

January 9, 2015

sent via email

ROCKLIN PLANNING COMMISSION:

Brian Whitmore, Chairman

Gregg McKenzie, Vice-Chairman

Ken Broadway, Planning Commissioner

Pierre Martinez, Planning Commissioner

Carl Sloan, Planning Commissioner

ROCKLIN CITY COUNCIL:

George Magnuson, Mayor

Greg Janda, Vice-Mayor

Dave Butler, Councilmember

Diana Ruslin, Councilmember

Scott Yuill, Councilmember

ROCKLIN PLANNING DEPARTMENT:

Bret Finning, Senior Planner (for inclusion into Commission packets)

RE: Proposed Los Cerros Project

Dear Rocklin Planning Commission :

As a Rocklin resident for 13 years, I respectfully offer the following comments and questions concerning the proposed Los Cerros development. Please include them in your commission's discussion:

Given the interrelatedness of decisions for a project of this (potential) magnitude, I ask: *Has the Rocklin PC made timely, adequate, clear and accurate information to all affected parties – residents and professionals and landowners alike?* Does the Rocklin PC subscribe to

the belief that it is incumbent upon their governing body to give residents optimum opportunity for meaningful assessment of all project data so they can make meaningful response? I trust the response is affirmative and would, therefore, suggest a more complete environmental review of the project, per CEQA guidelines.

### **REPORT OMISSION**

Specifically, albeit from a layperson's perspective, it appears there is an omission in the Biological Technical Report under sections 4.5; 4.6; and 4.7 relating to endangered species. I am referring to the recently granted status of 'endangered species' protection in California for the tricolored blackbird. (LA Times, 2/04/2014). Because the text of the Biological Technical Report refers to the impacted seasonal blackberry bush – a frequent habitat for the tricolored blackbird –and the 'alkali meadow'...a further study of the impact the proposed development may have on this protected species should be included in the environmental review.

### **PHASING and AIR QUALITY CONCERNS**

Another question I have concerning the proposed development relates to potential phases of the project – including their scope and sequence. For example, is there a possibility this project could ultimately connect with the potential 550 homes in Clover Valley? How might this impact the community, traffic patterns, tree loss and air quality? (I recall during the EIR review of the Clover Valley development in 2005 and 2006 there were meaningful questions and concerns about emissions and air quality. Given the proximity of the proposed Los Cerros to the valley, as well as a well-used railway, air quality should be thoroughly studied.) Can the planning commission provide a phase schedule and a scope and sequence so all parties can be informed and make meaningful comment?

### **TRAFFIC STUDY**

Further, will the commission be allowing the public to review an additional traffic report that states a specific date and time of the traffic study? Again, as a layperson, I am confused by the decrease in traffic volume from a study completed in 2001 to the study from 2014. Understanding of traffic patterns during commute times in relation to non-commute times would increase the efficacy of the traffic report. Does the commission agree?

In summary, concerned citizens should be afforded every opportunity to review thorough details and impacts of a project of this nature that will add a significant

increase to residential population – thus the need for a complete project EIR. Will the commission consider further project review?

Thank you for the opportunity to comment.

Allison Miller

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cc: California Fish and Game Commission  
P.O. Box 944209  
Sacramento, CA 94244-2090

ATTN: Sonke Mastrup, Executive Director

Adrianna Shea, Deputy Executive Director - External Affairs and Special Advisor to the Commissioners