

**NOTICE OF PUBLIC HEARING  
PLACER COUNTY PLANNING COMMISSION**

076-330-007-000  
CHRISTIAN VALLEY PK COMM SERV  
P O BOX 6857  
AUBURN CA 95604

WHERE: PLANNING COMMISSION HEARING ROOM  
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

WHEN: July 27, 2023, 10:05 A.M.

SUBJECT: PLN21-00410  
Aircraft Overflight (-AO) Combining Zone District Rezone  
Notice to Rely on Previously Prepared Initial Study/Negative Declaration  
prepared for the Auburn Municipal Airport Land Use Compatibility Plan and  
Notice of Determination (SCH# 2021060573)  
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

NOTICE IS HEREBY GIVEN that the Placer County Planning Commission will conduct a public hearing at the above place and time to consider a request from the Placer County Community Development Resource Agency – Planning Services Division for a recommendation to the Board of Supervisors on the proposed Aircraft Overflight Combining Zone District Rezone (AO Rezone) project, which includes the proposed rezoning of certain real properties within unincorporated Placer County.

The Placer County Airport Land Use Commission approved the 2021 Airport Land Use Compatibility Plan (Compatibility Plan) for Auburn Municipal Airport on September 22, 2021. The Compatibility Plan expanded the airport influence area and altered compatibility zones for certain properties surrounding the airport. State law requires local agencies to align their general plan and zoning with the Compatibility Plan. Therefore, Placer County is required to rezone portions of 332 parcels located within the expanded compatibility zone boundaries. Additional information on the proposed rezoning project can be found on the project webpage at <https://www.placer.ca.gov/8227/Aircraft-Overflight--AO-Combining-Zone-D>.

The AO Rezone project consists of an ordinance to rezone 332 parcels with various base zoning to add or modify the (AO) Aircraft Overflight combining zone district where future development will be subject to the requirements of the Compatibility Plan. The purpose of the -AO combining zone district is to safeguard both people and property, in the air and on the ground, by regulating the construction of buildings and structures that may impact navigable airspace.

The Planning Commission will also consider and make a recommendation to the Board of Supervisors to rely on a previously prepared Initial Study/Negative Declaration for the 2021 Auburn Municipal Airport Land Use Compatibility Plan and Notice of Determination (NOD) (SCH# [2021060573](https://www.placer.ca.gov/2021060573)) prepared pursuant to the California Environmental Quality Act (CEQA).

To determine if your parcel is located within the compatibility zone boundaries, go to [https://pctpa.net/2021-alucp/find\\_your\\_property-auburn/](https://pctpa.net/2021-alucp/find_your_property-auburn/). To locate your Assessor's Parcel Number (APN), go to: <https://www.placer.ca.gov/5866/Property-Details>.

The Assessor's Parcel Numbers for the properties recommended for rezoning are included below:

Portions of APN's 051-020-010-000, 051-020-012-000, 051-020-013-000, 051-020-021-000, 051-020-022-000, 051-020-023-000, 051-020-025-000, 051-020-033-000, 051-020-035-000, 051-020-036-000, 051-030-012-000, 051-030-016-000, 051-030-026-000, 051-030-032-000, 051-030-039-000, 051-030-040-000, 051-030-047-000, 051-030-048-000, 051-030-049-000, 051-030-050-000, 051-030-053-000, 051-030-054-000, 051-030-055-000, 051-030-056-000, 051-030-074-000, 051-030-075-000, 051-040-011-000, 051-040-012-000, 051-040-013-000, 051-040-014-000, 051-050-034-000, 051-050-041-000, 051-050-042-000, 051-050-043-000, 051-050-044-000, 051-050-045-000, 051-050-046-000, 051-050-047-000, 051-050-048-000, 051-050-050-000, 051-050-051-000, 051-050-064-000, 051-050-065-000, 051-050-066-000, 051-050-067-000, 051-050-068-000, 051-050-075-000, 051-050-076-000, 051-050-078-000, 051-050-079-000, 051-050-080-000, 051-061-016-000, 051-061-021-000, 051-061-033-000, 051-061-034-000, 051-061-036-000, 051-061-037-000, 051-061-040-000, 051-061-041-000, 051-061-042-000, 051-061-044-000, 051-061-045-000, 051-061-047-000, 051-070-009-000, 051-090-031-000, 051-100-060-000, 051-100-066-000, 051-120-007-000, 051-120-016-000, 051-120-027-000, 051-120-028-000, 051-120-030-000, 051-120-031-000, 051-120-036-000, 051-120-037-000, 051-120-054-000, 051-120-055-000, 051-120-061-000, 051-120-062-000, 051-



