
APPENDIX C

CITY OF ROCKLIN

CLOVER VALLEY
ENVIRONMENTAL IMPACT REPORT

PUBLIC HEARING

ROCKLIN CITY COUNCIL CHAMBERS
ROCKLIN, CALIFORNIA

WEDNESDAY, OCTOBER 5, 2005

4:00 P.M.

REPORTED BY:

ESTHER F. SCHWARTZ
CSR NO. 1564
ELIZABETH TEKLINSKY
CSR NO. 7895

1 **ATTENDEES**

2 CITY OF ROCKLIN:

3 SHERRI ABBAS
4 DAVID MOHLENBROK
5 LAURA WEBSTER
6 TERRY RICHARDSON

7 RANEY CONSULTING:

8 TIM RANEY
9 CINDY GNOS
10 NICK PAPPANI
11 ROD STINSON

12 INTERESTED PERSONS: (Transcribed by E. Schwartz)

13 PHIL SIENKIEWICZ
14 CHESTER ESLINGER
15 ELAINE ESLINGER
16 ROGER CRAWFORD
17 ROBERT ARMSTRONG
18 ANA PLEVANC
19 VLADIMIR PLEVANC
20 KEVIN TILLEY
21 PHYLLIS ANZELMO
22 DIANE CARPENTER-MADOSHI
23 LINDA HALL
24 MARGO RABINE
25 JOHN ARMSTRONG
EUGENE POLGAR
JOE MEDEIROS
CAROL CRAWFORD

INTERESTED PERSONS: (Transcribed by L. Teklinsky)

NORMA SNYDER
ARIETTA BALESTRERI
JANET M. HALE
BRENDA SOWDERS
LARRY SOWDERS
PATRICIA CALABRESE
MARY BISCHER
GILBERT WOODY
IDA PACE
Allison Miller
DAVID LEARY
SUZANNE KIZER

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ATTENDEES

INTERESTED PERSONS (CONT.):

JAMES NUNLEY
JEAN BROOME
DENISE NUNLEY

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1 ROCKLIN, CALIFORNIA

2 WEDNESDAY, OCTOBER 5, 2005, 4:00 P.M.

3 ---oOo---

4 MR. SIENKIEWICZ: My name is Phil Sienkiewicz.

5 I live in Springfield, Whitney Oaks. I have a major
6 concern with the increase in traffic on Park Drive and its
7 extension to Route 65 and what that traffic will bring.

8 First, the community of Springfield has over 900
9 homes and 1,600 seniors and has over 100 homes bordering
10 Park Drive on which traffic, noise and pollution will
11 increase. Property values will decrease.

12 Number two, I had a car stolen from Thunder Valley
13 Casino last year, and I fear this proposal will bring
14 questionable characters through the shortcut to the
15 casino. They, no doubt, will choose this route rather
16 than be going all around from the northeastern parts of
17 the county down 80 through 65. This will save them
18 approximately six miles and increase traffic straight
19 through our senior community.

20 Number three, Bolder Ridge Park, one of Rocklin's
21 newest and most beautiful, already brings a number of
22 people to view the gorgeous sunsets and sunrises. Young
23 people already use this as a gathering place. Traffic
24 going by this park will inevitably bring problem
25 individuals, and the water facility there, both the

1 holding pond and the tower, could be compromised.

2 I hope the committee will consider these points in
3 not allowing for the development of Clover Valley.

4 Thank you.

5 My address is, if needed, 2360 Benjamin Court,
6 Rocklin 95765.

7 MR. ESLINGER: 3790 Clover Valley Road, Chester
8 Eslinger. We'd like to not have too many homes built
9 close together. We would rather have it like it is now,
10 have a nice forest and trees and landscaping as good as it
11 is now and not have it upset and not ruin the road so that
12 we have so much travel and interfere with our living.

13 MRS. ESLINGER: Elaine Eslinger, and I live at
14 3790 Clover Valley Road. We are concerned about the flood
15 control and the traffic on Clover Valley Road. I am
16 interested in knowing if there are any other entrances to
17 this project besides on Clover Valley Road and if this is
18 a shortcut from going to Sierra College, and, if it
19 becomes a shortcut, where they cut off into Clover Valley
20 Road rather than go out to Sierra College and approach the
21 area, the traffic.

22 And I was asking out there about the lake and
23 wanting to make sure. Of course, we weren't bothered by
24 high water the last time when it flooded so bad everywhere
25 else. But I just want to know if this project is going to

1 create a lake problem down there.

2 MR. ESLINGER: We just feel like everyone else
3 does. We like where we are living and we like to keep it
4 that way.

5 MRS. ESLINGER: We like where we live and we
6 would like for it to remain that way and not have these
7 houses built so close together. I don't know what size
8 houses they will be, but not like tract homes, I hope.
9 And I wonder how it is going to affect wildlife that comes
10 in and eats our roses.

11 MR. ESLINGER: We have lots of turkeys and
12 deer, and five deer came through yesterday.

13 MRS. ESLINGER: And about half a dozen stray
14 cats.

15 MR. ESLINGER: Turkeys come in, come in a
16 bunch. They are there, some about every hour.

17 MRS. ESLINGER: I don't know that the building
18 of the houses will change that, especially because it
19 hasn't so far. I see them all over the neighborhood.
20 That's it. Because there is going to be building, we
21 understand that. But it doesn't -- whatever we have to
22 say is not going to stop the building, so we are learning
23 to accept it.

24 MR. ESLINGER: I don't know that we can do much
25 about it, except give our ideas.

1 MR. CRAWFORD: My name is Roger Crawford, and I
2 live at 2435 Horseshoe Court, Rocklin. Horseshoe runs off
3 of Cold Water which runs off Park. The issues that I have
4 with the proposal are related to traffic safety. I am
5 very much concerned about the amount of traffic coming out
6 of this Clover Valley onto Park and either going --
7 turning to the left or turning to the right.

8 The back of my property is on or 150 feet off of
9 Park. Therefore, I am exposed to all the noise going down
10 the hill. My house is just about where the green foot
11 bridge is that crosses Park. So I am concerned about the
12 noise going down the hill. I am concerned about the
13 safety coming out of Cold Water onto Park. I am concerned
14 about the speed of the traffic on Park up through this
15 retirement center.

16 This retirement center is folks 55 and older who
17 are not as alert as they once were and, therefore, have to
18 be more careful. Their eyesight is not as good. Their
19 hearing is not as good. But yet we already are exposed to
20 people, in essence, running faster than they should up and
21 down Park. If you come out of Clover Valley and turn to
22 the right, then you are going down this extremely steep
23 hill which already, according to the police department, we
24 have had at least two cars that have gone through the
25 wall.

1 Now if we increase the volume of traffic going down
2 that hill, that makes it even more dangerous.

3 I have heard a couple estimates. One, I heard
4 16,000 cars a day come out. Then I heard from the planner
5 today only 6,000 cars come out. In either case, it is a
6 lot of traffic which would go by our place or go down the
7 steep hill on Park, which would eventually go to 65.

8 I am also concerned about the other developments
9 that are coming in off of Sierra College, which will
10 funnel through Clover Valley and then down in the valley
11 and up onto Park.

12 I believe we could alleviate some of the traffic
13 concerns if, in fact, we opened up the entrance to Valley
14 where Rawhide and Clover Valley meet. There is a fence
15 there that runs into that part of the Valley. Everybody
16 knows it, but somehow, somewhere along the line, somebody
17 got a deal to get that closed. By opening that, as I say,
18 it would alleviate the pressure of cars coming through the
19 valley up onto Park.

