



July 11<sup>th</sup>, 2023

**To: Placer County Community Development Resource Agency**  
**attn: Planning Commission Board of Commissioners**  
3091 County Center Drive  
Auburn, California 95603  
Phone 530-745-3000 Fax 530-745-3120

**CC: Placer County Board of Supervisors**  
**attn: Megan Wood, Clerk of the Board**  
175 Fulweiler Avenue  
Auburn, CA 95603  
Phone 530-889-4020 Fax 530-889-4099

**Re: Notice of OBJECTION by the Christian Valley Park Community Services District's Board of Directors to the Proposed Auburn Municipal Airport rezoning and subsequent Runway Expansion: [Formal Hearing set for July 27<sup>th</sup>, 2023]**

Dear Placer County Planning Commissioners, and Board of Supervisors

We, the Board of Directors on behalf of our constituents within Christian Valley Park Community Services District (CVPCSD), have at our July 11<sup>th</sup>, 2023 regular public board meeting carefully considered the concerns raised by our community and property owners who have domiciled in Christian Valley Park for many decades and who appeared on June 22<sup>nd</sup>, to speak to the Commissioners' on the matter regarding the proposed Auburn Municipal Airport rezoning (reasonably, in anticipation of a runway expansion). After thorough review and consideration, we must respectfully object to the proposed rezoning of the airport that will allow for its expansion.

The proposed rezoning and runway expansion has the potential to significantly impact the well-being of our community members in several ways. First, the noise pollution from the airport over the decades has already noticeably increased with the last expansion. CVPCSD is under the flight paths of not only Auburn Airport, but also Sacramento Metro Airport and also the heavy military aircraft from Beal Air Force Base. With the larger aircraft in ever increasing numbers flying overhead it is already having a significant impact on the mental well-being of our residents. Further be-it-noticed, CVPCSD has Special District sovereignty and is informing the Commission that we hereby proclaim that we have a right to protect our district's Air Rights. There is reason to believe that the environmental impact report (EIR) does not sufficiently address the noise and safety concerns of local residents. Second, the proposed rezoning and runway expansion can lead to reduced air quality, due to more harmful heavy metal particulates in our airspace, water, trees (orchards), grasses, vegetable gardens, parks, and it impacts wildlife and domesticated animals housed outside, as well as the increased risk of fires and plane crashes. Finally, the negative financial impact on our lands and residential homeowners near the spheres of influence of the City of Auburn's airport, especially those who lay directly beneath the flight paths, cannot be ignored.

Moreover, we support our constituents' concerns that the proposed rezoning and expansion could exacerbate existing environmental justice concerns in our District's community and all our neighboring communities. CVPCSD consists of a range of affluent, mostly middle-class to very low-fixed income, and long time domiciled seniors. Statistically, some minority and diverse communities such as ours are often disproportionately impacted by airport noise and pollution, whereby any further runway expansions will further exacerbate these effects.

Given these grounds for objection, the CVPCSD board hereby strongly urges the Planning Commission to reject and reconsider any rezoning and any further expansions of the City of Auburn's Airport runway.

If the Commissioner's do choose to send this up to the Board of Supervisors for a vote to move forward with the proposed rezoning, then let this letter be part of the administrative record that the CVPCSD board has lodged a formal objection with both bodies.

The Planning Commission and Supervisors must do what is right by the taxpayers. First, by not limiting the scope of discovery to this plan, by providing full transparency through wide publication and social media, this is too impactful and it must not hide behind the legal minimums of Noticing the Public. The CVPCSD board is open to working with the communit(ies) to find alternative solutions that prioritize the well-being of all our impacted residents.


We are not only expressing this objection as a Board, but also as individual property owners being directly impacted by this proposal. We believe that the potential environmental, health, and financial impacts of the proposed rezoning and runway expansion must be fully reconsidered because risk to benefit is not evident or obvious, therefore all the voices of impacted members of our County must be heard in full. We see no greater public purpose for this proposal beyond catering to a special class of residents who are no doubt wishing to have their private jet planes parked closer to them; contrasted with the obvious allure of increased Taxes and Fee revenues that the City of Auburn and Placer County may collect, but will most likely be canceled out by the degradation of property/land values ( not to mention the bad press from angry constituents.)

Thank you for your time and attention to this matter.

Sincerely and respectfully submitted,

By the CVPCSD Directors


[Date]

  
Diane-Louise Alessi, BOD Pres.

7-11-2023

  
Dan Negus, BOD, Vice Pres.

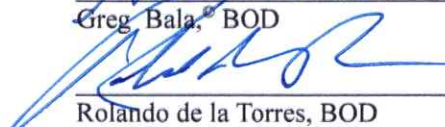
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Jo Anne Carmona, BOD

7-16-2023

  
Greg Bala, BOD

7/16/2023

  
Rolando de la Torres, BOD

7/17/23

  
Don Elias, General Manager/Sec.

7-14-23

Christian Valley Park Community Services District  
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phone: (530) 878-8050  
<https://www.ChristianValley.org>