



TAB ITEM: 5

**TRUCKEE TAHOE AIRPORT DISTRICT
BOARD OF DIRECTOR STAFF REPORT**

AGENDA TITLE: Proposed Deed Restriction for Tahoe City Golf Course Property – Town Center Boundary Change

MEETING DATE: May 25, 2016

PREPARED BY: Kevin Smith, General Manager

RECOMMENDED ACTION: TTAD Staff recommends that the Board of Directors approve the attached deed restriction for the Tahoe City Golf Course Property and authorize the Board President to sign the attached “Declaration of Covenants, Conditions and Restrictions.”

DISCUSSION: In 2013 the District participated with the North Lake Tahoe Resort Association, Tahoe City Public Utility District, and Placer County (the partners) to acquire the Tahoe City Golf Course property from private ownership. The District contributed \$500,000 to the roughly \$5,000,000 acquisition costs in return for permitting the District to build an emergency service helipad on the property. The funding partners continue to support our stated interest and are working with the District to assist us in achieving our goal.

To permit the other partner agencies in achieving their stated goals per the Memorandum of Understanding (MOU), they are requesting a change to the Tahoe City Town Center boundary, incorporating the Clubhouse property into the Town Center. This allows them to address parking, lodging and visitor amenity needs for the Tahoe City Town Center. These needs are consistent with the stated goals agreed to by all funding partners when the Golf Course was acquired. In return for an expansion to the Town Center Boundary, TRPA requires that the majority of the golf course be under a conservation deed restriction. Emergency Service Helipads are permitted under deed restriction. Long term preservation of the Golf Course property is consistent with the goals of all funding partners and consistent the District’s stated goals in acquiring the property. Staff recommends approval of the Deed Restriction.

Heliport Construction and Permitting Status: Approval of the Deed restriction does not affect or impact our ability to construct the helipad. Emergency Service Helipads are not subject to the Deed Restriction. In addition, the property designated for the Helipad is currently owned by the TCPUD and not part of the Golf Course property. Staff is 100% confident that we will receive the required approval to build the pad. Due to the intense coordination required between TRPA, Placer County, TCPUD, FAA, Cal Aeronautics, and the Tahoe Conservancy District; permitting and entitlements for the pad have required more time than anticipated. The District engineer and staff are working on permitting, final design and final entitlements for construction of the pad. Depending on current negotiations with the Tahoe Conservancy District, we hope to have approvals by late fall and be able to bid the project in early winter for the 2017 summer construction window. District Engineer Bill Quesnel will provide a full update on the permitting status at the June 2016 Board Meeting.

FISCAL IMPACT: There is no fiscal impact to the District related to approval of the Deed Restriction.

SAMPLE MOTION(S): I move to approve the attached Declaration of Covenants, Conditions and Restrictions for the Tahoe City Golf Course Property and authorize the Board President to sign on behalf of the Board of Directors.

ATTACHMENTS:

- Golf Course MOU
- TCPUD Deed Restriction Staff Report
- Declaration of Covenants, Conditions, and Restrictions
- Town Center Boundary Adjustment Maps