

TRUCKEE TAHOE AIRPORT DISTRICT  
BOARD OF DIRECTORS AGENDA ITEM SUMMARY

Topic:	PI-312 Funding Assistance - Comprehensive Airport Land Use Plan - Discussion and Review		
Purpose	Information:	Guidance: <b>X</b>	Decision:
Objective	<p>Discuss and review draft District PI-312 (Policy Instruction) regarding the consideration of funding to meet mandates as required by the Truckee Tahoe Airport Land Use Commission for public buildings.</p> <p>This is a review and discussion item only. The final draft of PI-312 along with a funding request from the Truckee Donner Recreation and Parks District (TDRPD) will be considered for approval at a future Board Meeting.</p>		
Last Action	<p>This item was last discussed at the January 22, 2014 Board Meeting. At that meeting there was consensus among the Board to consider a new Policy Instruction outlining requirements and criteria for Airport District participation in funding requests. Formal requests must be specific to required structural improvements to public buildings to meet Airport Comprehensive Land Use Plan (CLUP) building requirements.</p> <p>For review purposes, please see the attached staff report from the January 22, 2014 Board Meeting. This staff report from January 2014 outlines the discussion along with the relationship between the Truckee Tahoe Airport District and the Truckee Tahoe Airport Land Use Commission.</p>		
Discussion	<p>The attached draft PI-312 outlines proposed requirements, criteria, and process for the Airport District to consider funding requests to meet CLUP requirements. This policy applies to the construction of new public buildings in specific CLUP zones. These zones are located primarily at the departure end of Runways 29 and 2. All the applicable zones at the departure end of Runways 20 and 11 are either privately owned or owned by the Federal Government and therefore not applicable to the policy.</p> <p>Staff has prepared the attached map which outlines applicable parcels and the associated owners of these parcels. It is unlikely the Airport will receive any funding requests from Airport Land Use Compatibility Plan (CLUP) Zones B1 as these areas do not allow structures to accommodate large gatherings of people. There is one small area of the Regional Park which has some public building development potential in Zone C. In staff's review, there are few if any areas other than the TDRPD Recreation Center property that could be considered a candidate for future funding.</p>		
Fiscal Impact	<p>Fiscal impact of TDRPDs proposal is yet unknown. The current bid received by TDRPD was significantly over budget. TDRPD is</p>		

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	currently looking at options and will likely re-bid the project. As soon as this new bidding process is complete, staff will review structural upgrade requirements and provide a specific cost to meet CLUP requirements to the Board for further consideration.
Communication Strategy	As was stated at the January meeting, overall, staff feels this will be well received by the community. Staff does not recommend instituting this program or policy at the expense of direct aviation related functions, Airport projects, or capital facility needs. It will be important to the pilot community to ensure such a program prioritizes direct aviation and airport related expenses are funded before funding is directed to other projects. Currently and into the foreseeable future, the Airport has sufficient funding for these direct and necessary aviation related expenses along with funding for the program outlined in the Staff Report.
Attachments	Draft PI 312 – Funding Assistance – Comprehensive Airport Land Use Plan CLUP Zones Map January 23, 2014 Funding Assistance Staff Report Letter from TDRPD Site Plan and Building Elevation for the Community Pool Structure

# TRUCKEE TAHOE AIRPORT DISTRICT

## POLICY INSTRUCTION

**PI NUMBER 312**

Effective: April 23, 2014

**SUBJECT: FUNDING ASSISTANCE – COMPREHENSIVE AIRPORT LAND USE PLAN**

**PURPOSE:** To establish District policy regarding the consideration of funding to meet Truckee Tahoe Airport Land Use Commission requirements for new public buildings proposed in Compatible Land Use Plan (CLUP) Zones B1, C, and specified special use areas in the D, contingent on available funding.

**POLICY:**

The Truckee Tahoe Airport Land Use Commission (TTALUC) is a separate and distinct entity from the Truckee Tahoe Airport District (TTAD). TTALUC's primary role is to protect public health, safety and welfare, promote orderly airport development, minimize airport land use compatibility conflicts, adopt an Airport Land Use Compatibility Plan, and review local agency actions and review land use proposals within the airport influence area. TTALUC is staffed by the Nevada County Transportation Commission. TTALUC is regulated by the State of California and follows State statutes. As such TTAD is not involved in the requirements mandated by TTALUC nor does it influence its decisions, other than designating two of the seven Commissioners. The Airport does recognize that the Airport Master Plan created and adopted by TTAD may affect and influence the ALUCP as adopted by TTALUC. As such TTALUC in certain instances recommends specific occupancy and construction requirements to local land use review agencies to meet TTALUC requirements.