20 Those basically are my concerns. The noise that it
21 generates, the amount of cars it generates and the safety
22 hazard it generates, and really doesn't do any good for
23 anybody. This project doesn't do any good for anybody
24 except the people who live in that particular valley. It
25 is a beautiful valley that goes away, and, as I say,

1 doesn't do anybody any good.

2 Signed and sealed, Roger Crawford.

3 MR. R. ARMSTRONG: I am Robert Armstrong, 3855
4 Clover Valley Road, Rocklin. My concerns are about four
5 ways.

6 Start with the trees. There is concern about the
7 number of trees that've got taken out in the process of
8 putting in the subdivision. I am concerned about the fact
9 that any heritage trees would be taken out and the
10 limitation on removal of oaks would be only scrub oaks.

11 It is easy enough to plan roads around Heritage
12 Oaks. Heritage oaks should never be removed under any
13 circumstance. They die off on their own, but that is
14 between the oaks and Mother Nature.

15 New subject, water. I understand there is going to
16 be detention basins, but no retention basins. A retention
17 basin is where the water fills a basin in the summertime,
18 is used for the kids to play, and in the wintertime fills
19 up with water until the creeks go down to nothing for it
20 to be delivered to the creeks. But I understand that
21 there will be no retention, only detention.

22 Another subject, sewage. First, some of the scare
23 tactics of the opponents indicate that a sewer would be
24 going down Clover Valley Road, Midas and Rawhide, that the
25 roads will be torn up with a new sewer and underground

1 pipes. I don't know of anything sewerwise that would go
2 into Clover Valley Road. Down Midas, I do understand.
3 But I don't understand why in any case would the maps
4 indicate any sewage going down Clover Valley Road.

5 The other thing about sewage is, if possible,
6 consider a partial treatment plant, multiple partial
7 treatment plants within the subdivision that would take
8 the basic sewage and treat it, not up to potable
9 standards, but to a standard that could be used for either
10 going into retention basins or used for watering
11 landscaping, lawns, trees, shrubs. If you could do that,
12 then instead of having a humongous sewer line to be put in
13 to take care of this number of lots, you would either put
14 it down to just a sheet flow, force flow system, much like
15 a storm sewer sort of thing. Not dumping into the creek,
16 but just rapid flow.

17 Finally, density. I understand that the proponents
18 have lowered the density potential from 900 some-odd to
19 500 some-odd sites. Density relates to population, which
20 relates to traffic. If there was density, even the 588
21 some-odd lots would be cut in half. The density would
22 still be 200, almost 300 lots. But there would be half to
23 three-quarters of an acre, instead of the very -- this
24 type of land, 12- -- to 14,000 square foot lots, less than
25 a third of an acre lots, just over a quarter of an acre

1 lots. It's a tragedy to take land like this and treat it
2 as casually by putting, what I consider, almost a sardine
3 can subdivision. Narrow lots.

4 Mention has been made at some of the hearings on
5 this subdivision that their lots are much like the lots
6 that are in Clover Valley and along Rawhide. They are
7 not. Clover Valley, the Upper Clover Valley and Rawhide,
8 have lots roughly an acre each, not a third of an acre,
9 not half an acre. This is prime land. It should be
10 treated with respect.

11 MRS. PLEVANC: What my concern is is the
12 wildlife, oak trees that are going to be cut down. And
13 what about life in the creek? There is a lot of life
14 there. It is going to be polluted. It's going to be
15 polluted. We have homes, you have fertilizers, you have
16 weed killers, you have insect killers. And eventually
17 that is all going to end up in the creek.

18 MR. PLEVANC: She is right. I agree with her.

19 MRS. PLEVANC: Also, it will bring more people.
20 It's going to be more pollution, more cars, noise. During
21 the summer when we watch the weather report, we are
22 already in a bad air quality. As soon as it gets over 90,
23 you can see Rocklin, Auburn. Do we have to put some more
24 pollution in? Those are my -- and also crime. You have
25 more people, you have crime. My address is 4040 Silver

1 Star Court.

2 MR. PLEVANC: I agree what she said. I go for
3 it.

4 MR. TILLEY: My name is Kevin Tilley,
5 T-i-l-l-e-y. My address is 3436 Ardenale, Sacramento,
6 California 95825.

7 My concerns with the Cover Valley Project. Number
8 one, I am a fifth generation native Californian. I was
9 born in Sacramento. My mother was born in Sacramento. My
10 great, great, great grandfather arrived here in 1845 over
11 the Nobles Trail near Lassen.

12 What makes me proud to be a Californian is the
13 natural diversity of all the many different organisms and
14 ecosystems, what lives in Clover Valley, the oak
15 woodlands. Many of those plants are called endemics,
16 which means they live nowhere else but in this California
17 area, in the foothills of the Sierra Nevada. If they are
18 to be destroyed by tract homes, by tiled rooftops, by
19 roadways, by strip malls, by enlarging other freeways and
20 roads to gain access to there, the place will be
21 destroyed. Even though there may be some trees saved, the
22 ecosystem is destroyed. There can be no ecological island
23 in this type of environment.

24 A mammal that lives there, his name is bassriscus
25 astutus, miner's cat, will not live with people or that

1 neighborhood, such as the urban sprawl environment. It
2 will have to be -- it will die. Coyotes can't be
3 relocated to other places. They will die. Deer will run
4 out of habitat. They will die. Though some will exist
5 and learn to live off lawns, they will then become a
6 nuisance and traffic hazard. They, too, will die. The
7 Cooper's hawk, Swainson's hawk, the red-tailed and
8 shouldered hawk, they will have to move. They can't move
9 to another environment that is already occupied by the
10 same animals. That is called a niche. Those that are
11 leaving, the stronger will live, the weaker will die.

12 Rocklin was once a pretty place. When I was a
13 child, I could play here, I could ride bikes here. I
14 learned to hunt with a bow and arrow not far from the
15 Roseville-Rocklin border. All those places are gone.
16 They have been replaced by strip malls and urban sprawl.
17 My pride as a Californian has quickly turned to shame as
18 Rocklin turns into another Roseville, another Elk Grove.
19 I saw urban development in Houston; it looks the same as
20 this. The character of my native city is gone.

21 I urge you and all who hear this to please look
22 beyond your greed, beyond what you call progress and
23 protect California's native spot, protect Rocklin's gem,
24 which is Clover Valley.

25 One other thing I would like you to look into, to

1 keep in mind, is a 10,000 years of native Californians
2 have been there, traded there, hunted salmon, traded up
3 from other locations throughout California. I have taken
4 a walk three different times there, trespassed, if you
5 will, at Clover Valley. Each time without looking very
6 diligently, I was able to find stone artifacts, some
7 mortars were still in there -- some pestles were still in
8 the rock mortar where they have been left by, possibly,
9 Niesen women 150 years ago, maybe as soon as a hundred.
10 They have yet to be disturbed.

11 The archeological significance of that place is
12 enormous. To turn it into another urban development would
13 be a tragedy, would be a tragedy for all of you. And to
14 let it happen, if you do, you would have to go to bed
15 ashamed.

16 Again, my name is Kevin Tilley. I hope you do the
17 right thing by stopping development at Clover Valley.

18 Thank you.

19 MS. ANZELMO: My name is Phyllis Anzelmo. We
20 live at 5333 Delta Drive, Rocklin 95765.

21 I have been reading a lot in the Bee and the paper
22 we get on Wednesday about they want to make Rocklin a
23 special place, unique. And they are trying to work this
24 town to a little area here, the downtown, old downtown
25 area. Revive the granite and mining company, and they

1 have it all. They have Clover Valley. Clover Valley is
2 the gem of Rocklin. This could be the entrance to Clover
3 Valley. I can imagine restaurants, businesses. It's
4 money. You could bring buses of school children to see
5 the historical sites. It is a tourist area. People from
6 San Francisco can take the train up. It is some place to
7 go to bring your kids to see the history of California.

