



PLACER COUNTY PLANNING DEPARTMENT

AUBURN OFFICE
3091 County Center Dr
Auburn, CA 95603
530-886-3000/FAX 530-886-3080
Web page: www.placer.ca.gov/planning

TAHOE OFFICE
565 W. Lake Blvd./P. O. Box 1909
Tahoe City CA 96145
530-581-6280/FAX 530-581-6282
E-Mail : planning@placer.ca.gov

Reserved for Date Stamp

RECEIVED

JUL 22 2010

CDRA

PLANNING APPEALS

The specific regulations regarding appeal procedures may be found in the Placer County Code, Chapters 16 (Subdivision), 17 (Planning and Zoning), and 18 (Environmental Review Ordinance).

---OFFICE USE ONLY---

Last Day to Appeal <u>8/2/10</u> (5 pm)	Appeal Fee \$ <u>504 -</u>
Letter _____	Date Appeal Filed <u>7/22/10</u>
Oral Testimony _____	Receipt # <u>10-0067977</u>
Zoning <u>RS-AQ-B-100 PD=0.83</u>	Received by <u>L. Blum</u>
Maps: 7-full size and 1 reduced for Planning Commission items	Geographic Area <u>SOUTH TOWN</u>

---TO BE COMPLETED BY THE APPLICANT---

- Project name Rancho Del Oro
- Appellant(s) Granite Bay Community Association ⁽⁴¹⁶⁾
Telephone Number 791-7427 Fax Number Same
Address P.O. 2704 Granite Bay, CA 95746
City State Zip Code
- Assessor's Parcel Number(s): 046-090-012
- Application being appealed (check all those that apply):

<input type="checkbox"/> Administrative Approval (AA-____)	<input checked="" type="checkbox"/> Tentative Map (SUB-____)
<input type="checkbox"/> Use Permit (CUP/MUP-____)	<input type="checkbox"/> Variance (VAA-____)
<input type="checkbox"/> Parcel Map (P-____)	<input type="checkbox"/> Design Review (DSA-____)
<input type="checkbox"/> General Plan Amendment (GPA-____)	<input checked="" type="checkbox"/> Rezoning (REA-____)
<input type="checkbox"/> Specific Plan (SPA-____)	<input type="checkbox"/> Rafting Permit (RPA-____)
<input type="checkbox"/> Planning Director Interpretation _____ (date)	<input checked="" type="checkbox"/> Env. Review (EIAQ-____)
<input type="checkbox"/> Minor Boundary Line Adj. (MBR-____)	Other: _____
- Whose decision is being appealed: Planning Commission
(see reverse)
- Appeal to be heard by: Board of Supervisors
(see reverse)
- Reason for appeal (attach additional sheet if necessary and be specific):
NON-Compliant with Granite Bay Community Plan

(If you are appealing a project condition only, please state the condition number)

Note: Applicants may be required to submit additional project plans/maps.

Signature of Appellant(s) M. Stenson Pres.

Andrew Harris, Sec.

APPEAL OF GRANITE BAY COMMUNITY ASSOCIATION
REGARDING PLACER COUNTY PLANNING COMMISSION'S APPROVAL OF
THE TENTATIVE MAP, REZONING AND ENVIRONMENT REVIEW FOR THE
PROJECT KNOWN AS RANCHO DEL ORO ESTATES

With the exception of the modified conditions approved by the Planning Commission to the Rancho Del Oro Estates, the Granite Bay Community Association appeals the design of the project which allows lots to back up to Miners Ravine. This design impacts a valuable habitat corridor, lessens flood protection, and bars the public and residents of the development from enjoying a natural habitat.

GBCA also appeals the rezoning which increases the density of the project to 89 lots when the base zoning is 42 lots, and with a PD designation 63 lots. This is a conflict with numerous goals and policies of the GBCP.

Certification of the FEIR and adoption of Findings of Fact and Statement of Overriding Considerations is a conflict with many goals and policies of the GBCP which address protection of habitat, oak woodlands, streams, etc.