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## MEASURE H

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### PROPOSAL TO APPROVE A GENERAL PLAN AMENDMENT (CLOVER VALLEY) FOR THE CITY OF ROCKLIN

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**Shall Resolution No. 2007-245 previously passed by the City Council approving a General Plan Amendment reducing allowed acreage for residential development of Clover Valley from 504 to 199 acres, and increasing the acres designated for open space from 70 to 366 acres, and reconfiguring Valley View Parkway from a 4-lane facility to a 2-lane facility be adopted?**

**YES** \_\_\_\_\_

**NO** \_\_\_\_\_

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#### IMPARTIAL ANALYSIS BY ROCKLIN CITY ATTORNEY

On August 28, 2007 the City Council of the City of Rocklin approved a number of land use entitlements for the 622 acre project known as Clover Valley, including Resolution No. 2007-245 approving a General Plan Amendment. The General Plan Amendment approved by Resolution 2007-245 necessary to implement the project and to allow the zoning, large lot subdivision map, and small lot subdivision map to proceed was suspended by referendum. Therefore, the City Council placed the General Plan Amendment for Clover Valley on the ballot for voter approval.

If adopted by a majority of the voters, Measure H would approve a General Plan Amendment for the 622 acre Clover Valley project. The General Plan Amendment would:

- decrease the residential development area and ultimate unit potential for the site from approximately 970 homes to 558 homes;
- increase the amount of dedicated open space area from 70 acres to 366 acres;
- re-orient the 5.0-acre commercial site;
- decrease the number of neighborhood park sites designated within the project from two sites to one site containing 5.3 acres;
- designate a 1.0 acre area to be incorporated into a future fire station site at the intersection of Valley View Parkway and Park Drive; and

- amend the General Plan Circulation Element by reducing the planned four-lane Valley View Parkway to two lanes.

If the measure does not pass by a majority vote, then the General Plan Amendment, as well as the approvals of the Clover Valley Large Lot Map, Small Lot Map, and General Development Plan, (which are expressly contingent on the approval of the General Plan Amendment) would all be invalidated. In that case, the existing General Plan land use designations and zoning would remain over the 622 acre site. The existing General Plan and zoning designations on the project site provide for:

- approximately 504 acres of residential land potentially yielding up to 970 homes;
- 70 acres of open space;
- 5 acres of neighborhood commercial land;
- 11 acres for parks; and
- a four lane arterial roadway connecting Park Drive and Sierra College Blvd.

The site is generally located in the northeast corner of the City of Rocklin along the west side of Sierra College Boulevard and the Union Pacific Railroad tracks, two miles north of Interstate 80 and three miles south of State Route 193. A portion of the east side of the site is bounded by Park Drive within the Whitney Oaks development. Rawhide Road intersects with the site on the southeast side of the property.

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## ARGUMENT IN FAVOR OF MEASURE H

Measure H is a good deal for Rocklin taxpayers and our community.

Measure H increases open space, improves police and fire protection, reduces traffic congestion, preserves Native American sacred sites and creates new recreational opportunities – WITHOUT new taxes or higher fees.

Under Measure H, Rocklin residents will finally be able to enjoy the beauty of Clover Valley, privately owned land that has been closed to the public for decades.

The result of years of negotiations between city officials, community leaders and the owners of Clover Valley, Measure H is a balanced plan that respects private property rights, protects Clover Valley from sprawling development and GUARANTEES that the beauty of this privately owned land will be preserved for generations.

Under Measure H, over 60% of Clover Valley will be preserved as PERMANENT OPEN SPACE – a 552% increase over earlier proposals. These 366 acres of permanent open space will preserve vernal pools, creeks, meadows, wildlife habitat, sacred Native American sites and our majestic Valley Oak trees.

Measure H REDUCES TRAFFIC CONGESTION and IMPROVES PUBLIC SAFETY. Under the plan, a new

two-lane road will be built connecting New Park Drive to Sierra College Boulevard, speeding commute time and providing faster access to Rocklin neighborhoods for police, fire and emergency vehicles. The measure also provides property and funding for a new fire station, cutting emergency response time by over half.

Measure H creates a new five-acre park and over two miles of hiking and biking trails in Clover Valley with FULL PUBLIC ACCESS.

