



TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTOR STAFF REPORT

AGENDA TITLE: Soaring Way/Joerger Drive Utility and Trail Infrastructure Participation Final Report and Recommendations.

MEETING DATE: September 23, 2020

PREPARED BY: Kevin Smith, General Manager

RECOMMENDED ACTION: Hear findings and consider action on recommendation from staff regarding participation on utility and trail improvements on Soaring Way and Joerger Road. After investigation and review staff recommends the following:

1. Staff recommends contributing \$154,767 toward water and electrical utility improvements on Soaring Way and Joerger Road.
2. Staff does not have a specific recommendation on participation in trail improvements. More detail regarding this recommendation is found in the next section of this staff report.

DISCUSSION: In March of 2015 the Town of Truckee approved the Joerger Ranch Specific Plan otherwise known as Planned Commercial 3 (PC-3). In March of 2018 J-Mar 1, LLC (affiliate of JMA Ventures, LLC) received approval to move forward with the Soaring Ranch mixed-use development located within PC-3 (See Exhibits A & A1). This project includes the new Raley's Grocery store as well as other commercial tenants along with future plans for a multi-family housing project. Soaring Ranch is in close proximity to District property along Joerger Road and Soaring Way. The District has 20.7 acres of developable property that fronts on Soaring Way and Joerger Road. District properties are currently zoned Public Facilities in both the Town of Truckee and Nevada County. The FAA has designated all District Soaring Way properties as Non-Aviation. The District's Joerger Way property (10.5 Acres) is zoned Public Facilities and is within the Town of Truckee boundaries. (See Exhibit B – Non-Aviation Land Use Map) The District is in process of petitioning the FAA to change this parcel from Aviation to Non-Aviation to potentially allow development of a Fire District training facility and a boat inspection station at some point

in the future. The Board of Directors has yet to take any formal action on these two proposed uses for the Joerger Way parcel other than indicating the concept has merit based on the findings of the Multi-Site Planning Study. The District may also consider other Aviation or Non-Aviation uses on this property in the future.

JMA Ventures has inquired if the District is interested in participating on utility, trail, and transportation improvements necessary to develop PC-3 which may have benefit to TTAD properties. The Board last considered this item at its November 6, 2019 Board of Directors meeting. At that meeting the Board decided not to participate on transportation infrastructure due primarily to the fact that the District had no reasonable assurance that its participation in traffic and transportation infrastructure would meet future obligations. The District acknowledges that if and when the District develops, or leases land to others to develop, the District or developers may be responsible to bear some related transportation and infrastructure upgrades in the Soaring Way and Joerger Road areas.

At the same November 6, 2019 meeting the Board did take action indicating a desire to further explore cost sharing on utility infrastructure particularly related to water and electrical improvements. The Board also indicated it was not opposed to further consideration of funding trail improvements at a future date. Since this November 6, 2020 Meeting, significant progress has been made on the Soaring Ranch project. Staff has been working with J-Mar 1, LLC and is now ready to provide the Board a final recommendation regarding utility improvements.

Staff makes the following final findings and recommendations:

Utility Infrastructure: With the construction of our new executive hangars and the potential for development on our 10.5 acre Joerger Drive property, staff has closely reviewed utility services and has a formal recommendation to participate in the installation of water facilities and electric facilities on Soaring Way to a service point along Joerger Drive (See Exhibit C – Auerbach Engineering Cost Sharing Exhibit). This will provide for water and fire protection service to the 10.5 acre Joerger Drive property, and will facilitate increased fire flow protection for our current executive hangars, all structures on the west side of the airport, as well as future buildings. The electrical facilities extension would provide service to the 10.5 acre parcel and serve the existing TTAD facilities from Aviation Way. This will also allow the District or other partners to connect their project to the TDPUD power and water system. All other existing utilities such as gas, sewer, and IT services are adequate. The Electrical/Joint trench on Soaring way is complete while the Joerger Road water and electrical are scheduled for construction next year. Exhibit C from Auerbach Engineering outlines and maps the project and component costs of these utilities.

Fiscal Impact: Staff has worked closely with Auerbach Engineering to analyze infrastructure improvements from reviewing actual costs and bids received from Soaring Ranch to recommend a final cost participation number to the Board. Staff recommends the District allocate \$154,767 to utility infrastructure improvements as follows:

Component	Cost
Water Line – 645LF (50% share)	\$80,315
Electrical Line – 605 LF (50% Share)	\$47,227
Joint Trench in Soaring Way (33% share)	\$27,225
Total	\$154,767

These funds would be programmed into the 2021 Budget and reimbursed to J-Mar 1, LLC once the infrastructure is completed.

Staff Recommendation: Proceed with cost sharing on water and electrical infrastructure to the sum of \$154,767 contingent on final installation of improvements. Include these funds in the 2021 District Budget.

Trail Improvements: As part of the PC-3 Soaring Ranch off site improvement requirements, various trail components are required to be constructed. Per discussion at the May 27, 2020 Board Workshop, the Board asked staff to investigate past agreements and obligations the District may be obligated under regarding Trail/infrastructure improvements. Staff consulted with the Town of Truckee and Nevada County and found the District is not currently obligated to participate or fund trail and/or infrastructure for any current or proposed development. In consultation with the Town of Truckee, staff was informed that the trail requirements on Soaring Ranch are a CEQA traffic mitigation requirement due to the type and intensity of land use approved in Soaring Ranch. It should be noted that some of these trail alignments are also included in the Airport District Trails Master Plan¹. There is a section of the trail (Exhibit D) that runs across District property. It should be noted that the District has contributed land for this trail segment. In conversations with the Town of Truckee and Nevada County they both indicated that it is unlikely the District would be required to construct pedestrian trails in that most of our land is public facilities and light industrial with some office uses. These generate significantly lower pedestrian and vehicle traffic than the retail and residential uses approved in Soaring Ranch. At the time the District develops property, Nevada County and the Town of Truckee will do an assessment and review of trail construction requirements. An initial assessment shows little if any TTAD trail development requirements of TTAD lands.

Per the Board discussion at the November 6, 2020 Board Meeting where the Board indicated they would consider a proposal, J-Mar 1, LLC has asked the Board to consider funding 10% of the costs to construct this trail. They have attached a letter outlining their proposal. Please review Exhibit E attached to this staff report. Essentially, they are asking for the District to consider funding \$236,964.94 or approximately 10% of the trail construction costs.

¹ The Truckee Tahoe Airport Trails Master Plan documents appropriate locations for trails to be constructed on District property. The intent of the plan is to identify these areas so the District as well as other interested parties, non-profits, and government agencies can work toward construction of these improvements as well as apply for grant funding. The intent of the plan is not to have the District build all trails outlined therein.

Staff Recommendation: The District has been very supportive of trail construction throughout the District. The District has provided an easement for a portion of the required trail for PC-3. Staff has no specific recommendation regarding participation on trail construction improvements.

SAMPLE MOTION(S): I move to (approve, continue, deny) the following findings and conclusions pertaining to the Soaring Ranch PC-3 infrastructure participation proposal:

1. Proceed with cost sharing on water and electrical infrastructure to the sum of \$154,767 contingent on final installation of improvements. Include these funds in the 2021 District Budget.
2. Staff has no specific recommendation regarding participation on trail construction improvements.

ATTACHMENTS:

Exhibit A – Soaring Ranch Map

Exhibit A1 – PC-3 Map

Exhibit B – Airport Land Use Map

Exhibit C – Auerbach Engineer Cost Share Map

Exhibit D – District Trails Master Plan Map

Exhibit E – J-MAR 1, LLC Joerger Ranch Class 1 Trail Funding Request