8 I believe this would be a great money-maker. You
9 don't have to sell to developers. It can be a very
10 special place and make Rocklin unique. And I think most
11 people, in fact, I think 98 percent of the residents of
12 Rocklin would be very happy to and proud to live in this
13 unique, beautiful community that has the gem, Clover
14 Valley.

15 And I want to know if the gate on Rawhide, if this
16 does go in, would they absolutely guarantee, lifetime
17 guarantee, that that gate would be kept closed, lifetime?

18 MS. CARPENTER-MADOSHI: My Name is Diane
19 Carpenter-Madoshi. I reside at 320 Santa Fe Way, No. 108.
20 I live in a senior/55-and-up community of 200 plus
21 residents that also is adjacent to Villa Serena that has
22 200-some residents, which also on the other side is Casa
23 Santa Fe, which is more seniors. And our one entrance is
24 Santa Fe Way off of Park. We are all at Park.

25 I am here to voice strongly my concerns against the

1 proposed Clover Valley project on several fronts. One,
2 the air quality that is impacted by the increase in
3 traffic and also increase residents and other things.
4 Already there are too many days where some of us have to
5 stay in because of the air quality, impact with our --
6 with the increase in automobiles and everything. And
7 myself, I have an autoimmune disease, lupus, and I am
8 grossly affected.

9 Thirdly, we need to keep some of our open space in
10 Rocklin so that we can have the quality of life that we
11 want. Also, with the increase of this proposed project
12 that they want to have a development there, on traffic
13 congestion I am very concerned. I've spoken about the
14 traffic before candidates for supervisory and some of the
15 current members when they were campaigning for office, our
16 concerns.

17 With the increased congestion that we have, we have
18 already concern getting in and out of our place, speeding,
19 of the number of people going up and down Park. With the
20 increased traffic many of us have already -- we have more
21 -- we have other issues in Rocklin to deal with.

22 Primarily, the transportation issue that is not really
23 meeting the needs of a number of people that may need
24 transportation other than their automobile and also from a
25 number of seniors. And a number of the people in that

1 area that I spoke of where I reside have already been
2 complaining a lot about the transportation access.

3 Also, in addition to the air quality, the noise, the
4 increase or influx of increased people, as far as the
5 resources that we have already on the City, in our area
6 crime rates in Rocklin have been doing pretty good as far
7 as crime, as far as not escalating as much as Roseville.
8 In our area and Santa Fe and Villa Serena, we have a
9 little more vandalism in our area than we had before. I
10 am concerned with the increase of development, which may
11 increase the use for school kids or teenagers and that
12 also increase those small increments of children or
13 adolescents that have nothing else to do and get bored,
14 and we will have increase of crime. You know, I am not
15 talking about major. I am talking about vandalism that
16 we've had an increase in, in and around our area.

17 I feel that before we add something else we need to
18 be improving what we supply to our residents already in
19 Rocklin, and especially around that area. You have a
20 heavily populated senior area and you are bringing in more
21 traffic that way. You are going to increase the
22 possibility of more accidents, and I oppose the project.

23 One other thing. When I first moved to Rocklin, I
24 saw more of the magpies, the birds, a few of the wildlife,
25 the jack rabbits, some of the turkeys. That is one of the

1 things that attracted me, as far as quality of life here.
2 And if we don't try to manage growth, we will lose all of
3 that, and I would like to see Rocklin maintain that
4 quality.

5 Thank you.

6 One other thing, I am not an official member of the
7 Save Clover Valley group, but I picked up a button to let
8 my neighbors know my support.

9 MS. Hall: Linda Hall, 5116 De La Rosa Drive,
10 Rocklin. And I'm opposed to the development of Clover
11 Valley for the primary reason that this is a pristine
12 valley that has not been touched and virtually virginal
13 since the Indians left. There is so little of that kind
14 of open space left in California that we need to preserve
15 this, I just cannot imagine. We have lots of open space
16 that is nothing but rocks and lots of open space that is
17 weeds and fields, and we have paved over good farmland.
18 But there is just no reason to pave over this one lush
19 valley with so much history. We need to keep it. That is
20 all.

21 MS. ANDERSON: My name is Marjorie Anderson. I
22 have lived in Rocklin 24 years last August. I have
23 watched a lot of change. There were 7,000 people here
24 when I moved here. Most of the changes I have been all
25 right with. This one I am not. And if anyone would like

1 to hear me laugh out loud, they should tell me this is not
2 going to affect our quality of life in a negative way.

3 If you only address one thing, the traffic that
4 this is going to bring into the community, that all by
5 itself would make me laugh. Don't tell me that 530 lots,
6 two cars for each lot, at a minimum ten trips a day for
7 each owner of each car, which is twenty trips a day. And
8 I know how to multiple. That is a lot of cars on the road
9 that weren't there before. That's it.

10 MS. RABINE: My name is Margo Rabine. I live
11 in Rocklin. I have lived in Rocklin for about 13 years.
12 I know the Councilmembers. I know the planning committee.
13 I know most people here. They know me. I know them. I
14 have seen many projects go before the Council. This
15 project should not fly. They did the EIR once. They did
16 not even include the historical and beautiful historical
17 Indian sites. There are already three claimed burial
18 grounds in these sites. It is a pristine area, a jewel of
19 Rocklin that should be left alone. It will impact the
20 City of Rocklin and the neighboring areas in a most
21 negative way. There is nothing positive about this
22 development.

23 It will cause traffic congestion, air quality
24 problems, water runoff problems, potential impact to
25 wetlands, vernal ponds, et cetera. The Indians should

1 have it so that their history can be respected by the City
2 of Rocklin and the State of California. They deserve
3 that. We don't need more million dollar houses in
4 Rocklin. We have too many houses now. We have too many
5 shopping centers now. It is despicable that an EIR was
6 done already and nothing was said about the Indian sites.
7 Shame, shame, shame on whoever did that. I support a zero
8 house -- I do not want one house built in Rocklin and
9 Roseville alone. Stop paving everything. All this does
10 is build more houses for developers, more money for them.
11 Nothing for the people that live here. Zero, zero, zero
12 for the people that live here.

13 Thank you.

14 MR. J. ARMSTRONG: My name is John Armstrong,
15 and I live at 6517 Powder Ridge Drive, Rocklin 95765. My
16 personal interest in this is that Clover Valley
17 exploitation would degrade Rocklin property values in
18 general and, therefore, my property also. More
19 specifically because of its close proximity to Park Avenue
20 which is, as you know, going to be catching a lot of
21 runoff from Highway 80, if that is the word for it.
22 Development of Clover Valley as a wildlife preserve or
23 leaving it alone would enhance my property value, small,
24 but still it could be there, if it was fully developed as
25 what it could be. I live about a hundred yards from Park

1 Avenue in Rocklin, near the border of Rocklin and
2 Roseville but in Rocklin.

3 Next point is in general I am very opposed to
4 wetlands destruction and groundwater pollution. That is
5 all I want to stay about it. I just want to make a
6 general comment. Buzz Oates and company doesn't need the
7 money. Obviously, they are multibillionaires, and
8 lawyers, they are getting from this. Also, the brokerage
9 industry doesn't need the money. My point being that
10 international-based investors don't have any concerns
11 whatsoever about how much degradation that we have here in
12 Rocklin because of this proposed development. Whereas I
13 do. I have a vested concern in it. And the average
14 investor from wherever in the world 'cause it's all
15 multinational, they don't have vested interest. They have
16 an enormous amount of power of what happens in Rocklin.
17 And so that is my main point. That is it basically.