A wide range of trusted community leaders and groups are supporting Measure H, including police, firefighters, planning commissioners, city council members, open space supporters and taxpayer advocates.

Please join us in voting "yes" on Measure H – a balanced and responsible plan that improves and protects our quality of life.

**Kathy Lund**, Rocklin Mayor, 2007

**Margaret Azevedo**, Chairperson, Rocklin Park and Recreation Commission

**David Butler**, Member, Board of Directors, Rocklin Chamber of Commerce

**Robert M. Weygandt**, Placer County Supervisor

**Brett Storey**, Rocklin Mayor, 2008

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## REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE H

The developers, desperate to pass Measure H, need Rocklin voters to believe some things that defy all logic and reason.

To support Measure H we must believe:

- First, that 14,000 new cars per day on our streets “speeding” through our neighborhoods, by our schools, and through a retirement community will “reduce traffic congestion.”
- Next, that paving over the open space gem of Clover Valley by constructing roads and buildings in and around large Indian burial grounds and destroying many other historic sites “increases open space.”
- It gets better, they go on to argue that cutting down 7,400 mature oak trees, many over 100 years old, is the way to preserve our “majestic Valley Oak trees” and “protect Clover Valley.”

When we started the fight to protect Rocklin and save Clover Valley we said the choice was SAVE or PAVE.

We never believed the developers would try to argue that paving over the valley is saving the valley.

Join us in rejecting the developers’ slick media campaign. Stand with the nearly 5,000 of your neighbors who signed a petition demanding this vote and vote NO on Measure H.

The developers trying to force Measure H on the people of Rocklin have one thing correct. Measure H is about “protecting our quality of life.”

Protect Rocklin’s quality of life and vote NO on Measure H.

James W. Forman, Former Chairman, Placer County Planning Commission

Stephen C. Loeb, Rocklin Resident and Rocklin Business Owner

Rex Bloomfield, Former Placer County Supervisor

Angela Torrens, Rocklin Transportation Advocate

Allison Miller, Save Clover Valley Coalition

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## ARGUMENT AGAINST MEASURE H

Save Clover Valley, protect Rocklin, vote NO on Measure H.

Vote NO on a new highway that will bring 14,000 new cars through our neighborhoods.

Vote NO on the destruction of more than 7,000 oak trees.

Vote NO on the paving over our history by placing roads and houses in and around large Native American burial grounds.

Thanks to the nearly 5,000 Rocklin residents who signed petitions demanding this vote we now have the opportunity to protect the quality of life we enjoy by rejecting this destructive development. Your NO vote on Measure H will stop the destruction of Clover Valley.

The out of town developers pushing for this bad plan are asking Rocklin voters to believe that the way to reduce traffic is to put 14,000 new cars on our roads and build even more houses. They actually expect us to believe them when they say that the way to save Clover Valley is to cut down thousands of trees and pave over ancient historic sites. Rocklin voters will not be fooled and we will join together and vote NO on Measure H.

But to do this we need your help. The out of town developers we are fighting have almost unlimited resources and think they can confuse Rocklin Voters with an expensive media campaign. To join the fight to save Clover Valley please call 916-435-3828 or visit [saveclovervalley.org](http://saveclovervalley.org). Together we can protect the Rocklin we all love.

To preserve home values for all Rocklin residents, prevent more traffic on our streets, and stop the destruction of 7,000 trees in the historic Clover Valley, please join us and thousands of your neighbors by voting NO on Measure H.

Grayson Coney, Cultural Director of the Tsi-Akim Maidu Tribe  
Honorable Kenneth W. Kizer, MD, MPH, Former Under Secretary, U.S. Department of Veterans Affairs  
Bonnie Laderman, Whitney Oaks Community Association, Architectural Review Board Chair  
Denis Golemis, Lieutenant Colonel United States Air Force (Ret.), Rocklin Resident  
Robert O'Deegan, Rocklin Business Owner and Resident

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## REBUTTAL TO ARGUMENT AGAINST MEASURE H

The fears raised by Measure H opponents are factually wrong and designed to scare you.

Their claim that "the new highway will bring 14,000 new cars" isn't true. Far from being a "highway," this new TWO-LANE road will help ease EXISTING traffic congestion by providing an alternate route for Rocklin motorists who already live here.

