



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

**NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT
(Public Resources Code Section 21092.5)**

Notice is hereby given on April 18, 2024 that Placer County released a Final Environmental Impact Report (Final EIR) for the following project.

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

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 the new RM30 designation, sites would be rezoned with a combining -Dc (Design Scenic Corridor) zoning designation. 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).

The Final EIR consists of (1) Revisions to the Draft EIR text, (2) Comments received during the public comment period on the Draft EIR and responses thereto, and (3) A Mitigation Monitoring Reporting Program.

The Final EIR will be available at the following locations:

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 (Rocklin), and on the Placer County website: <https://www.placer.ca.gov/9455/Housing-Element-Sites-Rezone>

For further information, please contact:

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