141-003-000, 051-320-001-000, 051-320-002-000, 051-320-003-000, 051-320-004-000, 051-420-001-000, 051-420-002-000, 051-420-003-000, 051-420-016-000, 051-430-004-000, 051-430-005-000, 051-430-006-000, 051-430-007-000, 051-430-008-000, 051-430-009-000, 051-430-010-000, 051-430-018-000, 051-430-019-000, 051-430-020-000, 051-430-021-000, 051-430-022-000, 051-430-034-000, 051-440-001-000, 051-440-002-000, 051-440-003-000, 051-440-004-000, 051-440-017-000, 051-440-018-000, 051-440-019-000, 051-440-020-000, 051-440-021-000, 051-440-022-000, 051-440-023-000, 051-440-024-000, 051-440-025-000, 051-440-028-000, 051-440-029-000, 051-440-030-000, 051-440-031-000, 051-440-032-000, 051-440-033-000, 051-440-034-000, 051-440-035-000, 051-450-001-000, 051-450-059-000, 051-470-004-000, 051-470-005-000, 051-470-006-000, 052-102-056-000, 052-102-063-000, 052-121-001-000, 052-121-004-000, 052-130-029-000, 052-130-030-000, 052-130-031-000, 052-210-003-000, 052-210-006-000, 052-210-011-000, 052-210-035-000, 052-210-054-000, 052-210-063-000, 052-210-064-000, 052-210-065-000, 052-210-066-000, 052-280-062-000, 052-310-008-000, 052-310-015-000, 052-310-016-000, 052-310-017-000, 052-310-018-000, 052-310-019-000, 052-310-020-000, 052-310-021-000, 052-310-037-000, 052-310-046-000, 052-310-060-000, 052-310-065-000, 052-310-066-000, 052-470-001-000, 052-470-008-000, 052-470-015-000, 052-470-016-000, 052-470-017-000, 052-470-019-000, 052-470-020-000, 052-470-021-000, 052-470-028-000, 052-470-030-000, 052-470-033-000, 053-010-005-000, 053-010-033-000, 053-010-034-000, 053-010-043-000, 053-010-044-000, 053-010-046-000, 053-020-005-000, 053-020-033-000, 053-020-058-000, 053-020-068-000, 053-031-048-000, 053-031-049-000, 053-031-063-000, 053-031-088-000, 053-050-014-000, 053-050-017-000, 053-050-019-000, 053-050-031-000, 053-060-025-000, 053-060-026-000, 053-060-036-000, 053-060-047-000, 053-060-048-000, 053-070-054-000, 053-090-007-000, 053-090-021-000, 053-090-022-000, 053-090-024-000, 053-090-032-000, 053-160-040-000, 053-160-043-000, 076-030-042-000, 076-030-043-000, 076-030-059-000, 076-030-060-000, 076-030-061-000, 076-030-067-000, 076-030-068-000, 076-043-046-000, 076-043-047-000, 076-043-049-000, 076-043-050-000, 076-043-051-000, 076-043-052-000, 076-043-053-000, 076-043-054-000, 076-043-055-000, 076-043-056-000, 076-043-058-000, 076-043-059-000, 076-043-060-000, 076-043-061-000, 076-080-024-000, 076-080-034-000, 076-111-040-000, 076-111-041-000, 076-111-045-000, 076-111-046-000, 076-111-052-000, 076-111-053-000, 076-111-055-000, 076-111-056-000, 076-111-057-000, 076-111-058-000, 076-112-071-000, 076-112-074-000, 076-112-075-000, 076-112-076-000, 076-112-077-000, 076-112-078-000, 076-112-082-000, 076-112-094-000, 076-112-087-000, 076-112-088-000, 076-232-002-000, 076-232-007-000, 076-232-015-000, 076-232-023-000, 076-232-051-000, 076-272-008-000, 076-272-009-000, 076-272-010-000, 076-272-011-000, 076-272-012-000, 076-272-013-000, 076-272-020-000, 076-310-021-000, 076-310-022-000, 076-310-023-000, 076-310-024-000, 076-310-025-000, 076-310-026-000, 076-310-027-000, 076-310-034-000, 076-310-048-000, 076-310-049-000, 076-310-050-000, 076-310-051-000, 076-310-052-000, 076-310-060-000, 076-310-062-000, 076-310-063-000, 076-310-066-000, 076-330-007-000, 076-331-011-000, 076-331-012-000, 076-335-004-000, 076-335-005-000, 076-335-010-000, 076-335-012-000, 076-335-027-000, 076-336-002-000, 076-336-003-000, 076-336-004-000, 077-022-040-000, 077-022-048-000, 077-022-049-000, 077-022-064-000, 077-022-065-000, 077-022-066-000, 077-022-067-000, 077-022-068-000, 077-023-022-000, 077-023-032-000, 077-023-033-000, 077-023-053-000, 077-023-060-000, 077-023-061-000, 077-023-063-000, 077-023-064-000, 077-023-065-000, 077-023-068-000, 077-023-073-000, 077-023-075-000, 077-032-030-000, 077-032-031-000, 077-032-032-000, 077-032-033-000, 077-032-035-000, 077-032-036-000, 077-032-037-000, 077-032-038-000, 077-032-039-000, 077-032-040-000, 077-032-051-000, 077-032-052-000, 077-032-053-000, 077-032-054-000, 077-032-056-000, 077-032-076-000, 077-032-077-000, 077-032-078-000, 077-032-088-000, 077-041-001-000, 077-041-002-000, 077-041-003-000, 077-041-068-000, 077-041-069-000, 077-050-057-000, 077-050-058-000.

