

**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: June 22, 2023, 10:30 A.M.

**SUBJECT: AIRCRAFT OVERFLIGHT COMBINING ZONE DISTRICT REZONE (PLN21-00410)
INITIAL STUDY / MITIGATED NEGATIVE DECLARATION AND ADDENDUM
CONSISTENCY DETERMINATION
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 portions of real properties listed below, within unincorporated Placer County.

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,

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The proposed rezoning of certain real properties consists of an ordinance to rezone 332 parcels with various zoning designations (i.e., residential multifamily (RM), residential single-family (SF), farm (F); open space (O), residential agriculture (RA), neighborhood commercial (C1), general commercial (C2), heavy commercial (C3), commercial planned development (CPD), industrial (IN), industrial park (IMP), office and professional (OP)) base zoning to add or modify the (AO) Aircraft Overflight combining zone district where future development of the AO designated areas of the affected parcels will be subject to the requirements of the Placer County Airport Land Use Compatibility Plan (Compatibility Plan). The Compatibility Plan is intended to promote compatibility between airport operations and surrounding land uses considering noise, safety, airspace protection and overflight effects. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on adoption of a finding that the proposed actions are consistent with the previously adopted Initial Study/Negative Declaration for the 2021 Auburn Municipal Airport Land Use Compatibility Plan and Addendum pursuant to California Environmental Quality Act Guidelines Section 15162. (SCH# 2021060573).

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.



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.

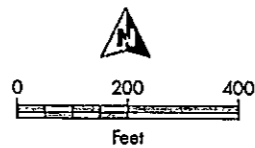
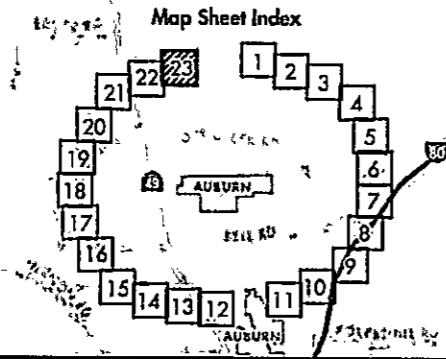
Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/AgendaCenter#cat53>. All letters, written materials, studies or reports, in excess of one (1) page should be delivered to the Planning Commission Clerk at 3091 County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

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

Map Sheet 23 of 23

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



AREA OF AIRPORT
The features on this map were prepared by a group of people who were not responsible for the original data. It is possible that the data is not as accurate as it appears to be. The user should verify the accuracy of the data before using it for any purpose.