18 I have one more point. It says I don't want to be
19 fighting traffic gridlock on the way to work every
20 morning. I understand that Park Avenue was designed for a
21 heavier load that it supports now, but converting it to a
22 Highway 90 alternate is a little too much, because for
23 that you would probably want to have noise-blocking
24 concrete walls. That is my points. Mainly the one about
25 international investors have real concern for what happens

1 to our local environment.

2 Thank you.

3 MR. POLGAR: My name is Eugene Polgar from
4 Clover Valley Road. Resident of Rocklin. My address is
5 3621 Clover Valley Road. I wanted to address my concerns
6 with the scope of the Environmental Impact Report,
7 potential scope of the Environmental Impact Report.

8 Concern one is the EIR should include Valley View
9 Parkway being a four-lane road even though it is currently
10 planned for a two-lane road. And basically we have been
11 told that this road and the setbacks have been set aside
12 for future expansion of this road into a four-lane road.
13 That needs to be taken into consideration for this EIR.

14 Second concern regarding this EIR is that the
15 summit property at the end of Nature Trail Way. This
16 property -- the only access to this property is on Nature
17 Trail Way through the Clover Valley project development,
18 which means it needs to be included in the scope of the
19 EIR currently. Talking to people out there, that is being
20 excluded from the EIR even though all the future
21 development in that area would have been utilizing the
22 infrastructure, roads, sewer, water, from the Clover
23 Valley project.

24 Other concerns. One was going to be basically
25 drainage and runoff from the Sierra View Court and Nature

1 Trail Way roads. And basically what I want to understand
2 is how the developer and City are going to manage this
3 runoff from these paved areas, paved and developed areas
4 at the top of the hill, for all the properties down below
5 that hill, such as on Clover Valley Road where I live.
6 The concern is properties downhill from these developments
7 on Sierra View Court and Nature Trail Way and the impact
8 of increased drainage from those properties.

9 Next concern is kind of a loss of a regional park.
10 And basically looking at all this development, it is kind
11 of shameful to see that developers had created a five-acre
12 park out of all this developed land, which seems not to
13 meet minimum requirements for parks per developed areas.
14 I want to understand how the City is going to address that
15 or have the developer address that.

16 That was that.

17 MR. MEDEIROS: My name is Joe Medeiros. I am a
18 teacher at Sierra College here in Rocklin. I live in
19 Auburn at 1300 Merryknoll Way. I am 58 years old and grew
20 up in the San Joaquin Valley and experienced the
21 tremendous loss of valuable agricultural land, and watched
22 so much more of the wild areas of California being
23 destroyed and paved over because of urban sprawl and
24 increasing populations.

25 I came to Rocklin in 1990 to teach at Sierra

1 College and have experienced significant -- and I have
2 seen significant growth in my 15 years here. My special
3 interests are natural ecosystems, especially in the Sierra
4 Nevada. I have been enjoying the western Placer County
5 for many, many years now with its beautiful oak forests,
6 flowery grasslands, and luxuriant vernal pools. There is
7 no secret that Rocklin and Roseville and Lincoln are
8 competing for the title of the most over developed county
9 or most overly developed city in western Placer County.

10 So little attention has been given to the
11 intricacies of a healthy and functional natural
12 environment. Attention has been paid only to specific
13 endangered species most of which don't exist here, the
14 size of an oak tree and whether or not it is classified as
15 a heritage tree. But no attention has been paid to the
16 big picture of which this is a very, very important part.

17 As hawks and vulchers fly over western Placer
18 County, their historical vision must be being reduced
19 almost by the hour. Fewer and fewer natural places exist
20 for their futures.

21 To compare aerial photographs from the past with
22 those of today would be absolutely staggering. As an
23 ecologist, I am well aware that it takes more than oak
24 trees and red-tailed hawks to make an ecosystem function.
25 It takes thousands of species tightly interrelated, free

1 of human interference for hundreds or thousands of years.
2 We have collectively made enormous mistakes by assigning
3 value to specific animals like birds of prey or specific
4 trees like oaks because of their diameter or size, and
5 have inadvertently neglected those thousands of other
6 species and their integral parts in the functioning of the
7 whole. It is this that I worry about the most.

8 We will be able to mitigate tit for tat, water,
9 wildlife, noise, air quality, congestion, traffic and
10 other things that humans seem to be interested in now. It
11 will appear to us that we will have done well and served
12 our fellow citizens by allowing human growth and sprawl
13 again in another natural area. But my biggest concern
14 lies in the cumulative impacts in the future and what the
15 results of our decisions today will provide for our
16 children and children beyond them.

17 As western Placer County ecosystems collapse, and
18 they are by observation doing just that, such as oak
19 forests, open grasslands, vernal pools, wild flowery
20 patches and the like, we will have to measure the real
21 impacts of our decisions. It takes more than the
22 Endangered Species Act and the California Environmental
23 Quality Act to understand the full picture that lays
24 before us.

25 The Clover Valley area represents a sadly

1 diminished island of natural foothill habitat and is now
2 surrounded by asphalt and roof tops, and the trappings of
3 humanity. Its contributions to Rocklin and the region
4 include services that are immeasurable to us at this time.
5 These will not be a part of the EIR, for the EIR will not
6 address the value of produced oxygen, absorbed carbon
7 dioxide, water purification, soil stabilization,
8 biological diversity, and other services provided by this
9 area. It will also not address the enormous loss of
10 solace and beauty and tranquility that exists for the
11 Rocklin neighborhoods. These will not be incorporated in
12 the economic analysis of the tremendous losses that will
13 occur if this project goes forward.

14 It is out of frustration that I cannot list the
15 fine details of my concern, rather they are broad, as
16 broad as the ecosystem itself. Sometime in the future
17 wiser people than me will be able to incorporate the
18 values of such losses into our planning processes, and
19 perhaps this time will come soon, especially if this City
20 chooses to elect no project as their alternative for
21 Clover Valley.

22 Some day we will have to draw the line. Some day
23 there will not be enough space for us to grow our food on,
24 for us to -- for streams to fish in, for flowery
25 grasslands to stroll in. I firmly believe that that line

1 has already been crossed years ago in Rocklin. Perhaps a
2 visual review in the form of time-lapsed photographs of
3 Rocklin's growth over the past will help quantify the
4 losses, at least in acreage, for those who will plan this
5 project. But I would like to suggest that those who would
6 approve this project might consider the tens of thousands,
7 if not millions, of individuals and species that have died
8 because of previous projects and the numbers of, perhaps
9 of the same magnitude, that will be denied life here in
10 the future as ecosystems such as these are leveled year
11 after year. We here in Rocklin as well as in Placer
12 County and in California and the world cannot continue to
13 live like this.

14 I think that is all I want to say.

15 MRS. CRAWFORD: I beg you not to approve this
16 project. This will only benefit the builder and line
17 their pockets with gold. We will be the big losers. They
18 say they will plant a tree to replace each one torn out.
19 That tree will take years and years to grow to replace
20 that beautiful oak. The tree they replace means nothing.
21 It is just something more to say to get this through.
22 Please let's think of our children and grandchildren and
23 not approve this project.

24 (End of testimony taken by Esther F. Schwartz.)

25 ----oOo----

1 ---o0o---

2 MS. SNYDER: My name is Norma Snyder, and I live
3 in Rocklin, 3780 Argonaut, A-r-g-o-n-a-u-t, Avenue, and
4 I'm relatively close to Clover Valley. I can stand in
5 my front yard and see the hill. And I'm very concerned
6 about the pollution, because if you'll watch Channel 3
7 on a hot day and they show where the pollution is
8 located, Rocklin is smack in the middle of it. And if
9 that's before they build the houses, what is it going to
10 be like after the houses are built and the oak trees are
11 down? Already, children are getting the effects of the
12 smog and the pollution through asthma and other lung
13 things, lung difficulties.

