



TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTOR STAFF REPORT

AGENDA TITLE: Non-Aeronautical Land Use Ad Hoc Committee Report and Recommended Options

MEETING DATE: September 28, 2016

PREPARED BY: Non-Aero Land Use Ad Hoc Committee (Directors Wallace & Jones), assisted by Kevin Smith, General Manager, and ACAT Sub Committee.

RECOMMENDED ACTION: The Ad Hoc Committee is seeking guidance and direction on the following items:

1. Review and give direction on the principals, strategies, and timeline for development of Non-Aero Land Use drafted by the Ad Hoc Committee
2. Review preliminary land use maps and exhibits and give direction to Ad Hoc Committee regarding concepts presented.
3. Approve process to share cost on an appraisal for certain parcels owned by Tahoe Truckee Sanitation Agency (TTSA) and the Truckee Tahoe Airport District (TTAD) to assist in ongoing land exchange conversations between TTSA and TTAD.
4. Direct Staff to begin preliminary steps to change Nevada and Placer County General Plan and Zoning designations for parcels on Soaring Way (Nevada Co.) and Highway 267 (Placer Co) per the attached Land Use Map.

DISCUSSION: Upon completion of the District Master Plan in June of 2016, the Board of Directors formed an ad hoc committee to review and make recommendations to the Board regarding properties owned by the District and designated “Non-Aviation,” also referred to as non-aeronautical, on the Airport Layout Plan contained within the Master Plan. The Ad Hoc Committee, supported by District Staff and members of Airport Community Advisory Team (ACAT) have met several times to consider proposed uses on:

- Soaring Way,
- the corner of Airport Road and Highway 267
- Parcels north of the Airport between TTSA and TTAD.

The Ad Hoc Committee drafted these Principles and Strategies to guide its work in developing recommendations to the Board are as follows:

Principals

- Meet local planning and development guidelines (Town of Truckee, Nevada & Placer County);
- Mirror the community we serve;
- Consistency with FAA regulations and requirements;
- No unfair competition with the private sector;
- Increase District's financial stability.

Strategies

- Lease land, don't build
- Plan for land use options that meet coordinated local needs;

Using these draft principles and strategies, the Ad Hoc Committee along with Staff and ACAT support, have prepared a preliminary Non Aeronautical Land Use Concept Map for Board review.

Additionally, over the past 3 months, as part of understanding the process to develop proposed land uses, District Staff has met with the Town of Truckee, Nevada County, Placer County, Tahoe-Truckee Sanitation Agency (TTSA), FAA, and the Nevada County Local Agency Formation Commission (LAFCo) to discuss process and possible options related to development of our non-aeronautical land properties.

Staff also engaged in conversation with TTSA regarding the transferring/swapping of property between TTSA and TTAD. This transfer may be advantageous to the larger community as it could create options for industrial land uses currently located throughout Placer County and the Town of Truckee (i.e. on the Truckee River near Tahoe City and in Truckee on West and East River Streets). To that end, the Committee seeks direction and guidance on the following findings and exhibits:

Principals and Strategies for Non-Aero Land Use: See above.

Exhibit A – Non Aeronautical Land Use Map: This map illustrates potential conceptual and programmatic land uses for the 10.7 acres fronting Soaring way.

Exhibit B – Property Ownership Map: This map illustrates ownership of all parcels between the Airport District and TTSA. This is for reference purposes as options are considered.

Exhibit C & D – Land Acquisition Maps: These maps illustrate potential properties available for land transfer between the TTSA and TTAD. The Ad Hoc Committee is identified parcels and areas that could be included in the proposed appraisal.

ITEMS STILL UNDER REVIEW BY THE AD HOC COMMITTEE:

Annexation/Sphere Question: The Ad Hoc Committee is currently working on a document outlining options for *Sphere/Annexation of Non-Aviation District Property*. The Ad Hoc Committee will provide this at a future meeting.

Utilities: A detailed review of the utilities infrastructure in and around the Non-Aviation parcels is underway. A preliminary review demonstrates that sufficient capacity very likely exists to provide utility services to the land uses proposed.

CEQA – (Particularly related to traffic): We have completed a preliminary review of CEQA and Traffic issues as they pertain to District Non-Aviation property. If the Board gives direction to move forward with Recommended Action #2, staff will study CEQA and Traffic issues in conjunction with Placer and Nevada County requirements and assure the District responds to all required mitigation measures outlined by CEQA to determine if a Mitigated Negative Declaration or Environmental Impact Statement will be required.

WHAT'S NEXT: Should the Board approve the Recommended Actions; District Staff will begin preliminary conversations with Nevada and Placer County regarding the General Plan and Zoning Map Amendment process. ***This is a public process where ample opportunity for public comment will be available.*** As noted earlier in this report, Staff has met with the Town of Truckee regarding this process and reviewed the Non-Aviation Land Use Map. Pursuing General Plan and Zoning Map amendments does not preclude a future Sphere Amendment and/or Annexation.

With approval of Recommended Action #3, the Ad Hoc Committee and Staff will also begin the appraisal process for parcels identified in C and D. Data from the appraisals is necessary to finalize a recommendation on the potential for transferring lands between TTSA and TTAD.

FISCAL IMPACT: The only fiscal impact at this time is sharing costs on an appraisal. Staff estimates the District contribution to the appraisal to be approximately \$3,500. TTSA will also contribute approximately \$3,500.

ATTACHMENTS:

Exhibit A – Non Aeronautical Land Use Map

Exhibit B – Property Ownership Map

Exhibit C & D – Land Acquisition Maps