and has one of the lowest crime rates in the Sacramento metropolitan region.

ROCKLIN POLICE DEPARTMENT

The men and women of the Rocklin Police Department are dedicated to working in partnership with the community to preserve and improve the quality of life in our City. The Police Department has been able to deploy state-of-the-art technology and improve services for residents. Today, Rocklin is one of the safest cities in the region. The Police Department will continue its hard work to ensure the City remains a family community where residents can safely live, work, and play.

NEIGHBORHOOD OFFICER PROGRAM DEPLOYED

In 2005, the Police Department launched a Neighborhood Police Officer Program that assigned a police officer to a neighborhood to become the advocate and resource for residents' concerns or issues. It is anticipated this program will expand in additional neighborhoods in the near future.

ROCKLIN FIRE DEPARTMENT

The Rocklin Fire Department is staffed with career and volunteer firefighters who are well-trained, experienced professionals equipped to meet the public safety needs of this community. Firefighters provide the highest level of emergency services to the citizens of Rocklin.

RED LIGHT TRAFFIC CAMERAS INCREASE SAFETY

This traffic safety tool which reduces collisions will be deployed at the Sunset Boulevard/Park Drive intersection in early 2006. These cameras also help allow officers to focus on other important enforcement work.

NEW FACILITY

In 2005, the City of Rocklin opened its third fire station near the intersection of West Stanford Ranch Road and Wildcat Boulevard.

NEW ADDITIONS

The Police Department welcomed four new officers and a school resource officer to support the new Whitney High School, and the Fire Department welcomed a new firefighter and a new captain in 2005.



TECHNOLOGY HELPS FIRE DEPARTMENT SAVE LIVES

The Rocklin Fire Department also added three thermal imaging cameras in 2005 to aide their rescue efforts in low visibility environments – helping firefighters save lives by giving them “vision” through thick smoke.

LETTER 190 WHELAN AND GROVER FAMILIES

Response to Comment 190-1

This is an introductory comment and does not address any specific concerns. The specific points raised by the commenter are included in the below Responses to Comments.

Response to Comment 190-2

The comments on the environmental analysis associated with previous proposed projects for the Clover Valley site need not be considered directly in the analysis for the currently proposed Clover Valley project. See Pages 1-2 and 1-3 of the DEIR. The EIR for the proposed project is specific to the scope and scale of the proposed project.

Response to Comment 190-3

Valley View Parkway is proposed as a two-lane roadway. There is no proposal at this time to widen the roadway to four lanes. Based upon the transportation analysis of cumulative year 2025 conditions, a two-lane roadway will operate at an acceptable level of service.

Response to Comment 190-4

The commenter questions transportation safety, but provides no information regarding specific safety issues related to the project. The project's transportation elements will be designed in accordance with City, state, and federal standards.

Response to Comment 190-5

See Section 3 of Master Response 2 – Land Use

Response to Comment 190-6

The City disagrees with the commenter's conclusion that the DEIR does not take the impacts of cut and fill operations into full account. Impact 4.9I-2 clearly states the total cut and fill yardage and reaches the conclusion that impacts related to permanent alteration of the topography of the project area would be significant and unavoidable.

Response to Comment 190-7

See Sections 2 and 6 of Master Response 8 – Biological Resources.

Response to Comment 190-8

See Master Response 3 – Aesthetics.

Response to Comment 190-9

The EIR includes extensive mitigation regarding potential flooding as well as the upkeep of the drainage basins, which would be constructed if the proposed project were approved. See Impact 4.11MM-1 and 4.11MM-2 for further details as to the impacts and mitigation measures associated with flood risks.

The commenter's concerns regarding the adequacy of impact 4.11MM-1(a) appears to be associated with #7 from the commenter's attached Exhibit A. Concerns related to siltation at the roadway crossings along the Clover Valley Creek are discussed in 4.11I-6 and were found to mitigate the potential impacts related to siltation to a less-than-significant level. See Section 1 of Master Response 11 – Water Quality and Hydrology.

These and other mitigation measures related to the maintenance of the drainage basins and creek crossings include fair share fees and other funding mechanisms, which would allow for the long-term maintenance of these features. These funding mechanisms are determined by the City of Rocklin and are considered to be adequate.