It is therefore the Policy of the TTAD Board of Directors that in certain instances related to the construction of public buildings paid for by tax payers and constituents common to both the public agency and TTAD, to consider funding TTALUC required construction upgrades when funding is available.

If such funding is approved, TTAD shall require, as a condition of providing such funding assistance, all of the following:

- 1) That the public agency receiving such funds shall extend any and all benefits, discounts or access to the facilities that are extended to residents of the public agency to all residents of TTAD on the same terms and conditions.
- 2) Permanent acknowledgement of the Airport District's participation.
- 3) That the recipient of funds execute in favor of the District a Release and Covenant Not to Sue by that fund recipient as to
  - A. any claimed damages or adverse impacts of the Truckee Tahoe Airport,
  - B. aircraft utilizing that airport or the fund recipient's use of their real property,
  - C. any land use restrictions or increased structural requirements imposed by the Truckee Tahoe Airport Land Use Commission's Compatible Land Use Plan, whether currently in effect or as may be later adopted.

## **FUNDING REVIEW REQUIREMENTS AND CRITERIA:**

1. Structure is located in the B1, C, or Special Use Area 1 of the D CLUP Zones. (see attached Map)
2. Funding will only be provided for public buildings owned and operated by a public agency.
3. Funding of the construction upgrades will be considered only when TTAD has available funding.
4. TTAD will determine the amount it will offer, if any, based on the Airport District Engineer's opinion based on actual bid costs.
5. Structure is designed for large gatherings of people per the CLUP definition and not for storage of property, i.e. Sand, salt, or vehicles.
6. Funding consideration will be extended only to local public agencies, municipalities, and local special districts, not state or federal agencies.
7. Significant public benefit will be realized by construction of proposed project and that TTADs participation in such project will provide benefits to constituents of TTAD.
8. Permanent public acknowledgement of the Airport District's participation in cost sharing shall also be required.
9. TTAD may consider other requirements and criteria at its discretion in considering funding proposals.

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**John Jones, President**

# Truckee Tahoe Airport

## Publicly Owned Parcels & Airport Land Use Compatability Plan



### Legend

	ACLUP Site Specific Exception		TTAD
	ACLUP ZoneC		Town of Truckee
	ACLUP ZoneB2		Truckee Donner PUD
	ACLUP ZoneB1		Truckee Donner Recreation and Park District
	ACLUP ZoneA		Truckee Fire Protection District
	Airport Boundary		Tahoe Truckee Sanitation Agency
	Railroad Tracks		Truckee Sanitary District
	Street Centerline		Southern Pacific Transportation Company
	Major Waterway		Village at Grays Crossing
	Private Owner		
	United States of America		
	State of California		

Note: This map was compiled from datasets acquired from the Nevada and Placer Counties in 2013 and augmented with ownership data provided by TTAD. No guarantee of map accuracy or validity of data is made at this time.

