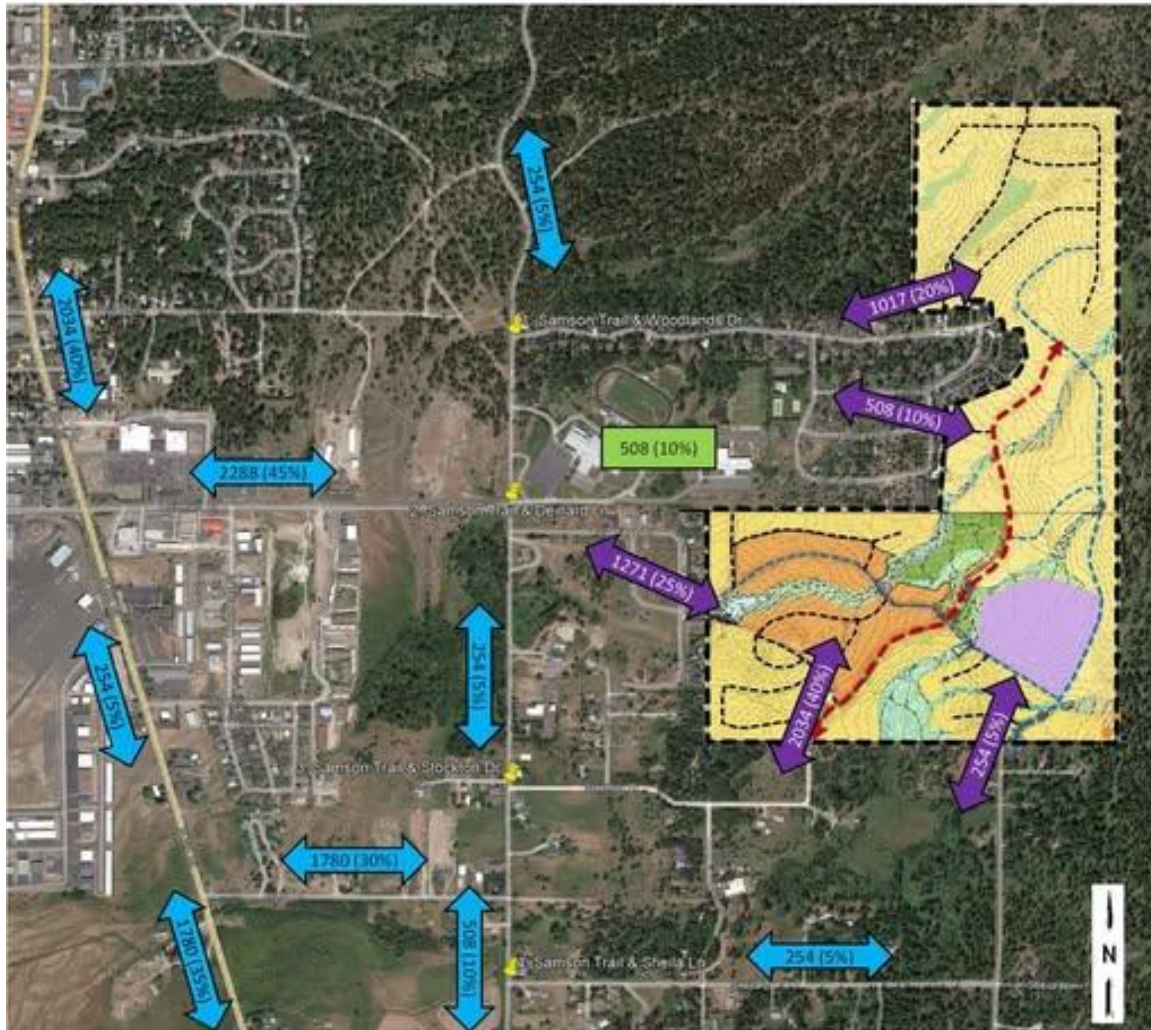


**PINE CREEK RANCH**

If you haven't been following this project on 158 acres to the east and south of The Woodlands, the City designated the 2 parcels as an Area of Critical Concern (AOCC), the developer has submitted the required Environmental Assessment (EA), public comments were collected, and a draft City Staff review of the EA has been made public and can be found [HERE](#)

"Pine Creek Ranch is anticipated to be one of the largest developments ever to be built in McCall" (City Staff)

**Figure 8: Overall Site Trip Distribution Patterns**



Land Use Code	Detail	Factor	Daily	AM Peak Hour			PM Peak Hour		
				IN	OUT	TOTAL	IN	OUT	TOTAL
210	Single-Family Detached Housing	324 units	2,976	56	161	217	189	111	300
215	Single-Family Attached Housing	181 units	1,328	27	61	88	60	45	105
220	Multifamily Housing (Low-Rise)	110 units	780	14	43	57	43	25	68
Total Trips			5,084	97	265	362	292	181	473

\*\*All our (115) public comments on the EA are in Exhibit 2 (pg 29) of the "Staff Review of Pine Creek Ranch Environmental Assessment" [HERE](#).)

\*\*A video recording of the City Staff presentation on Feb 10, 2025 is on the City's AOCC webpage [HERE](#). Staff outlined the process, general timeline, and the requirements of this development application, including studies, neighborhood meetings, applications. The City page is a history of this since 2021.