



The Woodlands Homeowners Association Newsletter

www.woodlandsmccall.org

Dear Fellow Woodlands Homeowners,

Pine Creek Ranch has submitted their Environmental Assessment to the City of McCall, and public comment will be accepted until Friday, January 10th, 2025 at the end of the day.

Information can be found on the City website, here:
www.mccall.id.us/AOCC

Woodlands homeowners are encouraged to review the Environmental Assessment and consider submitting their comments to the City via the link on the above webpage.

Pine Creek Ranch is the subdivision that may potentially be built on two parcels totaling 158 acres located to the east and south of the Woodlands. In 2021, the City Council designated the project area an "Area of Critical Concern" and required the developer to complete an environmental assessment to provide an analysis of the natural and built conditions on and surrounding the site. The environmental assessment was a necessary first step before submission of the development application.

The project as proposed in the Environmental Assessment would be comprised of 615 individual residential units with vehicular access through the Woodlands and Fox Ridge neighborhoods to the west of the project area and Stockton Court and Knights Road to the south of the project area. In addition to markedly increased traffic that would impact safety on a daily basis and in the event of a catastrophic emergency such as a wildfire, there are numerous other potential impacts to the Woodlands and other surrounding neighborhoods, the environment, and the city as a whole.

Please consider reviewing the Environmental Assessment and submitting comments to the City prior to the deadline.

Sincerely,
Woodlands Homeowners Association Board

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