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Planning Commission Clerk, Andrea Dashiell at (530) 745-3072 or [adashiell@placer.ca.gov](mailto:adashiell@placer.ca.gov).

You may direct written comments to the Planning Services Division, Planning Commission, at 3091 County Center Drive Ste. 140, Auburn, CA 95603 or you may telephone the clerk at (530) 745-3072. In addition, information is available for review by calling the Planning Commission Clerk, Andrea Dashiell, between the hours of 8:00 a.m. and 5:00 p.m. on Monday through Friday.

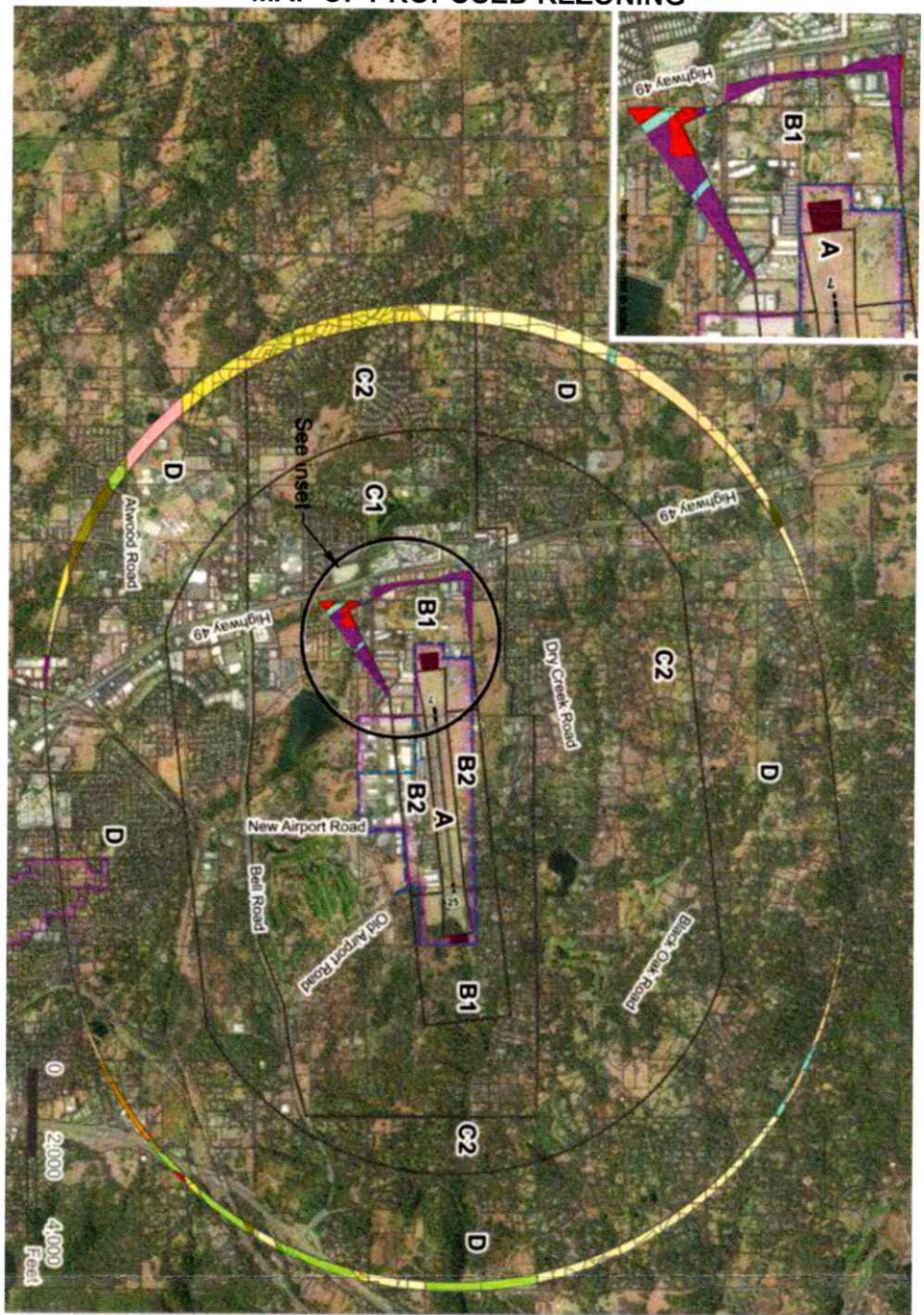
Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/AgendaCenter#cat53>. All letters, written materials, studies or reports, in excess of one (1) page should be delivered to the Planning Commission Clerk at 3091 County Center Drive Ste. 140, Auburn, CA 95603, or emailed to [adashiell@placer.ca.gov](mailto:adashiell@placer.ca.gov) at least 24 hours or (1) business working day prior to the beginning of the meeting.

