

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

Christian Valley Park Community Svcs. Dist.
3333 Christian Valley Road
Auburn, CA 95603

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.

We are reaching out to inform you that your property falls within a 300-foot radius of parcels that are being considered for the rezoning proposal. To provide you with a visual representation of the areas that could be affected, a map outlining the specific locations under consideration is attached. Please refer to the map for a better understanding of the scope of the proposed rezoning.

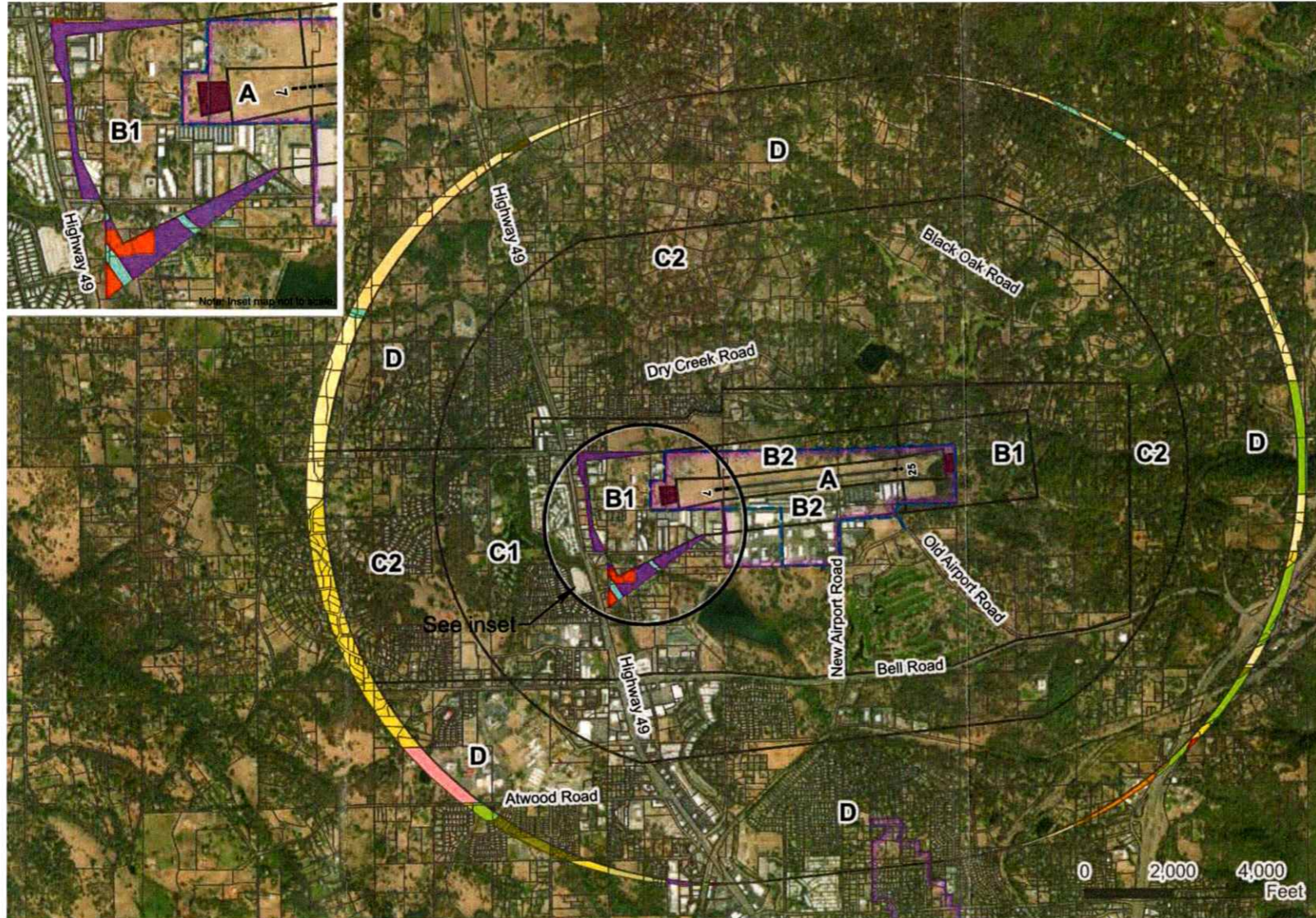
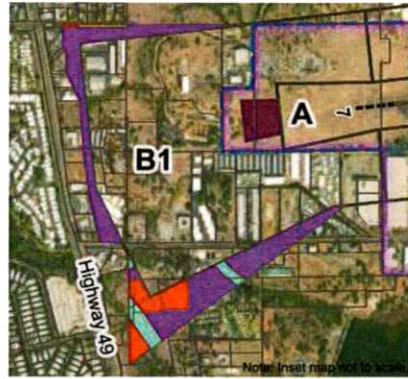
You may direct written comments to the Planning Services Division, Planning Commission, at 3091 County Center Drive Ste. 140, Auburn, CA 95603 or you may telephone the clerk at (530) 745-3072. In addition, information is available for review by calling the Planning Commission Clerk, Andrea Dashiell, 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

PUBLIC NOTICE RE: PLN21-00410
Aircraft Overflight (-AO) Combining Zone District
Rezone



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 1.11 - 2.5 DU/Ac.
- Rural Low Dens Residential .043 - 1.11 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

Airport Influence Area
 Auburn Municipal Airport