1 inch = 2,000 feet

0 1,000 2,000 3,000 4,000 5,000 Feet



## AT GeoSystems

Civil Engineers ~ Land Surveyors

3590 Sacramento Dr, Suite 110,  
San Luis Obispo, CA 93401  
805.781.9296 atgeosys.com

TRUCKEE TAHOE AIRPORT DISTRICT  
BOARD OF DIRECTORS AGENDA ITEM SUMMARY

**January 22, 2014 Staff Report – Included for review purposes**

Topic:	Discussion of Funding Proposal for TTALUC Construction Requirements for new community pool project		
Purpose	Information:	Guidance: <b>X</b>	Decision:
Recommendation	<p>Provide formal guidance to staff and the Truckee Donner Parks and Recreation District (TDRPD) regarding their request as proposed in the TTRPD letter dated January 7, 2014.</p> <p>While no formal action is required at this meeting, staff recommends the Board of Directors consider the potential adoption of a policy to provide funding to meet Truckee Tahoe Airport Land Use Commission requirements for new public buildings proposed in Comprehensive Land Use Plan (CLUP) Zones B1, C, and a few small areas of the D, contingent on available funding.</p>		
Last Action	<p>The TDRPD is in process of finalizing design and bidding of the new community pool and associated structure to be located immediately to the south of the current Recreation Center. The estimated cost of the project is approximately \$7,000,000.</p> <p>The Truckee Tahoe Airport Land Use Commission (TTALUC) reviewed the building plans in December and required various structural upgrade requirements along with occupancy restrictions to assure the project is compliant with the CLUP. It is TDRPD's estimate that these requirements add an additional \$283,700 to the cost of the project. All TTALUC requirements are consistent and in line with the construction requirement imposed on construction of the original Recreation Center.</p>		
Discussion	<p>It should be noted that the TTALUC is a completely separate entity from the Truckee Tahoe Airport District (TTAD) and is staffed by the Nevada County Transportation Commission. TTALUC is regulated by the State of California and follows guidelines outlined in State statutes. This being the case, the Airport District was not involved in the requirements mandated by TTALUC nor does it influence its decisions.</p> <p>Keeping in mind that TTALUC and TTAD are two separate entities and in reviewing the request by TDRPD, staff feels it is an appropriate request and subject to consider. It is staff's opinion that in certain instances related to the construction of public buildings paid for by tax payers and constituents common to both the TDRPD and TTAD, it may be appropriate for the District to consider funding CLUP construction upgrades when funding is available.</p> <p>Staff recommends a new Policy Instruction be considered at a future meeting outlining the specifics of a program to assist these</p>		

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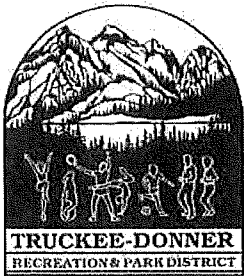
types of public projects. Some of the criteria which should be considered in such a policy are:

1. Structure is located in the B1, C, and a few small areas of the D CLUP Zones
2. Funding will only be provided for public buildings owned and operated by a public agency
3. Funding will be considered only when funding is available.
4. TTAD will determine the amount it will offer based on the Airport District Engineers opinion based on actual bid costs.
5. Permanent acknowledgement of the Airport District's participation will be required.

Staff will work with legal counsel to draft a policy for future consideration if so directed by the Board of Directors. This can be completed as soon as the February 19, 2014 Board Meeting.

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Fiscal Impact	The fiscal impact of this proposal is currently estimated at \$283,700. This price is based on construction estimates. The Airport District Engineer, Bill Quesnel, will need to review the bid documents, final bid pricing, and the items TDRPD are including as CLUP requirements in order for District Staff to recommend an appropriate monetary amount to the Board. This can only be completed after bids are received and reconciled. If there is Board support to move forward with this concept, staff can prepare a recommendation ready for review for the February or March Board Meeting. Currently the Outreach and Annoyance Mitigation Unrestricted Net Asset fund has \$1,000,000 in fund balance. Staff recommends usage of this account to fund the proposal.
Communication Strategy	Overall, staff feels this will be well received by the community. Staff does not recommend instituting this program or policy at the expense of direct aviation related functions, Airport projects, or capital facility needs. It will be important to the pilot community to ensure such a program prioritizes direct aviation and airport related expenses are funded before funding is directed to other projects. Currently and into the foreseeable future, the Airport has sufficient funding for these direct and necessary aviation related expenses along with funding for the program outlined in the Staff Report.
Attachments	Letter from TTRPD CLUP Zones Map Site Plan and Building Elevation for the Community Pool Structure



# Truckee Donner

## Recreation and Park District

8924 Donner Pass Road, Truckee, California 96161

PHONE: (530) 582-7720 • FAX (530) 582-7724

**General Manager**

Steve Randall

January 7, 2014

Kevin Smith, General Manager  
Members of the Board of Directors  
Truckee Tahoe Airport District  
10356 Truckee Airport Road  
Truckee, CA 96161

Dear Kevin and Member of the Board of Directors,

The Truckee Donner Recreation & Park District is in the final stages of planning for a new community Aquatics Center. The center will be located at the same site as the Community Recreation Center. The District is using funds left over from the construction of the community recreation center and District reserves, for the planning and construction of the new aquatics center. The original plan called for a \$20 million building. Because of limited funding, the project is now at \$7.2 million. The District has been working with community members including representatives from the Truckee Aquatics Coalition in the planning of the aquatics center. The mandate from community participation is to get as much "surface water" as possible. The District listened to the community and has designed the aquatic center to get as much water as possible while maintaining a building that will house all our community needs.