**The Community Development Resource Agency contact for this project, Angel Green, can be reached at (530) 745-3084 or [agreen@placer.ca.gov](mailto:agreen@placer.ca.gov).**

Planning Commission  
Planning Commission Clerk, Andrea Dashiell  
Community Development Resource Agency Staff: Angel Green



# MAP OF PROPOSED REZONING

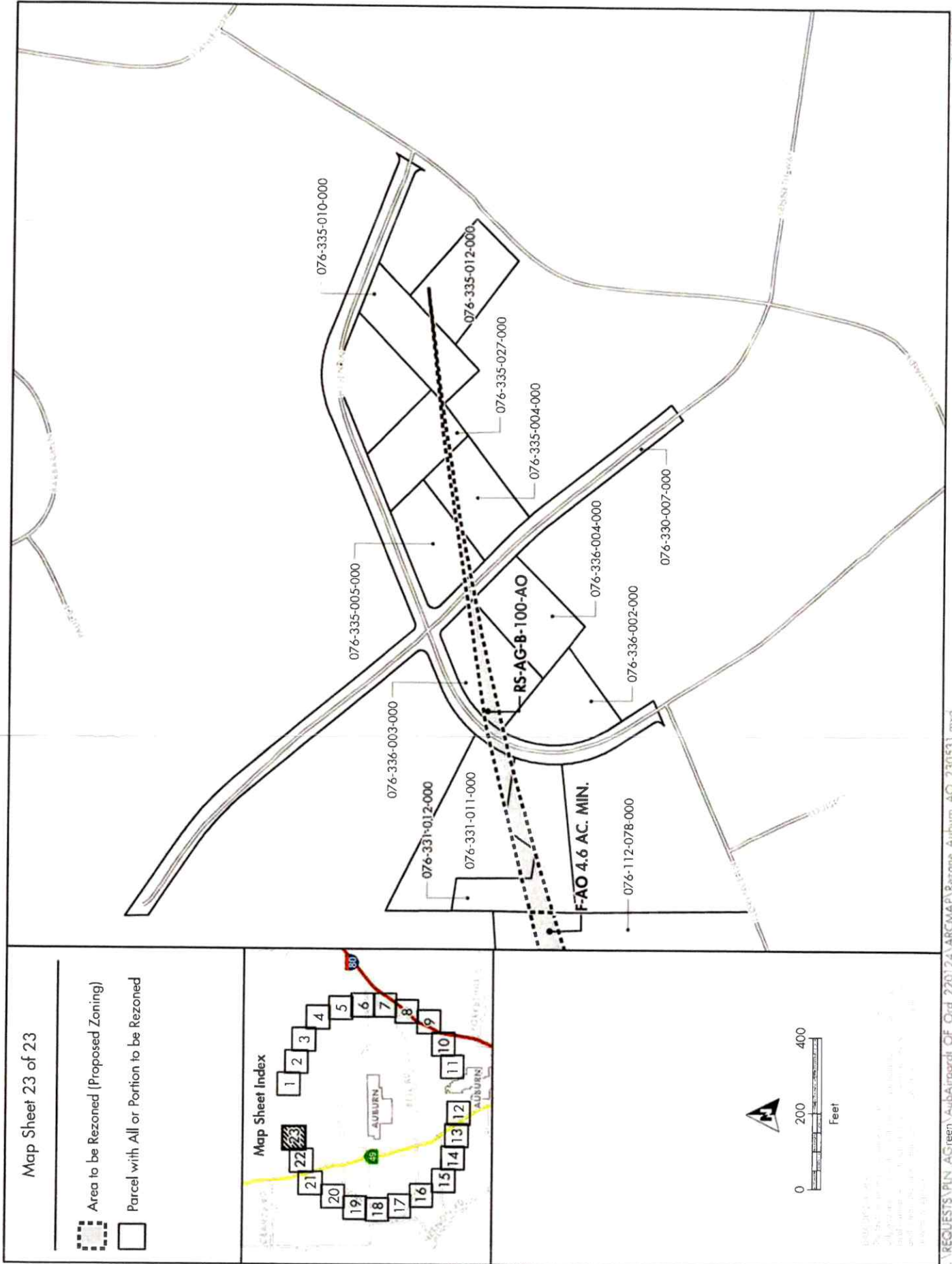


**Legend**

- Existing Runway (3,700 ft.)
- Future Runway (4,300 ft.)
- ▭ Compatibility Policy Zones (Adopted 2014, 2020 update pending)
- Existing Airport Property Line
- Auburn City Limits
- ▭ Parcels
- Expanded Compatibility Zones (2021 Draft)
- Land Use Designation
- High Density Residential 10 - 15 DU/Ac
- Medium Density Residential 5 - 10 DU/Ac
- Low Medium Density Residential 2 - 5 DU/Ac
- Low Density Residential 1.33 - 2.5 DU/Ac