14 And also, if they want to connect Park down to
15 Sierra College Boulevard, that's going to be a terrible
16 traffic congestion, because already, Sierra College is
17 crowded during the busy hours.

18 And I really think they should talk to the CHP
19 or whoever has the jurisdiction over that area and see
20 what they would say about all of these new automobiles
21 coming in with the construction of the homes.

22 Well, that's all I have to say, pollution and
23 traffic.

24 MS. BALESTRERI: My name is Arietta Balestreri,
25 P.O. Box 276, Penryn, California 95663.

1 I'm deeply disturbed and shocked at the idea of
2 wanting to destroy something like Clover Valley. It
3 could be compared to tearing down the pyramids.

4 You're part of the unfolding story of humanity,
5 and I ask you to come from a place of wisdom. How is
6 this going to serve the greater good in the long run? I
7 ask you to think big, for people in your position are
8 responsible for the earth. I think if I were in a
9 position as yours, there would be no amount of money
10 that could convince me to destroy this area and build on
11 it for the sake of money.

12 That's it.

13 MS. HALE: My name is Janet M. Hale, 3917
14 Coldwater Drive, Rocklin, of course, 95765, and I'm
15 attending the scoping meeting because I have concerns in
16 three different areas. And what I would like to ask is
17 that I could be put on a mailing list and that someone
18 might be able to respond to my questions.

19 My primary concern is the impact on air quality
20 and public safety due to increased cars per day, traffic
21 flow, that will result from the connector parkway or
22 expressway, whatever they're calling it now, from Sierra
23 College Boulevard to Park Drive.

24 Park Drive intersects my senior community almost
25 in half, and there are no crosswalks, there are no stop

1 signs. There is one stop sign -- I beg your pardon --
2 there is one stop sign and one crosswalk in about
3 two-and-a-half miles of street, and I'm worried that
4 elderly cannot get out of the street safely the way the
5 street is configured right now. And 16,000 is the
6 projected figure of increase of vehicles per day.

7 Particulate matter will affect the elderly's
8 breathing. Again, traffic safety. But property values,
9 also, will drop because of traffic impact. The noise
10 level and everything will be nothing but a negative
11 effect for us as seniors.

12 The second thing is the loss of wildlife due to
13 development. Even half of the numbers that they say
14 will result in loss of the beaver, trout in the streams,
15 deer, turkeys, all of the raccoons, even the skunks and
16 the coyotes.

17 I'm afraid we'll be -- because of runoff from
18 lawns with pesticides, it goes into the water table and
19 into the wetlands and into the creek areas, where these
20 animals are -- it's their foundation. It's how they
21 exist. And I'm afraid they will be killed; and not in
22 just small amounts, but possibly whole populations will
23 disappear.

24 The last concern -- I'm trying to be as brief as
25 possible for you -- is the loss of historical sites.

1 The Ferris points that have been found that have been
2 dated back to 5000 BCE, that's 7,000 years of continuous
3 habitation in that little valley, at least.

4 We don't know how long they've been there. They
5 will be paved over with streets, housing -- house
6 foundations, tennis courts, parking lots, and I don't --
7 my concern is if they do find artifacts, who will
8 collect them? How will they be preserved? How will
9 they be identified? And what will be done with them,
10 ultimately? And that ranges from hammer stones, Ferris
11 points, and to bones and human remains.

12 And you've been so patient; but to say, I thank
13 the department of -- Planning Department for putting on
14 this scoping meeting, that allows me to come in in
15 person and express my concerns in a receptive
16 atmosphere. I appreciate it. And I guess that's it.

17 MS. SOWDERS: My name is Brenda Sowders, and my
18 husband is Larry Sowders. My address is 3708 Villa
19 Serena Circle, Rocklin 95675.

20 One of my concerns is the traffic being off of
21 Park Drive. And it's a senior citizens' complex, and I
22 see the elderly, people older than myself and my
23 husband, trying to get across that street. What will
24 happen once they expand it? The volume of traffic, you
25 know. I worry about their well-being.

1 Another concern is I'm concerned about the oak
2 trees in Clover Valley and how many would be destroyed.

3 What's your concern?

4 MR. SOWDERS: Basically, it's just a beautiful
5 place, and I think that it should be preserved; if
6 nothing else, just for the deer and the wild turkeys
7 just because it's the way it is. It's beautiful here.
8 It would be a shame to build over the top of it.

9 MS. SOWDERS: We've lived in this area for many
10 years, and we've seen the changes of the nature and how
11 it's diminished throughout all these years. It's sad.
12 Our grandchildren and their children, they're going to
13 lose a lot, you know.

14 And the air. That's a whole other one, air
15 pollution with the traffic. It's just -- we need our
16 trees in America, you know, for the air.

17 MR. SOWDERS: That's the thing. There are so
18 many issues, really, concerning it: the Native American
19 heritage, the wildlife, the stream that runs through it.
20 It's something that -- I really think it would be a
21 shame to destroy it. It really would be a shame.

22 MS. CALABRESE: Patricia Calabrese, 3622 Clover
23 Valley Road, Rocklin, and I have concerns about a couple
24 of different things. One is the water quality of Clover
25 Valley Creek and maintaining that creek to at least the

1 level that it is and how it will be impacted by the
2 building further down in Clover Valley.

3 I'm also concerned about the grade of one of the
4 roads that they're putting in. The 12-percent grade
5 seems really unsafe and extreme. That degree of grade
6 is rare on a road. It just doesn't seem like it would
7 be a good thing to construct.

8 I'm also concerned about the wildlife in the
9 area. I've attended -- I've read everything that's been
10 published about this project. I've attended both the
11 things that Save Clover Valley has had, as well as the
12 Clover Valley Partners, and I don't see how that valley
13 can be -- the integrity of that valley can be maintained
14 with what they're planning to put in, no matter how much
15 open space they're talking about. It's not of the
16 quality that exists there now.

17 I think, also, one concern is traffic, just the
18 number of cars up there. I drive that area every day,
19 and I know that traffic is just -- it gets worse by the
20 month.

21 That's it.

22 MS. BISCHHEL: My name is Mary Bischel,
23 B-i-s-c-h-e-l, at 3201 Santa Fe Way, Number 120D, and
24 nothing as far as organization.

25 One: How are the developers going to keep the

1 stream from being polluted?

2 Are there going to be any plans to keep the
3 environment natural so the present animal population is
4 going to be able to stay?

5 Number three: Can the Council not allow lawns
6 to be part of the landscape? The fertilizer use and
7 excess use of water to keep the lawns will run off into
8 the now pristine stream. Only natural landscaping using
9 minimum water should be allowed in the development.

10 That's it.

11 Then there's another strong concern about the
12 traffic along Park Drive. Park Drive is one of the main
13 entrances and exits of this proposal. The impact on
14 the -- the traffic pattern, any number of traffic
15 problems that we'll have will increase phenomenally.

16 That's it right now.

17 MR. WOODY: I live at 4024 Legend Drive,
18 Rocklin, California, on the 11th fairway. Gilbert
19 Woody.

20 Okay. I apologize for saying "I," because I
21 hate for someone to say "I," but I am building some
22 homes in Oregon, so I have the paradigm for a builder.
23 And if a person makes an investment and he takes a risk,
24 he should be rewarded for it, but not gouged, right?

