

**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services Division**

NOTICE OF AVAILABILITY OF A DRAFT EIR FOR PUBLIC REVIEW

Placer County has released a Draft Environmental Impact Report (EIR) for the project listed below:

PROPOSED PROJECT: The Ridge Subdivision (PLN19-00307), State Clearinghouse No. 2020120544

PUBLIC REVIEW AND COMMENT PERIOD: October 20, 2021 to December 3, 2021

PROJECT LOCATION: The project site consists of a horseshoe-shaped parcel located approximately one mile southeast of the intersection of State Route (SR) 193 and Clark Tunnel Road in unincorporated Placer County, California. The site is identified by Placer County Assessor's Parcel Number (APN) 031-106-030-000.

PROJECT DESCRIPTION: The proposed project would include subdivision of the project site to develop 34 single-family residential homes and associated improvements. The proposed project would require approval of a General Plan Amendment (GPA), Rezone, and a Vesting Tentative Subdivision Map. The project also requires annexation into Placer County Sewer Maintenance District 1 (SMD 1) for sewer service and approval of a Design Exception Request.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR identified potentially significant project impacts with respect to Aesthetics, Biological Resources, Transportation and Circulation, and Wildfire. All potentially significant adverse impacts would be mitigable to less-than-significant levels except Transportation and Circulation related to VMT.

PUBLIC MEETING: A public meeting will be held on October 28, 2021 to receive comments on the Draft EIR. The Planning Commission Hearing Room will be open to in-person attendance. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>.

Public comment will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/99762629397> utilizing the "raise hand" function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 997 62629397. There will be no reservation line.

The Placer County Planning Commission meeting will begin at 10:00 a.m.; however, the proposed project is not time certain. Please refer to the meeting agendas at the following link up to 1 week prior to the meetings for updated information: <https://www.placer.ca.gov/AgendaCenter/Planning-Commission-53>

WHERE DRAFT EIR MAY BE REVIEWED: The Draft EIR is available for review during normal business hours at the Penryn Library (2215 Rippey Road, Penryn), the Placer County Community Development Resource Agency office in Auburn (3091 County Center Drive, Auburn), and the County Clerk's Office (2954 Richardson Drive, Auburn) The Draft EIR is also available online at: <https://www.placer.ca.gov/7052/The-Ridge-Subdivision>

SEND COMMENTS TO: Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603; or fax (530)745-3080; or email cdraecs@placer.ca.gov no later than 5:00 p.m. on December 3, 2021.

For more information on the project, please contact the project planner, Christopher Schmidt, at (530) 745-3076.