- Rural Low Dens Residential 0.43 - 1.33 DU/Ac
- Rural Residential 0.22 - 0.43 DU/Ac
- Rural Estate 0.10 - 0.22 DU/Ac
- Mixed Use
- Commercial
- Professional Office
- PC Government Center Master Plan
- Industrial
- Industrial/Public
- Open Space
- Riparian Drainage

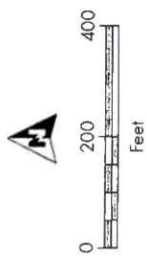
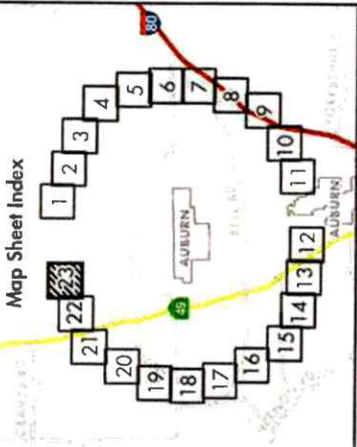
Source: Esri, Maxar, GeoEye, Earthstar  
 Geographics, CNES/Airbus DS, USDA,  
 USGS, AeroGRID, IGN, and the GIS User  
 Community

Exhibit 1  
Rezone Maps



Map Sheet 23 of 23

-  Area to be Rezoned (Proposed Zoning)
-  Parcel with All or Portion to be Rezoned



DATE: 07/11/2023  
 TIME: 10:00 AM  
 USER: J. W. HARRIS  
 PROJECT: 2023-07-11-10:00 AM  
 FILE: L:\REQUESTS\IN\_AG\reen\Aub\A\ppard\OF\_Ord\_220\24\ARC\MAP\Rezone\_Auburn\_AO\_230531.mxd

Map Sheet 23 of 23