In addition to speeding commute time, the new road will dramatically improve access for emergency vehicles – cutting police, fire and ambulance response time by over half for Rocklin residents needing help.

An "out of town developer" didn't write this plan. It was produced by Rocklin city officials and trusted community groups after years of public meetings and open negotiations with the owner of Clover Valley.

What's more, Measure H specifically GUARANTEES that the number of trees in Clover Valley will not be reduced, and that sacred Native American sites will be preserved.

In fact, Measure H GUARANTEES that over 60% of Clover Valley will remain PERMANENT OPEN SPACE – over 500 times MORE open space than earlier proposals. Measure H preserves Valley Oaks and wildlife habitat, and includes a new five-acre park and over two miles of hiking and biking trails so we can ALL enjoy this special area.

Don't be fooled. Measure H is a good deal for Rocklin. Without it, Clover Valley's owner will be free to develop this area with TWICE the number of houses and FIVE TIMES LESS open space. This isn't a threat, but a simple fact of law.

Vote YES.

**Jason Shearer, President, Rocklin Firefighters Association**  
**Tom Cosgrove, Placer County Transportation Planning Commissioner**  
**Bart Paduveris, President, Rocklin Police Officers' Association**  
**Peter Hill, Rocklin City Council**  
**Chad Stout, Co-Founder, Rocklin Taxpayers for Sensitive Planning**

**RESOLUTION NO. 2007-312**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A SPECIAL MUNICIPAL ELECTION TO BE HELD IN SAID CITY ON TUESDAY, FEBRUARY 5, 2008, FOR THE SUBMISSION TO THE QUALIFIED ELECTORS OF A RESOLUTION PERTAINING TO A GENERAL PLAN AMENDMENT AFFECTING THE CLOVER VALLEY PROJECT AREA

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a special municipal election shall be held on Tuesday, February 5, 2008;

WHEREAS, on August 28, 2007, the City Council approved Resolution No. 2007-245 entitled, "Resolution of the City Council of the City of Rocklin Approving an Amendment to the Land Use and Circulation Elements of the General Plan of the City of Rocklin Reducing Allowed Acreage for Residential Development of Clover Valley from 504 to 199, Increasing the Acreage for Open Space from 70 to 366, Reconfiguring Valley View Parkway as a 2-Lane Facility, and Making Other Related Changes (Clover Valley General Plan Amendment/GPA-2004-01)";

WHEREAS, pursuant to authority provided by Division 9, Chapter 3, Article 2 (commencing at §9235) of the Election Code of the State of California, a petition has been filed with the legislative body of the City of Rocklin signed by more than ten percent of the registered voters of the city to repeal the ordinance or submit it to a vote of the voters;

WHEREAS, the City Clerk examined the records of the registration and ascertained that the petition is signed by the requisite number of voters, and has so certified;

WHEREAS, the City Council has not voted in favor of the repeal of the resolution; and

WHEREAS, the City Council is authorized and directed by statute to submit the resolution to the voters.

NOW, THEREFORE, the City Council of the City of Rocklin does resolve as follows:

Section 1. Pursuant to the requirements of the laws of the State of California relating to municipal elections in general law cities, there is hereby called and ordered held in the City of Rocklin, County of Placer, State of California, on Tuesday, the 5<sup>th</sup> of February, 2008, a special municipal election.

Section 2. Pursuant to its rights and authority, the City Council orders submitted to the voters at said special municipal election the following question:

<p align="center"><b>RESOLUTION OF THE CITY OF ROCKLIN TO ENACT A GENERAL PLAN AMENDMENT (Clover Valley)</b></p> <p>Shall Resolution No. 2007-245 previously passed by the City Council approving a General Plan Amendment reducing allowed acreage for residential development of Clover Valley from 504 to 199 acres, and increasing the acres designated for open space from 70 to 366 acres, and reconfiguring Valley View Parkway from a 4-lane facility to a 2-lane facility be adopted?</p>	<b>Yes</b>	
	<b>No</b>	

Section 3. The full text of Resolution No. 2007-245 is attached as Exhibit A and incorporated herein.