25 For me, because I live on Whitney Oaks Drive, if

1 Park is ever converted to a six-lane highway, a shortcut
2 will be across Whitney Oaks Drive, which is tragic for
3 all of my neighbors who have \$2 million houses.

4 In addition to this, the schools that are on
5 Park, with an increased traffic flow, who will be -- how
6 do I say this? What's a nice sentence for you? The
7 children will be incredibly at risk. They jog there.
8 They cross the street there. They ride their
9 skateboards there. Families ride their bicycles up and
10 down Park Drive, and the traffic impact is a horrendous
11 thing that's going to take place if Clover Valley
12 develops.

13 The environmental aspect, geological and water,
14 all should be looked into very carefully over a period
15 of time, and not rushed by anybody. In Oregon you pay a
16 fortune for geological sites, and it takes a long time
17 to get them approved. It should be happening here too.

18 The wildlife aspect of -- that whole area is
19 such a wonderful place. It's too bad somebody couldn't
20 turn it into a wildlife sanctuary and call it the Buzz
21 Oates Park, right?

22 I was a college professor, and I taught for 40
23 years. Can you believe that? I taught history for 39
24 years. There's 7,000 years of history in that area.
25 Where I live in my home, there is a rock in the front

1 yard where native Indians probably worked for a hundred
2 years grinding acorns down, with huge holes. Incredible
3 history right where I live. So I'm surprised that the
4 Indians and the casinos don't come forth with some kind
5 of a maneuver here.

6 The last thing I want to say is, because there
7 are three or four different people who have purchased
8 the property, at risk, they should make money. They
9 should do well. Everybody should win in this, but not
10 the traffic problem.

11 Carl -- Bill Carlson, the retired deputy
12 commissioner of the State of California, Highway Patrol,
13 10,000 employees, has retired on the corner of Park and
14 Whitney Oaks Drive. If this takes place, he'll have a
15 heart attack.

16 That's it.

17 MS. PACE: I'm Ida Pace, and I'm at 203 Villa
18 Serena Circle, in Rocklin, 95765.

19 And a question I have: Is the hydrology system
20 proposed a guarantee that the stream will not be
21 impacted with pollution and other undesirables?

22 How will residents living here already be
23 affected by pollution of traffic?

24 And it seems to me that only two main access
25 roads in and out of the project, for 500-plus residents,

1 will cause an excessive amount of traffic and pollution
2 as well.

3 That's it.

4 MS. MILLER: My name is Allison Miller. I live
5 at 4020 Silver Star Court, in Rocklin.

6 I have concerns about traffic concerning the
7 proposed Clover Valley development. Most of my
8 statements will come in the form of questions that I
9 hope will be addressed by the City Council/Planning
10 Commission.

11 How does the proposed Valley View Parkway, since
12 it seems to bring traffic into the city, increase our
13 traffic load?

14 How does the proposed Valley View Parkway serve
15 Rocklin residents?

16 What is the slope of this proposed road? Is the
17 degree of the slope a potential safety hazard?

18 What will the impact be on the steep side hills
19 of the valley when the cuts are made for the proposed
20 road?

21 What about noise pollution in the area, with the
22 cars and the trucks climbing up the steep slopes?

23 And what impact will this have on people living
24 in the valley and in adjacent housing areas, especially
25 the senior citizens and the children in three schools

1 that are going to be affected by this road?

2 What impact does the traffic increase have on
3 air quality in Rocklin and in Clover Valley itself?
4 Should we not be concerned about air quality, given the
5 fact that Rocklin is already considered a poor ozone
6 area?

7 Once North Whitney is through to Highway 65 and
8 increases the traffic on Park Drive, what lights and
9 controls will have to be placed on Park when the
10 proposed Valley View Parkway dramatically increases the
11 traffic on Park?

12 Very important, the citizens must know who will
13 pay for the necessary traffic control additions,
14 including the infrastructure of building the road Valley
15 View Drive.

16 Okay. My next questions concern the wetlands
17 and Clover Valley Creek.

18 There are significant wetlands in the proposed
19 Clover Valley project, and since the last environmental
20 impact report, there has been a significant increase in
21 the size of the wetlands. Has there been an update on
22 the increased acreage of wetlands stated to the public?

23 Previous EIRs only required an average of a
24 50-foot setback. Fifty feet seems woefully inadequate.
25 Fish & Game recommends a minimum of 100. How can the

1 city planners even think that 50 feet for a setback is
2 sufficient? Shouldn't the setbacks be sufficient to
3 allow the City to rehabilitate Clover Valley Creek and
4 restore the steelhead and other fisheries to the creek?

5 Clover Valley Creek and the wetlands are
6 important to the ground water under Rocklin and to
7 Roseville. Has a study been completed on the impact of
8 the proposed development on ground water?

9 Given the short life of culverts and the damage
10 they do to fish and wildlife, shouldn't all roads
11 crossing the creek be by bridge? Culverts fill up and
12 block fish/amphibious animals from using the creek.

13 The wetlands within the proposed project are a
14 flyway home to many ducks and geese. Has the impact on
15 migratory birds even be considered?

16 My next statements -- or questions are about air
17 quality.

18 Since the EIR on the Sunset Ranch's project, in
19 close proximity to the proposed Clover Valley Lakes
20 project, states the project will result in the
21 generation of both vehicle and air pollutants,
22 increasing total air pollutant/air emissions in
23 significant and unavoidable ways, why would the City add
24 to our already high level of air pollution with another
25 development?

1 Again, since the Sunset Ranch's project, which
2 is currently under construction, will hinder the PC
3 APCD's ability -- I believe that's the Placer County
4 Area Pollution Control Department's ability -- to bring
5 the region into attainment for oxygen 3 and pm 10, how
6 much will the proposed Clover Valley development add to
7 the problem?

8 Will development of Clover Valley in fact act as
9 a bowl to contain pollutants? Has the steep sides of
10 the narrow valley been taken into account when
11 determining the air quality from anyone living in the
12 valley itself? What about fireplace emissions?

13 Construction activities associated with the
14 proposed project will generate criteria air pollutants
15 that will exceed Placer County APCD thresholds. What
16 on-site compliance personnel are there to enforce any
17 mitigation measures? It is not enough to just list
18 measures without telling how the on-site enforcement
19 will be managed.

20 Implementation of the proposed project will
21 expose sensitive people, especially children and
22 seniors, to pollutants and toxic air contaminants.
23 Since the area is already plagued with many days that
24 already exceed safe levels for these pollutants, how do
25 planners justify permitting projects that increase the

1 danger to these groups?

2 My next statements are about the cultural
3 resources the peak report left out.

4 The last environmental impact report identified
5 significant cultural sites dating back to 5000 BC. The
6 peak report recommended the creation of an
7 archaeological district, yet they admitted surveying
8 less than ten percent of the areas potentially
9 containing additional sites. Shouldn't the developer
10 and the City cause a more extensive examination of the
11 valley's cultural sites before they begin any
12 development?

13 I would like to suggest that the City seek a
14 peer review of the archaeological studies; that the firm
15 or the individual hired to do a peer review would not be
16 hired by the City, would not be hired by Raney Planning,
17 would be hired by an independent source.

18 The proposed interior roads remain in the same
19 location they were planned for before the extent of the
20 cultural sites was considered. Shouldn't the developer
21 be required to relocate these roads after a complete
22 survey of cultural sites has been completed?

23 Four, maybe five burial grounds have been
24 identified, but their boundaries are unclear. The City
25 needs to clarify those boundaries before construction

1 begins.

2 Are developers going to be allowed to pave over
3 and/or build homes on burial grounds? Would potential
4 homebuyers be aware that their home was constructed on a
5 burial ground?

