

**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:** Housing Element Sites Rezone (PLN22-00476)  
(State Clearinghouse No. 2023100581)

**PUBLIC REVIEW AND COMMENT PERIOD:** February 2 through March 18, 2024

**PROJECT LOCATION:** The project site is currently comprised of 72 properties dispersed throughout unincorporated Placer County and totaling approximately 235.1 acres. The sites are generally located in established communities such as North Auburn, Dry Creek, Bowman, Penryn, Granite Bay, Sheridan, and Applegate communities, as well as south of Truckee within the Lake Tahoe region.

**PROJECT DESCRIPTION:** The proposed project would implement Program HE-1 of the adopted Placer County 2021-2029 Housing Element. Program HE-1 is a rezoning program to accommodate the need for low- and very low-income households as required by the RHNA allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low- and very low-income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This new zone district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64: Affordable Housing; however, the increase in density would enable a variety of housing to be constructed, including deed-restricted affordable housing projects. In addition to rezoning the 72 sites to RM30 to allow higher-density residential, the General Plan Land Use designations and associated tables will also need to be amended to add a new land use designation called "High Density Residential 20/30" for the sites to allow for the increased density. The proposed project would also require an amendment to the Housing Element and Program HE-1 of the Placer County 2021-2029 Housing Element to remove references to an overlay zone and adjust the unit shortfall due to "pipeline projects" implemented since adoption of the Housing Element, subject to review by the California Department of Housing and Community Development (HCD).

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR identified potentially significant project impacts with respect to Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural Resources, Noise, Transportation and Tribal Cultural Resources. Most potentially significant adverse impacts would be mitigable to less-than-significant levels.

**PUBLIC MEETINGS:** A public meeting will be held on February 22, 2024, to receive comments on the Draft EIR. The meeting will be held at the Planning Commission Hearing Room, Community Development Resource Center, 3091 County Center Drive, Auburn. Public comment will be offered in-person and virtually through a Zoom meeting webinar. The Placer County Planning Commission meeting will begin at 10:00 a.m.; however, consideration of the proposed project is not time certain. Please refer to the meeting agenda at the following link up to one week prior to the meeting for updated information, including webinar details:

<https://www.placer.ca.gov/AgendaCenter/Planning-Commission-53>

**WHERE DRAFT EIR MAY BE REVIEWED:** At the Colfax, Foresthill, Granite Bay, Kings Beach, Rocklin, Roseville, Tahoe City, Lincoln, Loomis and Truckee Public Libraries, the Placer County Community Development Resource Agency (Auburn and Tahoe), the Placer County Clerk/Recorder's office (Auburn), and on the Placer County website:

<https://www.placer.ca.gov/9455/Housing-Element-Sites-Rezone>

**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](mailto:cdraecs@placer.ca.gov) no later than 5:00 p.m. on March 18, 2024.

For more information on the project, please contact the project planner, Kally Keding-Cecil, at (530) 745-3034.