Response to Comment 190-10

The Policies cited by the commenter, such as Land use Policy 7, are intended to ensure that no incompatible land uses are placed in close proximity with residential developments. Incompatible land uses would include intense commercial or industrial developments or other disparate land uses. The proposed project would place single-family residential units in close proximity with other single-family residential units. The proposed development would not be considered to be incompatible. See Section 2 of Master Response 2 – Land Use.

Response to Comment 190-11

See Response to Comment 190-2

Response to Comment 190-12

See Section 1 of Master Response 11 – Hydrology and Water Quality.

Response to Comment 190-13

The purpose of the EIR is to address the impacts that the proposed project would have on the project vicinity. Impact 4.12I-4 determines that the proposed project would require an additional 1.74 police officers to provide adequate services (based upon the current ration

of 1.2 officers for every 1,000 residents.) Emergency services are a core city function paid from the City's General Fund.

Additionally, as discussed in Mitigation Measure 4.12I-4, the applicant would be responsible for any necessary expansion of the City's police radio system that would be required to ensure comprehensive coverage.

Response to Comment 190-14

The analysis of 2025 conditions in Section 4.4 does include a connection to the south to the Summit project.

Please refer to the response to comment 28-1.

Response to Comment 190-15

See Responses to Comments 72-16, 72-17 and 39-7. The requirement that no homes be permitted to be heated solely by woodburning was requested by the Placer County Air Pollution Control District due to woodsmoke problems that have occurred elsewhere in the County.

Response to Comment 190-16

This comment does not address the adequacy of the RDEIR. In any event, the City disagrees that there was any failure in the past by the City to comply with any notification requirements. Furthermore, any such issues are moot, since the City has circulated the present RDEIR for a separate and independent review, and the RDEIR supersedes the prior DEIR circulated in 2002.

The City has processed previous entitlements for the Clover Valley site (i.e., annexation, annexation EIR (1995), general plan amendment, general development plan/zoning and the Development Agreement) in accordance with all state and local requirements. The City's noticing practices, as directed by the City Council, in fact exceed those required by the state. The current set of entitlements and the current environmental document will continue to be processed in a similar manner.

Response to Comment 190-17

This comment does not address the adequacy of the RDEIR. Section 5.2(C) of the Development Agreement required the applicant "to pay City \$1.5 million to be used by City towards acquisition of a public recreational facility which will provide benefit to Clover Valley Lakes and to other areas of the City." This payment is not relevant to the environmental issues addressed in the RDEIR. The funds in question were used by the City to purchase the Sunset Center.

Response to Comment 190-18

Table 4.6-4 predicts the sound generation of the internal roadways within the valley to be approximately 51 dB Ldn at a distance of 100 feet from those internal roadways. This predicted level is very low, consistent with similar roadways, which serve low-density neighborhoods. Ambient noise levels conducted within the project boundaries (page 4.6-4 of the RDEIR) were measured to range from 46-48dB Ldn. When the traffic noise levels from the internal project roadways are projected to the nearest existing residences in the Valley (greater than 100 feet from the roadway centerlines), those levels will be at or below measured existing ambient noise levels. Noise generated by typical residential activities (yard maintenance, children playing, etc.) would be similar to those same sources occurring at the existing residences surrounding the project vicinity.

Response to Comment 190-19

The intent of the sensitivity training is to supplement the other lines of protection for previously undiscovered resources, not to serve as a substitute for the archeological monitors on the ground who have the experience in the recognition of cultural materials derived from field training. This method is used on a routine basis on all types of construction projects.

Response to Comment 190-20

The analysis of the No Development Alternative in regard to land use consistency is required by CEQA. The No Development Alternative would leave the project area vacant. The General Plan designates the project site for residential development and, therefore, this alternative would be inconsistent with the General Plan in that it would not abide by the land use designations included in the General Plan. Goals and Policies within the General Plan are to be applied to proposed projects and developments, meaning that the proposed project must abide by the goals and policies set forth in the General Plan to ensure that open space and historic resources are preserved to the highest extent possible.

Response to Comment 190-21

The commenter expresses their approval of the 180 unit reduced buildout alternative.

Response to Comment 190-22

This comment does not address the adequacy of the RDEIR. Although not specifically stated by the commenter it is assumed that the reference information obtained through the Freedom of Information Act process is related to cultural resources. There is no obligation to document the details of the FOIA process within the RDEIR. However it should be noted that the FOIA information was folded into the RDEIR cultural resources section.