Part of the planning process was to get approval from the Truckee Tahoe Airport Land Use Commission (TTALUC). The District was able to get approval from TTALUC, but conditions for approval were added to the project. The District has now done a re-design of the aquatics center to meet the requirements placed on the project from TTALUC.

The following changes have been made to satisfy the requirements of the ALUC:

#### FLOOR PLAN

Two double doors were added, one in the South West corner of the leisure pool and one in the south east corner of the competition pool. This doubles the number of exits required by code from each of those spaces and increases the exit width to four times the requirement,

Cost Estimate - \$3,800

#### BUILDING STRUCTURAL ENHANCEMENT

By code, the building is required to be constructed as an Occupancy Category 3. We will upgrade the entire structure to an Occupancy Category 4 (the same as for emergency facilities). This enhancement increases the structural design criteria for the lateral (seismic) loads by a factor of 20% and increases the vertical load design criteria by a factor of 9%.

Cost Estimate - \$42,000

#### SOUTH WALL STRUCTURAL ENHANCEMENT

The metal building system walls consist of a structural steel frame with insulated steel sandwich panels form the exterior. As a structural enhancement to the South wall of the leisure pool and lap pool, we have added a series of concrete filled 1" square steel columns that span the wall face from the footings to the main girder at the roof above. The columns are 8'-0" O.C. and form a safety barrier in the event of an accident.

Cost Estimate - \$86,100

#### ADDITIONAL ROOF STRUCTURAL ENHANCEMENT

The roof structure is steel beams and joists. A corrugated structural steel roof deck supports the insulation and the roofing material and the roof loads. The steel deck will be increased in strength by a factor of 1.5 by using a heavier gage deck. This will provide even greater protection in case of an aviation accident.

Cost Estimate - \$27,000

#### ADDITIONAL SPRINKLING SYSTEM UPGRADE

As an additional enhancement to the automatic fire sprinkling system, additional or greater capacity sprinkler heads will be placed at all exterior exits to further protect the public in case of evacuation.

Cost Estimate - \$1,500

#### EXTERIOR PATIO DECK ENCLOSURE

The perimeter enclosure has been changed from a metal fence to a 6' high reinforced concrete fence wall with intermittent 4' wide fence sections for vision and direct sunlight. This wall will be painted in colors to match the existing concrete walls on the recreation center.

Cost Estimate - \$21,200

#### ALTERNATIVE SOUTH WALL STRUCTURAL ENHANCEMENT

In the first review by ALUC and the airport we proposed an enhanced structural steel and concrete frame system at the south walls to provide horizontal impact protection. It was stated that this does not provide adequate protection. A solid reinforced 8" concrete wall will be installed to provide horizontal impact protection along the entire south wall providing protection comparable to the existing Community Recreation Center.

Cost Estimate - \$32,100 (note: this is on top of the \$86,100 south wall structural enhancement stated above)

#### FURTHER BUILDING STRUCTURAL ENHANCEMENT

The original plan proposed an increase of 9% for the vertical structural loads. It has been requested that we design the structural load to be 15% above code requirements. This would mean an additional 6% for the structural vertical load.

Cost Estimate - \$74,800

The total estimated increase in cost for the requirements placed on the project by ALUC is \$283,700.

The Aquatic Center project has a very tight budget. These requested changes are not part of the proposed budget and require changes to the project that could jeopardize the project moving forward at this time.

