



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

**AGENDA TITLE:** Request from the Ponderosa Martis Neighbors United (PMNU) to review their request for District participation in the acquisition of certain properties in the Joerger Ranch Parcel 4 development in Truckee.

**MEETING DATE:** September 23, 2020

**PREPARED BY:** Kevin Smith, General Manager

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**OBJECTIVE:** Hear presentation and review and consider proposal from the Ponderosa Martis Neighbors United (PMNU) regarding potential Truckee Tahoe Airport District (TTAD) participation in the acquisition of certain properties in the Joerger Ranch Parcel 4 project in Truckee. This is not an action item. Board action on this item may be considered at a future meeting.

**DISCUSSION:** The PMNU is seeking District acquisition of various Lots in Parcel 4 of the Joerger Ranch development. Parcel 4 includes 7 individual lots. It is their hope per the attached Request for Consideration Letter that this property can be preserved as open space for the greater community, an enhancement to their noise impacted neighborhood, as well as a safety enhancement to the Airport. The PMNU group has provided a detailed request attached to this Staff Report. Staff encourages a review of their request for the full details regarding their purpose and intent in submitting this request for consideration.

Joerger Ranch Parcel 4 consists of 7 lots totaling 32 acres. Information, listing price, and details regarding these lots are as follows:

Lot Number <sup>1</sup>	List Price	Acreage	Zoning
Lot 1	\$1,300,000	2.6	Biz (Business Park)
Lot 2	N/A	.9	Open Space
Lot 3	\$3,350,000	8.56	Biz (Business Park)
Lot 4	\$1,750,000	4	Multi-Family Residential
Lot 5	\$1,900,000	2	Commercial
Lot 6	N/A	11.24	Open Space
Lot 7	\$2,375,000	2.73	Commercial
<b>Total</b>	<b>\$10,675,000</b>	<b>32.03</b>	

Lots 2 and Lot 6 are already designated as Open Space totaling approximately 12 acres. It is staff's understanding that PMNU is requesting the Board consider acquisition of Lots 1, 3, 4, and 5 of this project. (see attached Joerger Ranch Parcel 4 Map)

**Airport Land Use Compatibility Plan<sup>2</sup> (ALUCP):** Joerger Ranch Parcel 4 is primarily in the Airport Land Use Compatibility Zone D however Lot 8 and the northernly portion of Lot 3 is within Zone C. Zone D is the *Primary Traffic Pattern Zone* for the airport and prohibits *highly noise sensitive uses*. Zone C is the *Extended Approach and Departure Zone* and also prohibits *highly noise sensitive uses* as well as schools, hospitals, day care, libraries, etc. 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 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,

<sup>1</sup> Lot/Parcel numbers on online real estate listings such as LoopNet use different parcel/lot numbers. Lot numbers in this staff report reference the approved Joerger Ranch Parcel 4 Subdivision Plat as attached.

<sup>2</sup> 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 but is not the author of the Plan.

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 Truckee Donner Land Trust for the Truckee Springs Property which was presented to the Board at the August 2020 Board Meeting. The TCPUD will be presenting their request at the October 2020 Meeting. Final decisions on these requests will be considered at a later meeting of the Board's choosing possibly Dec. 2, 2020 or Jan. 27, 2020.

**FISCAL IMPACT:** The listed retail purchase price of Lots 1 through Lot 6 is \$8,300,000. 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:**

PMNU Letter of Consideration

PC-3 Map

Airport Land Use Compatibility Plan Map