6 Will the City require that developers have an
7 on-site anthropologist and require -- who would require
8 development to stop for site evaluation if a cultural
9 site is exposed?

10 What long-term barriers are planned to protect
11 burial grounds on the site?

12 My next comments are about wildlife.

13 Setbacks from the riparian corridor and wetlands
14 need to be significant in order to protect habitat for
15 wildlife. The nesting of raptors needs to be protected.
16 Some six or seven species of raptors nest on the site.
17 The 2002 EIR used a firm without specialists in wildlife
18 management. Will the City require a survey of the
19 proposed site by a qualified expert in the field?

20 Corridors for wildlife movement between open
21 areas and the city have never been developed. As a
22 result, many open spaces are of no value to wildlife.
23 Are there any plans to correct this error with the
24 proposed Clover Valley project?

25 What about the overall community of life --

1 community quality-of-life issues? What about CEQA's
2 allowance of no project? As a citizen who is a
3 layperson who only reads, through personal study, about
4 CEQA law, it seems very apparent that the City of
5 Rocklin could vote no project.

6 Two or three final points: There is a street in
7 the proposed development, Creekside. Even though this
8 street is directly mentioned in the NOP, is the City
9 aware of a group of homeowners who are currently
10 lobbying to have it made a private road? We
11 understand -- I understand that the developer has been
12 asked to not preclude Creekside as a connection. Is the
13 City monitoring the possible closure of Creekside?

14 Thank you.

15 MR. LEARY: My name is David Leary, and I reside
16 at 3421 Simmeron Court, which is between Rawhide and
17 Clover Valley, and Clover Valley Creek literally runs
18 through my back yard, so I am concerned about runoff.

19 I'm concerned about the habitat. What will
20 happen to the deer, the beavers, the skunks, the possum,
21 all of the habitat that's there? It could affect the
22 ducks. We have some rare species of ducks come through,
23 namely, wood ducks, which I've put out boxes there, and
24 they nest in the back yard. So what affect will this
25 have on the quality of the water? I know there's

1 theoretical mitigation, but will it work?

2 The cultural: You have a 5,000-year-old
3 project, at least from when Indians were trading there,
4 and they're saying we're protecting that. How can they
5 protect what's underground, that they don't know whether
6 is there or not until they do excavations, until
7 somebody comes in and does some checking as to what's
8 ten feet underground or five feet underground? They
9 don't know. All they know is what's showing through the
10 surface. In 5,000 years, God knows, the dirt shifts.
11 It certainly does in my back yard just in a couple of
12 years.

13 Transportation: I'm concerned that they're
14 simply shifting the problem by cutting a road through
15 the Sierra College and Park. You're increasing traffic
16 that has nothing to do with the city, currently goes
17 around the city, but will now cut through the city in
18 order to get through to 65 to Lincoln. If you're going
19 from Auburn to Lincoln, they'll be driving through;
20 whereas, in the past they would not have.

21 I'm concerned that the developer, now calling
22 themselves Clover Valley Partners, not to be confused
23 with the Save Clover Valley group, sent out a postcard
24 or questionnaire for which we were to answer -- check
25 off two boxes. One was I support the Clover Valley

1 Partners' plans for homes and 60-percent open space of
2 Clover Valley, and the other check box is I have a
3 question. They didn't bother to put in a little box
4 that says "I do not support this project."

5 They have done a flimflam, where they talk about
6 a 60-percent reduction from the original application,
7 which was 15 years ago, which already was significantly
8 reduced in open meetings before City Council. I think
9 they went from 900 and some-odd down to 700 and
10 some-odd. Now they're saying, okay, Aren't we
11 wonderful? We're now down to 500, after they get shot
12 down with the last DEIR.

13 So they're trying to make it sound like they're
14 wonderful. I question that, and I wonder -- I
15 understand the City has an obligation to them, they have
16 a contract; however, there are a number of mitigating
17 circumstances since 15 years ago, when this was put into
18 practice -- or when the agreement was struck. Sorry.

19 And I guess I resent the letter that the Clover
20 Valley Partners sent out talking about how much they're
21 doing for us with this 60-percent reduction from the
22 original zoned and how they're helping to fund a fourth
23 fire station. That's only helping. What about all the
24 rest of the goods and services that are going to be
25 required: police, fire, school, just to name a few?

1 And I'm wondering if they're going to use this
2 silly postcard as a show of how many people are
3 supporting them. If you word the questions right -- it
4 makes it look nice, and they have worded it very glibly.

5 I guess I'm also concerned about just the
6 general approach of the City with the need to continue
7 building and expansion to meet probably the expenses
8 that they've already incurred by expansions; namely,
9 police, fire, school, etc., all of the services. And it
10 looks like it's some sort of a chain-letter mentality;
11 that if we sell more, then we can continue to pay for
12 it. But at some point it tumbles.

13 That's it.

14 It's not a NIMBY deal for me. I've been a
15 developer. I've worked developing property. I support
16 development if it's logical and if it makes sense. I
17 think clearly something is going to be built there, but
18 do we have to maximize it down to the maximum number of
19 units that we can stick in there, that we can get away
20 with, versus what's an intelligent growth for that
21 property, particularly based on the information that's
22 come to light about the human burial sites, the
23 artifacts that are there, and the wildlife?

24 It's the last place. I have deer in my back
25 yard, etc. I'd just hate to lose that. We have fish in

1 the stream. I'd hate to have that polluted. And I
2 don't feel as though they've honestly approached
3 answering the questions that have been raised.

4 MS. KIZER: All right. My name is Suzanne
5 Kizer, and I live on Clover Valley Road, and I want you
6 to be aware of what wetlands do. The Clover Valley is
7 probably one of the best biological-product ecosystems
8 that is around this area. It is comparable to rain
9 forests and coral reefs, and rain forests and coral
10 reefs are being destroyed as we speak. And we need to
11 save the wetlands. The wetlands mitigate floods,
12 prevent erosion, and they filter pollutants out of the
13 air.

14 The Wildlife Conservation Board has saved
15 several areas around California -- a lot of areas around
16 California. Marina Del Rey is one of them. The state
17 controller, Steve Wesley, decided to choose to do the
18 right thing, and he saved a hundred and ninety-two
19 acres.

20 At Ballona they saved 500 acres. In Mission
21 Viejo, in California, they saved the Allisa Canyon. It
22 is funded by artists who draw in the canyon, sell their
23 paintings and fund the valley. And people come from all
24 over to see the canyon.

25 Sixty acres were saved at Bodega Bay. A hundred

1 and thirty-three acres were saved at Long Beach Islands.
2 All of this acreage is very minimal compared to what we
3 have here in Rocklin, at our doorstep.

4 I have lived on Clover Valley for almost 27
5 years. There were no sidewalks or even curbs when I
6 moved in. I've -- my house is about 37 years old. I
7 was very lucky to be able to live there now. I had all
8 kinds of critters, and the critters and the traffic are
9 my main concern. I am tired of seeing dead squirrels,
10 and even deer, on my road. I am tired of having dogs
11 run over. Since the curb has been put in, the speed of
12 the traffic from Rawhide and that area has increased.

13 I am concerned about the end of the road.
14 There's a gate. And I knew the woman that lived in the
15 valley, and it's always been her private property, and
16 everybody has respected that. I have been to the
17 partner meetings. In fact, I went to two different
18 partner meetings. And they showed us two different
19 scenarios of what would happen to the gate. One was a
20 very nice iron gate which was locked. The other was a
21 wooden gate with open gates on either side for walking
22 traffic.

23 They told me they would only be accessed by
24 emergency vehicles and construction vehicles right now.
25 I am sure that the valley -- once the valley is opened

1 and built, that people would not want to drive the two
2 miles up to Park and to get out on 65 coming down Clover
3 Valley Road, which makes much more sense, especially if
4 you want to go to 80.

