



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

AGENDA TITLE: Request from Truckee Donner Land Trust to review potential participation in the Truckee Springs property acquisition.

MEETING DATE: August 26, 2020

PREPARED BY: Kevin Smith, General Manager

OBJECTIVE: Hear presentation and review and consider proposal from the Truckee Donner Land Trust (TDLT) regarding potential Truckee Tahoe Airport District (TTAD) participation in the acquisition of the Truckee Springs property. This is not an action item. Board action on this item will be considered at a future meeting.

DISCUSSION: The TDLT is seeking District participation among many other entities in the acquisition of 26 acres of open space immediately adjacent to the downtown area of Truckee. Attached to this staff report is a detailed proposal provided by the Truckee Donner Land Trust. Staff encourages review of this proposal for full background and details of the request.

Airport Land Use Compatibility Plan¹ (ALUCP): Truckee Springs is primarily in the Airport Land Use Compatibility Zone D. Zone D is the *Primary Traffic Pattern Zone* for the airport and prohibits *highly noise sensitive uses*. A small corner west of the property is located in Zone E – Other Airport Environs. See attached ALUCP map. Per the Land Use Compatibility Plan, avoiding residential or other noise sensitive uses on this property is encouraged.

The District's **Open Space Preservation Strategy** is as following:

Strategic Directive: Enhance the Airport District's benefit to community residents and taxpayers by participating in opportunities to acquire and maintain open space lands

¹ The ALUCP is created by the Truckee Tahoe Airport Land Use Commission which operates independent of the Truckee Tahoe Airport District. The Commission is staffed and supported by the Nevada County Transportation Commission. TTAD consults the plan frequently and uses it as a guide in land use decision making.

which have some nexus with the airport, as they become available and as funding allows. The Open Space Preservation Strategy has the following objectives:

Objective 1: If not required for maintenance of District assets, a portion of tax revenue will be budgeted each year for possible open space acquisition participation. Budgeted but unused open space funds will be accrued.

Objective 2: The District will select open space lands which have a direct benefit:

1. To airport operations safety,
2. By preventing or reducing noise and annoyance from aircraft using the airport for those living in proximity to our approach and departure flight paths.
3. While other community benefits may exist from potential open space opportunities, those listed above will be our primary decision criteria.

Objective 3: The District will budget annually for land maintenance commitments for property owned by the District and use best management practices to preserve and maintain open space assets. Typically, the District does not participate in management or maintenance costs for property not directly owned by the District.

In addition to this property acquisition request, the District has been approached by the Tahoe City Public Utility District to consider the Tahoe Maritime Museum Property in Tahoe City as well as a request by the Ponderosa Martis Neighbors United regarding acquiring property in the PC-3 Project. These two requests will be heard in September and October.

FISCAL IMPACT: The all-inclusive budget for this proposal is \$10,000,000. It appears the land acquisition costs in \$6,500,000 with \$3,500,000 in ancillary costs for care and maintenance as well as public amenities. TLDT and partners have raised the majority of funds. Per their proposal they are seeking an additional \$500,000 from “Other Governmental Agencies” of which TTAD would be considered. The Districts allocates \$1,000,000 per year of unrestricted net assets to open space and property acquisitions which have not been used in 2020.

SAMPLE MOTION(S): No motion required for this agenda item. This is a discussion item only.

ATTACHMENTS:

Truckee Springs Proposal from the Truckee Donner Land Trust

Airport Land Use Compatibility Plan Map