

From: [Defend Granite Bay - A Community Association](#)
To: [Megan Wood](#); [Bonnie Gore](#); [Robert Weygandt](#); [Jim Holmes](#); [Suzanne Jones](#); [Cindy Gustafson](#); [Kally Keding-Cecil](#)
Cc: [Alliance For Environmental Leadership](#); vblake@placercf.org; drcongovir@aol.com; [General Woodward](#); [GBCA](#); [Michael Spelis](#)
Subject: [EXTERNAL] Comments:3. COMMUNITY DEVELOPMENT RESOURCE AGENCY A. Placer Vineyards Specific Plan Property 1B Specific Plan Amendment and Development Agreement Amendment
Date: Monday, September 27, 2021 4:03:13 PM
Attachments: [image.png](#)

DEFEND GRANITE BAY



Supervisors Gore, Weygandt, Holmes, Jones and Gustafson,

Please accept our comments on the proposed amendments to the Placer Vineyards Specific Plan to avoid vernal pools, eliminate High-Density (HDR) and Low-Density Residential (LDR), increase Medium-Density (MDR) acreage, significantly reduce Religious eligible use land and increase Open Space.

County Staff has failed to provide an explanation of how elimination of HDR acreage is required (emphasis added) to reduce impacts on vernal pools. It has not been shown how roadway patterns dictate the density of adjacent parcels. It is logical to conclude that the goal of vernal pool avoidance could be achieved with either 6 acres of HDR or 6 acres of MDR. Based on CDRA's failed affordable and workforce housing goals, this appears to be a detriment not benefit to the community.

The Board needs to make the determination if a reduction in HDR units is not in direct conflict with the intent of SB 10 which prohibits zoning ordinances from reducing units allowed. The action proposed is in ethical conflict.

Staff findings that the goals and policies of the PVSP for providing a diverse mix of housing throughout the plan would be achieved defies logic since two types of housing will be eliminated and one type will become concentrated.

Findings that the density range of the MDR units on Property 1B would be 4-8 dwelling units per acre, would allow for a broad range of lot sizes and housing types is unsupported by evidence and erroneous since 2-6 units in LDR and up to 21 units per acre in HDR are being eliminated. This action today would significantly reduce the mix of housing and shrink the range of lot sizes and housing types.

Staff has failed to provide an estimate of home size that can be achieved on these parcels. The Housing Report puts Placer County at having built its full RHNA allocation of above moderate and luxury homes. Without a clear understanding of the maximum home sizes that can be built on 4-8 units per acre, you cannot make an informed decision as to market value and potential exacerbation of the lack of inclusionary housing.

Elimination of the REL acreage is a disservice as these sites often provide aid to the homeless and provide a sense of community. The premise that "Houses of Worship could possibly develop anywhere within the PVSP area" is speculative and eliminates yet

another benefit of the original project approval.

Additional open space is of benefit to the County and residents. However, staff has failed to explain why the same goals and objectives of open space cannot be achieved by retaining the high-density residential units as originally planned. How does conversion to MDR make additional Open Space possible whereas retaining the HDR does not?

The project has gone through multiple amendments. Without a clear understanding of the impacts on Placer's RHNA commitment and rationale for the conversion from HDR to MDR, this Board is unable to make an informed and responsible decision.

Respectfully

The Defend Granite Bay Board and members