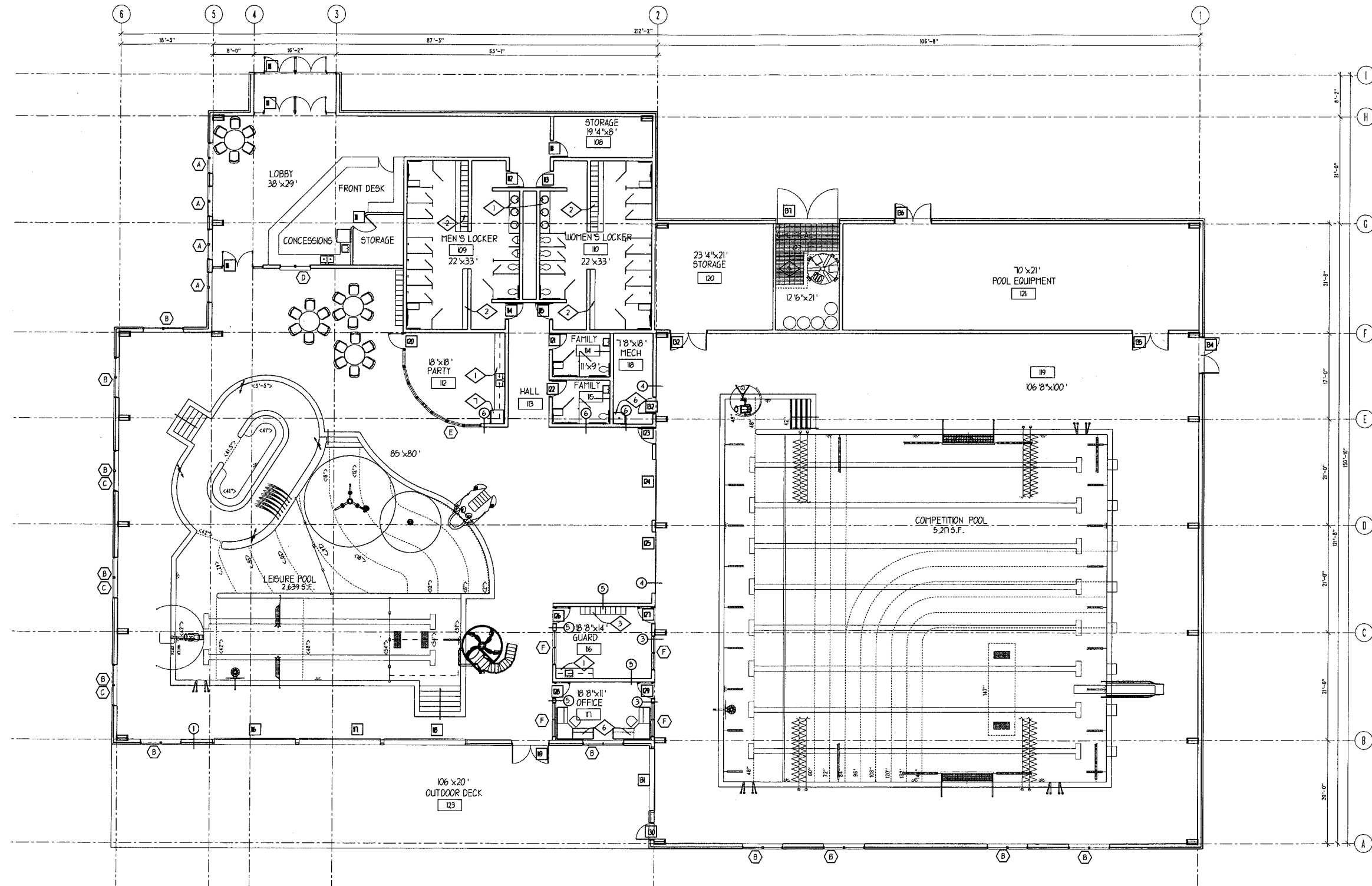
We understand that these requirements were put on the project from the Airport Land Use Commission and not the Truckee Tahoe Airport District which are two separate and independent organizations . The Truckee Donner Recreation & Park District is requesting that the Truckee Tahoe Airport District consider assisting with the budget shortfalls pertaining to additions required by ALUC. Listed above are estimates for the increased costs. The requested funding that TDRPD would be looking for from Truckee Tahoe Airport District is the actual cost of the improvements, after we receive a bid on the project. Bids on the project are due into TDRPD in mid-February. After bids are received your district engineer and our architect can review the bid to determine which ALUC requirements are in addition to what would be required and what the actual costs are for those required improvements.

We would request that the Truckee Tahoe Airport District approve in concept the funding proposal for this project at your January board meeting pending review actual costs and the total fiscal impacts of ALUC requirements. After the actual cost has been determined and a review has been completed by the Airport Engineer and Staff, the Airport board could make their final decision at your February board meeting.

We have been outstanding partners in the past and together with your assistance will keep safety, health, and recreation foremost with our citizenry. We will also thoroughly and permanently recognize the Airport District as a primary partner in this project – and you have our promise to form a team to make sure the recognition is appropriate for the level of support. From all of us at TDRPD, thank you for your consideration.