Section 4. In all particulars not recited in this resolution, said election shall be held and conducted as provided for by law for the holding of municipal elections in the City.

Section 5. Notice of the time and place of holding the election is given, and the City Clerk is authorized and directed to give further or additional notice of the election, in the time, form and manner as required by law.

PASSED AND ADOPTED this 9<sup>th</sup> day of October, 2007, by the following roll call vote:

AYES: Councilmembers: Storey, Yuill, Hill, Lund  
 NOES: Councilmembers: None  
 ABSENT: Councilmembers: None  
 ABSTAIN: Councilmembers: Magnuson

Kathy E. Lund, Mayor

ATTEST: Barbara Ivanusich, City Clerk

EXHIBIT A  
Resolution 2007-245

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AN AMENDMENT TO THE LAND USE AND CIRCULATION ELEMENTS OF THE GENERAL PLAN OF THE CITY OF ROCKLIN REDUCING ALLOWED ACREAGE FOR RESIDENTIAL DEVELOPMENT OF CLOVER VALLEY FROM 504 TO 199, INCREASING THE ACREAGE FOR OPEN SPACE FROM 70 TO 366, RECONFIGURING VALLEY VIEW PARKWAY AS A 2-LANE FACILITY, AND MAKING OTHER RELATED CHANGES (Clover Valley General Plan Amendment/GPA-2004-01)

**MEASURE H RESOLUTION  
CONTINUED ON NEXT PAGE**

**MEASURE H RESOLUTION  
CONTINUED**

The City Council of the City of Rocklin does resolve as follows:

Section 1. An environmental impact report (EIR) has been certified for this project.

Section 2. The City Council of the City of Rocklin finds and determines that:

A. The City Council has considered a general plan amendment (GPA-2004-01) to reduce the allowed acreage for residential development of Clover Valley from 504 to 199, increase the acreage of open space from 70 to 366, designate 5.3 acres as a neighborhood park site and 1.0 acre for a future fire station site, and reconfigure Valley View Parkway as a 2-lane facility.

B. The City Council has considered the effect of the approval of this general plan amendment (GPA-2004-01) on the housing needs of the region, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

C. The area is physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services.

D. The circulation and land uses allowed by the proposed amendment are compatible with land uses existing and permitted on properties in the vicinity, providing the properties are developed in accordance with the policies and requirements of the Rocklin General Plan and applicable zoning and subdivision ordinances.

E. The circulation and land uses allowed by the proposed amendment, and their intensity, are not likely to create serious health problems or nuisances on properties in the vicinity.

F. The land uses and circulation allowed by the proposed amendment are consistent with and implement the goals and policies of the Rocklin General Plan, including the Housing Element.

Section 3. The City Council hereby approves the General Plan Amendment GPA-2004-01, as shown in

Exhibits A and B, attached hereto and by this reference incorporated herein.

PASSED AND ADOPTED this 28th day of August, 2007, by the following roll call vote:

AYES: Councilmembers: Hill, Yuill, Storey, Lund  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None  
ABSTAIN: Councilmembers: Magnuson

Kathy Lund, Mayor

ATTEST: Barbara Ivanusich, City Clerk

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EXHIBIT A

Exhibit A depicts the Land Use Element Amendment (GPA-2004-01)

**You may obtain copies of the maps submitted with this Resolution by contacting the Placer County Elections Division at (530) 886-5650 or the City of Rocklin at (916) 625-5560.**

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EXHIBIT B

Circulation Element Amendment  
(General Plan Amendment GPA-2004-01)

The City of Rocklin Circulation Element is hereby amended as described below:

Item 11 of table "Key to Circulation Routes Illustrated in Figure 13" attached to Figure 13 of Chapter 11C of the Rocklin General Plan is amended to read as follows:

*11. An east west connection between Highway 65 and Sierra College Boulevard. (North) Whitney Boulevard/Whitney Ranch Parkway (6 lanes from Highway 65 to Wildcat Boulevard; 4 lanes from Wildcat Boulevard to the intersection of Park Drive and the connection through Clover Valley known as Valley View Parkway; 2 lanes from Park Drive to Sierra College Boulevard, except where widening is necessary at the approaches of the Park Drive and Sierra College Boulevard intersections.*