5 And I know from watching the Stanford Ranch
6 development on the other side of Rawhide, they said they
7 were only going to develop the ridge, and people are
8 already living on the hill. And as they erode away the
9 trees and the bushes, when the rain comes, it washes in
10 back yards.

11 I have known people on Rawhide to move for this
12 reason, because the developers give no concern to the
13 people that are living there already. They seem to have
14 visions only of today, only of money. They do not
15 appreciate the wildlife that is there, the ecosystem
16 that is there.

17 There are turtles and turkeys and deer and
18 things that we can appreciate right in our back yard.
19 We don't have to drive to Tahoe. We don't have to drive
20 to Clearlake to see this.

21 There is development everywhere. Bickford Ranch
22 is going to be developed. There's development from
23 Rocklin to Loomis to Lincoln. Stanford Ranch is going
24 way out. I go to the airport frequently to pick up my
25 husband, and that whole area out to the airport is

1 going. I have been to Davis. They are developing the
2 fields that we grow rice in.

3 It is killing all of the wildlife -- the unique
4 wildlife that live in a synergistic relationship. That
5 means that one helps the other. And I think we should
6 learn from that.

7 This valley is very special. It is 622 acres of
8 unique property that we could save. The City Council
9 can say no. We can develop it into an area where people
10 would want to come to Rocklin. They would want to ride
11 bikes there. They would want to hike there. It would
12 not be house after house after house.

13 They did this in L.A. People moved to the Bay
14 Area. They're doing it in Marin County. People are
15 coming to Sacramento. And people are doing the same
16 thing.

17 I would like to be a part of a city that has
18 foresight instead of immediate gratification; that they
19 would think of this foresight of having a city with an
20 area that is green only.

21 Houses are a dime a dozen. Everything is for
22 sale. This area should remain untouched. There will be
23 over 16,000 vehicles coming and going from that area,
24 and I'm sure that our road will be open. The traffic
25 from the last EIR report was a D. The worst traffic you

1 can have is an F. I know they're having this problem
2 over in Rancho Cordova. If we put this in at a D, it's
3 only going to go downhill.

4 There is no good reason to develop the valley to
5 help everyone. I hope that the City Council will be
6 broader this time in their insight to what this city
7 will provide people in the future.

8 I am part of the Save Clover Valley Foundation.
9 I talk to people all the time. Many people who have
10 moved here recently are disgusted with the city, and
11 they are leaving. I know of two of my neighbors who are
12 leaving Clover Valley for this reason. This is very
13 sad, because when it comes down to it, it's all about
14 people.

15 All the City Councilmembers, you have children,
16 you have relatives. You need to think about what you
17 want for them. Do you want them to just see houses and
18 houses and houses?

19 I was in a class the other day with a friend of
20 mine, and a little girl came up to us, and she said, "Do
21 you know? This valley sounds really nice. I don't want
22 the valley to be developed. There's already enough
23 homes in Rocklin." She was about seven.

24 Children need this. We all need this. Please
25 think of your heart. Get a conscience and save the

1 valley for everyone.

2 MR. NUNLEY: My name is James Nunley. I live at
3 3235 Midas Avenue, Rocklin, California. I'm against the
4 proposal to do the Clover Valley thoroughfare, whatever
5 it's called. There's enough traffic in our neighborhood
6 as it is. Midas seems to be a pretty main thoroughfare
7 as it is, and that's only going to add to the
8 congestion. We have kids that play out there.

9 The main reason we moved to Rocklin was because
10 of its kind of isolation. It doesn't have a whole lot
11 of new development in it, and we want to keep it that
12 way. We bought our house because of the wildlife that's
13 around there. It's nice to be able to go out and see
14 deer and turkey and all kinds of wildlife; which, if
15 that happens, it's going to run it out of town.

16 I'm against it, the whole idea. I don't know
17 how -- I'm not very good at articulating my words. I'm
18 very strongly against it.

19 MS. BROOME: My name is Jean Broome. I live at
20 4982 Village Oaks Drive, in Rocklin. My phone number is
21 624-2134.

22 And I feel this is terrible. This is the last
23 pristine piece of property that there is in Rocklin. We
24 do not need more homes. There are plenty of homes being
25 built and plenty of homes that have been on the market.

1 We're loaded. We don't need to take this beautiful
2 piece of property and build more homes. It's the last
3 piece of pristine property in Rocklin, and there's no
4 need to destroy this beautiful land. It should be kept
5 for posterity for our children.

6 That's the way I feel. And my name is spelled
7 with an "e" at the end, B-r-o-o-m-e.

8 MS. NUNLEY: Denise Nunley, 3235 Midas Avenue,
9 Rocklin, California 95677.

10 I'm mainly concerned with the prospect of
11 increased traffic in the area. We've got small
12 children. We just moved to the area because of the
13 openness and the beauty of the area, and we just really
14 want to try to preserve that and just help. It's just
15 irreplaceable. It's just going to be a shame to go
16 through with this project.

17 I really don't know what to say. I'm not an
18 expert. I just think it's like the last place around
19 there that's kind of -- we specifically moved there
20 because of our desire to be in an area where the air and
21 the traffic and everything was a little bit better.

22 That's about all I have to say.

23 ---o0o---

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1 STATE OF CALIFORNIA)
) SS
2 COUNTY OF SACRAMENTO)

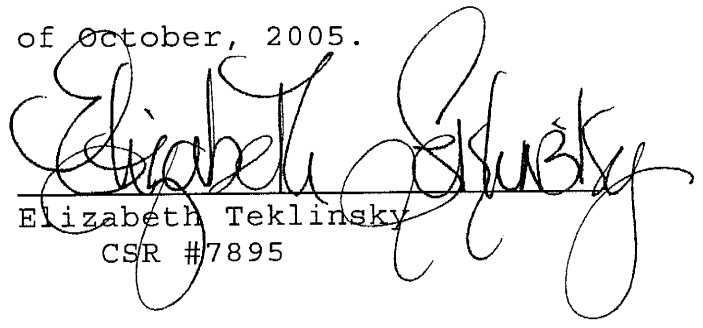
3 I, ELIZABETH TEKLINSKY, CSR #7895, a Certified
4 Shorthand Reporter in and for the County of Sacramento,
5 State of California, do hereby certify:

6 That said testimony, pages 28 through 53, was
7 taken before me at the time and place set forth and was
8 taken down by me in shorthand and thereafter reduced to
9 computerized transcription under my direction and
10 supervision;

11 And I hereby certify the forgoing testimony is a
12 full, true, and correct transcript of my shorthand notes
13 so taken.

14 I further certify that I am neither counsel for
15 nor related to any party to said action nor in any way
16 interested in the outcome thereof.

17 IN WITNESS WHEREOF, I have hereunto subscribed
18 my name this 18th day of October, 2005.

19 
20 Elizabeth Teklinsky
21 CSR #7895

22
23
24
25


REPORTER'S CERTIFICATE

STATE OF CALIFORNIA)
) ss.
COUNTY OF SACRAMENTO)

I, ESTHER F. SCHWARTZ, certify that I was the official Court Reporter for the proceedings named herein, and that as such reporter, I reported in verbatim shorthand writing those proceedings;

That I thereafter caused my shorthand writing to be reduced to printed format, and the pages numbered 4 through 27 herein constitute a complete, true and correct record of the proceedings.

IN WITNESS WHEREOF, I have subscribed this certificate at Sacramento, California, on this 16th day of October, 2005.



ESTHER F. SCHWARTZ
CSR NO. 1564