



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

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

MEETING DATE: November 29, 2017

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

RECOMMENDED ACTION: The Ad Hoc Committee and Staff are recommending to direct Staff to begin application process to change Nevada County, Placer County, and potentially Town of Truckee zoning designations for parcels on Soaring Way (Nevada Co.) and Highway 267 (Placer Co) and Joerger Way (Town of Truckee) per the attached Proposed Land Use Amendment Map (See Exhibit A). The Ad Hoc Committee and Staff specifically recommend the following:

1. Regarding the 11 Acres on Soaring Way currently zoned Light Industrial located in Nevada County, it is recommended that the District work with Nevada County on a zoning designation which allows some basic flexibility to permit professional office, low intensity light industrial, specialized retail typically associated with Light Industrial, and some specialized commercial uses. (See Exhibit A) This is a 9 to 18 month process.
2. Regarding the 2 acres (approximately) on the corner of Highway 267 and Truckee Airport Road, it is recommended that the District submit applications to change the zoning for that property from the current Open Space to Neighborhood Commercial.
3. The District should explore non-aviation land use options (primarily Light Industrial) for property west of the new Executive Hangar project located within the Town of Truckee. (See Exhibit A)
4. Due to the length of time required to complete the TTSA TTAD land transfer proposal, it is recommended to move forward with the Soaring Way and Highway 267 zoning modifications and address the land use options for that property at a later date. This

transfer may be advantageous to the larger community as it could create new options for industrial land uses currently located throughout Placer County, Nevada County and the Town of Truckee (i.e. on the Truckee River near Tahoe City and in Truckee on West and East River Streets). This is anticipated to be a 12 to 18 month process including land releases from FAA.

5. The District continue to coordinate with the Town of Truckee, the counties, and other local jurisdictions to seek input and comment regarding the concepts presented.
6. The Ad Hoc Committee recommends completing the zone change application(s) process before the District considers any specific land leasing options with potential for-profit or non-profit tenants who have submitted written requests to the District.

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) presented their initial findings at the Sept. 28, 2016 Board Meeting. At that meeting there was agreement among the Board of Directors, Staff, and the public on the following Non-Aviation Land Use Principals and Strategies.

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;

At the September 28, 2016 Board meeting, after much discussion the Board directed staff to begin preliminary steps to determine what changes need to be proposed to the Nevada County and Placer County General Plan and Zoning Ordinances. These changes are specific to zoning designations on parcels on Soaring Way and Highway 267 allowing low intensity light industrial, professional office, with some specialty retail on the District’s Non-Aviation designated parcels. The Board also approved the process to share cost on appraisals for certain parcels owned by TTSA and TTAD to assist in ongoing exchange conversations between both agencies. This appraisal process is still underway.

Since the September 28, 2016 Meeting Staff and the ad hoc committee have completed the following:

1. The land appraisal process continues with TTSA. This topic has been discussed at multiple Board meetings. Staff hopes to have the last appraisal for Board review by the end of January. Negotiations with TTSA have been productive and it is anticipated that a land transfer is feasible. Due to the required legal process and FAA land release requirements, the expected timeline to complete this transfer is 12 to 18 months.
2. Staff has met with the Nevada County Planning Department and reviewed all options available to us. Staff and the Ad Hoc Committee met on Nov. 14th and agreed the next logical step for the District is to submit applications to Nevada County, Placer County and the Town of Truckee allowing some basic flexibility to permit professional office, low intensity light industrial, specialized retail typically associated with Light Industrial, and some specialized commercial uses on Soaring way along with Neighborhood Commercial at the Corner of Highway 267 and Airport Road.
3. As part of this process 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 properties. Staff and the Ad Hoc Committee anticipate more communication and meetings with these agencies.

WHAT'S NEXT: Should the Board approve the recommended actions, District Staff will begin the application process with Nevada County, Placer County, and the Town of Truckee regarding the General Plan and Zoning Map Amendment process for the parcels as described in this report. ***This is a public process where ample opportunity for public comment will be available and welcomed.*** 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. Staff anticipates a 9 to 18 month timeline to complete this process.

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, staff will study CEQA and Traffic issues in conjunction with Placer County, Nevada County, Town of Truckee, and Cal Trans requirements and assure the District responds to all required mitigation measures outlined by CEQA.

Staff anticipates receiving the last appraisal related to the TTSA/TTAD land transfer by mid-January 2018. Staff and the Ad Hoc Committee will return with the findings of that appraisal process at the January 24, 2018 Board of Directors Meeting.

FISCAL IMPACT: A complete application to Nevada County and Placer County is anticipated at approximately \$10,000. Should the process move past the initial application phase, staff anticipates additional CEQA costs at \$35,000 to \$50,000. Staff proposes to us a combination of

funding already included in the FY2018 Budget from Fiscal Sustainability, Land Management, and the General Engineering budget line items to cover costs for this project.

ATTACHMENTS:

Exhibit A – Non Aviation Land Use Map: This map illustrates parcels for which staff and the Ad Hoc Committee recommend application submittal to Nevada County and Placer County.

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

Exhibit C – Staff Report, Exhibits, and Minutes of the September 28, 2016 Board Meeting.

Exhibit D – Airport Property Land Use Map