A handwritten signature in cursive script that reads "Steve Randall".

Steve Randall  
General Manager  
Truckee Donner Recreation & Park District



# REFERENCE NOTES

- 1 MILLWORK - SEE A0.3
- 2 LOCKERS - SEE B/A0.2
- 3 LOCKERS - SEE 7/A0.2
- 4 POOL EQUIPMENT - SEE POOL DRAWINGS
- 5 FIBERGLASS GRATE
- 6 JANITOR SINK - SEE 6/A0.2
- 7 KITCHEN EQUIPMENT - OFOI
- 8 ADJUSTABLE SHELVING - SEE A0.3
- 9 MILLWORK - SEE A0.3
- 10 MILLWORK - SEE A0.3

TOTAL BUILDING AREA = 25,840 S.F.

FIRST FLOOR PLAN

1/8" = 1'-0"

25,840 S.F.



TRUCKEE DONNER AQUATIC ADDITION  
8924 DONNER PASS ROAD  
TRUCKEE, CALIFORNIA

OVERALL  
MAIN LEVEL PLAN

A2.1

INNOVATE  
44 WEST MAIN, LEA, UTAH 84043 T 801-768-2620 F 801-768-2624  
WWW.INNOVATEARCH.COM

Project Title

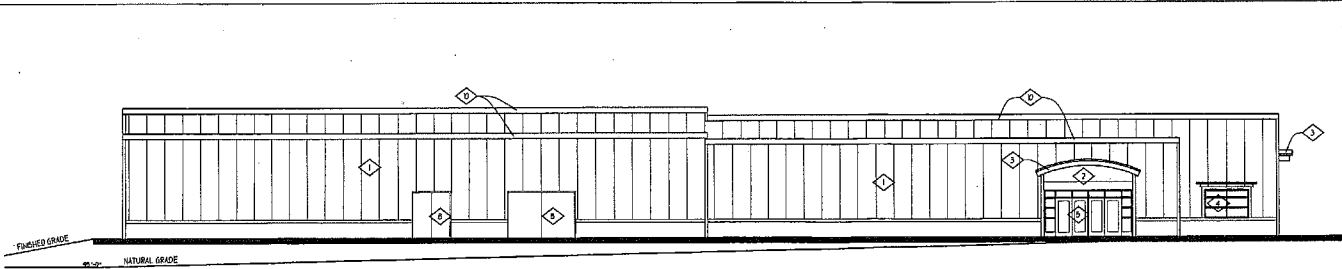
Sheet Title

Sheet No.

Date: 23 AUGUST 2013  
Job No.: 1100  
Drawn: JPL/DJEC  
Checked:



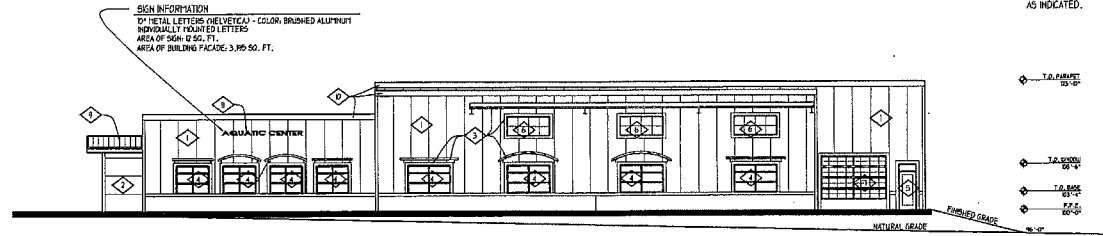
OPTIONAL: 0.5% SLOPE TO DRAINAGE. SEE NOTE 1. ALL MATERIALS AND FINISHES SHALL BE AS SHOWN IN THE SCHEDULE. ALL MATERIALS AND FINISHES SHALL BE AS SHOWN IN THE SCHEDULE.



