



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

AGENDA TITLE: DISCUSSION AND POSSIBLE APPROVAL ACTION ON CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) MITIGATION MONITORING PLAN FOR THE POTENTIAL CONSTRUCTION OF EXECUTIVE HANGARS NEXT TO EXISTING HANGAR ROWS L AND M.

MEETING DATE: APRIL 19, 2017

PREPARED BY: KEVIN SMITH, GENERAL MANAGER

RECOMMENDED ACTION: Staff recommends that the Board of Directors adopt Resolution No. 2017-04 approving the Mitigation Monitoring Plan for the Executive Hangar Project currently under consideration by the Board of Directors.

DISCUSSION: The Board of Directors is currently considering the potential of constructing additional executive box hangars. The District has 20 executive hangars within the District inventory of 220 aircraft storage hangars. To date the Board has not made any final decision regarding the construction of additional executive hangars but has asked staff to prepare plans and specifications and secure construction bids to gain insight and understand regarding the scope and costs of this project. The project is currently out to bid with the project bid opening on May 3, 2017.

The Board of Directors is planning to make a final decision on Executive Hangar Construction at the May 24, 2017 Board Meeting. The Airport District still needs to seek approval from the Town of Truckee. The FAA has given approval for the construction of this project pending the Board's decision.

To assist in the timeline, Staff has been directed to begin the preliminary steps to understand and in some cases seek approval of local permitting requirements including NEPA, and CEQA compliance. The purpose of this agenda item is to seek approval of the Mitigation Monitoring

Plan. This is a required step under CEQA before the Board of Directors can consider whether or not to approval additional Hangars.

THE CEQA PROCESS: The California Environmental Quality Act (CEQA) requires governmental agencies to consider the potential environmental effects of projects prior to approval. Potential environmental impacts of the proposed executive hangars were previously analyzed in the Mitigated Negative Declaration (MND) for the Airport Master Plan. This MND evaluated the project in terms of all of the environmental factors required under state law. In order to provide the data for evaluation of effects in the MND, field investigations were conducted by biologists, wetland specialists and archaeologists. Traffic and air quality modeling were conducted to project impacts of the projects identified in the Master Plan. The MND, including its technical appendices, ran to about 275 pages. The MND is sufficiently detailed to provide the information needed to review the impacts of the proposed executive hangars as well as many other future Airport Projects.

Because this project was previously evaluated, additional environmental analysis is not required if:

- The currently proposed project is substantially the same as identified in the Master Plan and its associated Airport Layout Plan.
- No new impacts have been identified.
- The context of the project has not changed significantly due to changes to surrounding areas.
- The Master Plan's Mitigated Negative Declaration provided sufficient information on potential environmental effects of this hangar project to permit the District Board to evaluate its impacts.

As elaborated in the attached CEQA Documentation report, all of these requirements have been satisfied by the MND for the Airport Master Plan. Therefore, CEQA compliance for the hangar project can be met without the need for preparation of a new environmental document and its associated noticing and circulation requirements.

Based upon the location and nature of the proposed hangar project, eleven impacts requiring mitigation have been identified. Most of the impacts are related to construction impacts: dust and sediment control, and checking for birds and bats if trees are felled during nesting season. One new mitigation was added: preparation and implementation of a mitigation plan for a rare plant, Plumas Ivesia, if any are found during a field investigation planned for this spring. The complete list of impacts and the proposed mitigation measures are shown in the Mitigation Monitoring Plan that accompanies the CEQA Documentation report. Implementation of these measures will reduce the impacts of the hangar project below a level of significance. The Board

resolution supporting construction of these hangars includes implementation of these mitigation measures as a condition of approval.

The planner responsible for preparation of the MND and the CEQA Documentation report is David Dietz. He is a Senior Project Planner with Mead & Hunt. He will make a brief presentation to the Board at its April 19, 2017 meeting and be available to answer questions.

PUBLIC COMMUNICATIONS: Executive Hangars have been discussed in various public meetings and throughout the Master Plan process. Staff is preparing a more detailed outreach and public notice effort for the May 24, 2017 Board Meeting.

SAMPLE MOTION(S): I move to adopt Resolution No. 2017-4 approving the Mitigation Monitoring Plan for the Executive Box Hangar Project under consideration by the District.

ATTACHMENTS:

Resolution 2017–04

Executive Hangar CEQA Documentation – Phase I

Executive Hangars Notice of Determination

Biological Resources and Wetlands Constraints Assessment