

From:
To: [Megan Wood](#)
Subject: [EXTERNAL] Whitehawk I
Date: Monday, June 8, 2020 3:51:15 PM

It is my understanding that the proposed project, Whitehawk I, requires approval of a Community Plan Amendment, Rezoning, Vesting Tentative Subdivision Map, Conditional Use Permit and Variance. It is an 18.1 acre site off of Douglas Boulevard, east of Woodgrove Way, in Granite Bay and adjacent to another proposed development, Whitehawk II. Under Whitehawk I, it is seeking a 50% coverage when 40% is the maximum amount allowed. There is no identified need that would justify the variances to this project that is allowed to other property owners with identical zoning coverage. There is a variance to allow for larger single story homes. This is a self-induced hardship which is not justifiable and there is nothing in the record to support it. The plan should be based and approved with lot coverage and house sizes similar to other property in the area with identical zoning coverage, otherwise it should not be allowed as written.

Where also are the survey and study results that reflect **all** of the current and proposed projects in Placer County, notably those near and which affect Douglas Boulevard? Combine this also with the proposed Zoning Text Amendments and Winery Ordinances, and how all of these changes will affect--and not have a mitigated adverse affect--which must include this project as well. There is so much development and proposed changes to the existing law and ordinances, that there must be a cumulative affect of all of the areas conducted (including, but not limited to, traffic, sound, air quality, sewer, noise, etc.) if there are to be any projects approved with variances and to be outside of the norm.

We are in the midst of the COVID-19 pandemic, where our county is still not fully operational nor are peoples' lives. There is no need to approve a project with self-induced variances.

Holly Johnson