NORTH ELEVATION

1/8" = 1'-0"

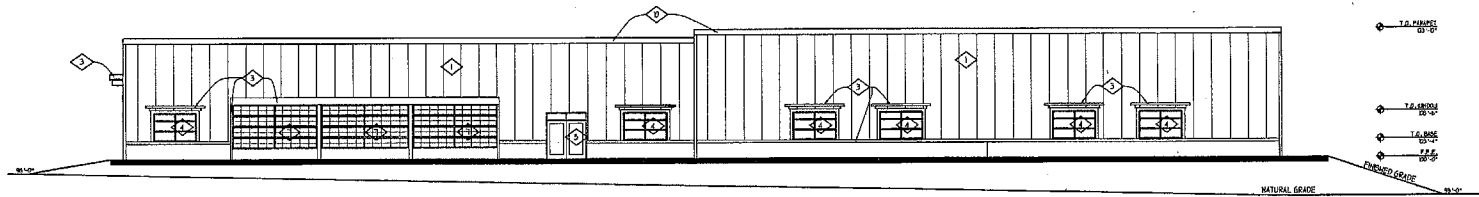
4  
A3.1



WEST ELEVATION

1/8" = 1'-0"

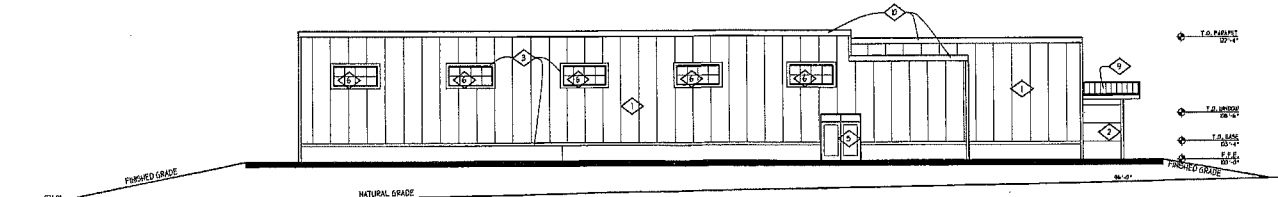
3  
A3.1



SOUTH ELEVATION

1/8" = 1'-0"

2  
A3.1



EAST ELEVATION

1/8" = 1'-0"

1  
A3.1

REFERENCE NOTES

- 1. INSULATED METAL PANEL - COLOR: SUGGEST CHARLEBAC
- 2. INSULATED METAL PANEL - COLOR: SUGGEST PIERRE BROWN
- 3. PAINTED METAL TYP. - COLOR: SUGGEST TRUEPINK
- 4. ALUMINUM WINDOW - COLOR: BRUSHED ALUMINUM (CLEAR INSULATED GLAZING)
- 5. ALUMINUM STOREFRONT - COLOR: BRUSHED ALUMINUM (CLEAR GLAZING)
- 6. TRANSLUCENT PANEL WITH ALUMINUM TRIM TO MATCH STOREFRONT
- 7. INSULATED OVERHEAD DOORS / TRANSLUCENT PANELS - COLOR: BRUSHED ALUMINUM
- 8. PAINTED HOLLOW METAL DOOR / FRAME (INSULATED) - COLOR: SUGGEST PIERRE BROWN
- 9. METAL ROOFING - COLOR: SUGGEST TRUEPINK
- 10. METAL CAP FLASHING - COLOR: SUGGEST EPICURE BRONZE
- 11. 12" METAL LETTERS - COLOR: BRUSHED ALUMINUM

NOTES

- 1. ALL OF THE COLORS INDICATED ARE FROM THE RECREATION CENTER APPROVED COLOR LIST DATED 12-8-2000
- 2. METAL PANELS ARE "H&P" H&P-A&A DOOR TEXTURE
- 3. SIMULATED STUCCO FINISH AND TEXTURE IN THE APPROVED COLORS AS INDICATED.

1. T.O. FINISH 10'-0"

2. T.O. FINISH 10'-0"

3. T.O. FINISH 10'-0"

4. T.O. FINISH 10'-0"

1. T.O. FINISH 10'-0"

2. T.O. FINISH 10'-0"

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4. T.O. FINISH 10'-0"

1. T.O. FINISH 10'-0"

2. T.O. FINISH 10'-0"

3. T.O. FINISH 10'-0"

4. T.O. FINISH 10'-0"



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TRUCKEE, CA 96202  
(760) 226-1111  
www.innovatearchitects.com

TRUCKEE CONNER AQUATIC ADDITION  
8024 CONNER PASS ROAD  
TRUCKEE, CALIFORNIA

Project Title

Sheet Title

EXTERIOR ELEVATIONS

A3.1

