

PLACER COUNTY
AIRPORT LAND USE COMMISSION (ALUC)

299 Nevada Street, Auburn, CA 95603

NOTICE OF PUBLIC HEARING

**PLACER COUNTY AIRPORT LAND USE COMPATIBILITY PLAN
CONSISTENCY DETERMINATION
FOR THE PROPOSED
PLACER COUNTY CHAPTER 17 ZONING TEXT AMENDMENTS**

NOTICE IS HEREBY GIVEN that the Placer County Airport Land Use Commission will conduct a public hearing on the date and time noted below, on a request from the Placer County Planning Services Division to consider Placer County's proposed Zoning Text Amendments consistency with the Placer County Airport Land Use Compatibility Plan. Placer County is proposing to repeal and replace Placer County Code, Chapter 17 (Zoning Ordinance) to incorporate amendments to the same. The proposed Zoning Text Amendments are intended to clarify and simplify implementation and interpretation of the Zoning Ordinance. The most significant changes in the proposed Zoning Text Amendments include the creation of a Street-Side Setback requirement and revisions to the nuisance abatement process. Additionally, the proposed Zoning Text Amendments would include revisions to the "Definitions", "Allowable Land Uses and Permit Requirements", "General Development Regulations", "Antennae and Communications Facilities" and "Solar". Specifically, amendments are proposed to Section 17.040.030 - Definitions of Land uses, Specialized Terms and Phrases; Section 17.060.060 - Zone District Regulations; Section 17.080.010 – Agricultural Exclusive (AE); Section 17.10.010 – Farm (F) District; Section 17.12.010 – Forestry (FOR); Section 17.14.010 – Open Space (O); Section 17.16.010 – Timberland Production (TPZ); Section 17.18.010 – Water Influence (W); Section 17.20.010 – Commercial Planned Development (CPD); Section 17.22.010 – General Commercial (C2); Section 17.24.010 – Heavy Commercial (C3); Section 17.26.010 – Highway Service (HS); Section 17.30.010 – Neighborhood Commercial (C1); Section 17.32.010 – Office Professional (OP); Section 17.34.010 – Resort (RES); Section 17.36.010 – Airport (AP); Section 17.38.010 – Business Park (BP); Section 17.40.010 – Industrial (IN); Section 17.42.010 – Industrial Park (INP); Section 17.44.010 – Residential Agriculture (RA); Section 17.46.010 – Residential Forest (RF); Section 17.48.010 – Residential Multi Family (RM); Section 17.50.010 – Residential Single Family (RS); Section 17.52.040 – Building Site (-B); Section 17.52.060 – Density Limitation (-DL); Section 17.54.010 – General Development Regulations; 17.54.020 – Height Limit Exceptions; Section 17.54.040 – Minimum Parcel Standards; Section 17.54.070 – Design and Improvement of Parking; Section 17.54.130 – Setbacks and Yards; Section 17.54.140 – Exceptions to Front, Side and Rear Setbacks; Section 17.54.150 – Projections into Required Setbacks – Building Features and Equipment; Section 17.54.160 – Interior Setbacks; Section 17.54.180 – On Premise Signs; Section 17.56.010 – Specific Use Requirements; Section 17.56.060 – Antennae,

Communications Facilities; Section 17.56.110 – Explosive Manufacturing and Storage; Section 17.56.240 – Snow Tunnels, Seasonal; Section 17.56.250 – Storage, Accessory – Indoor and Outdoor; Section 17.56.300 – Ground Mounted Solar Electric Generating Systems; Section 17.58.160 – Permit Time Limits, Exercising of Permits, and Extensions; and Section 17.62.160 – Nuisance Abatement.

The full text of the proposed Zoning Text Amendments is available for review at PCTPA's offices and can also be downloaded at:

<https://www.placer.ca.gov/departments/communitydevelopment/planning/chapter%2017%20zoning%20text%20amendment>.

State law requires that any zoning ordinance revision that affects land within an airport influence area be reviewed for consistency with the Airport Land Use Compatibility Plan. The public hearing will be held on:

WEDNESDAY, SEPTEMBER 26, 2018 at 9:00 A.M.
(or as close to this time as possible)
Placer County Board of Supervisors Chambers (The Domes)
175 Fulweiler Avenue
Auburn CA 95603

All interested persons are encouraged to attend and participate. For more information, please visit the PCTPA web site (<http://pctpa.net/public-notices-press-releases/>) or contact:

David Melko, PCTPA, Senior Transportation Planner
Tel/Fax: 530.823.4090 Email: dmelko@pctpa.net