

We, of Ponderosa Martis Neighbors United, represent the residents of the Martis Estates/Ponderosa Fairway neighborhood, including 91 homes along Reynold Way, Martis Drive and Estates Drive, adjacent to the Ponderosa Golf Course in Truckee.

Parcel 4 of Joerger Ranch, a property directly adjacent to our neighborhood, is currently up for sale and subdivision. We ask that the Truckee Tahoe Airport District consider acquisition of this property for valuable open space near the airport, annoyance reduction, and community enhancement.

Plans for this parcel include light industrial development and a Class A road bringing nonstop commercial traffic into our residential streets. While we understand the Town of Truckee's interest in utilizing this infill property, our neighborhood was not adequately considered in the planning and environmental review process.

We have made voiced and written appeals about our deep concerns and fears to Mountain Area Preservation and the Boards of the Truckee Town Council, Town of Truckee Planning Commission, Tahoe Truckee Sanitation Agency, Truckee Donner Public Utility District and the Truckee Donner Recreation and Park District.

We, including over 100 of our area neighbors and fellow pilots, are reaching out to the Truckee Tahoe Airport District because we believe in your connected core values. We feel that the purchase and management of this property would reflect those values by keeping the open space initiated by Mountain Area Preservation, adding acreage for public outdoor enjoyment, and retaining the workforce housing element, all benefiting our community as a whole.

The Airport Land Use Compatibility Plan allows for commercial development on this portion of Joerger Ranch PC-3. However, experienced local pilots know that the adjacent Ponderosa Golf Course is an important designated emergency landing option. With over 34,000 annual flight operations at Truckee Tahoe Airport, the safety element of keeping this area open, with no structures and available for an emergency landing, could be a lifesaver. As we have noted, in 2009 a plane crash-landed in this portion of Joerger Ranch. The occupants walked away from the wreck, and no one was harmed on the ground because there were no buildings there.

Within Parcel 4, a narrow dirt road connects Brockway Road to Martis Drive and Reynold Way at the north end. This road is a main pedestrian and bicycle connection for those many people heading to the Legacy Trail and Truckee River. If developed, the town intends to pave and widen this road, routing vehicle traffic from Parcel 4 into our neighborhood with an optional access to Brockway Road via Reynold Way or Martis and Estates Drives. Our narrow unlined streets, full of walkers, cyclists, runners and families safely strolling with children and dogs, will be at risk every single day with nonstop traffic, estimated at 1,300 vehicle operations daily entering and leaving Parcel 4. In addition to the obvious effects on our

neighborhood, this new road would be a huge detriment to Truckee's visionary network of safe, accessible routes for non-vehicular travel.

The Truckee Tahoe Airport District has an impressive history of open space preservation in central and eastern Truckee, including the Ponderosa Golf Course. With the dramatic changes of the past year, our community outdoor spaces are increasingly impacted as residents and visitors seek refuge in our beautiful town. As well as the aesthetic and ecological benefits, creating open space for recreational opportunities in Parcel 4 will allow increased public access to safe outdoor spaces while preserving more of Truckee's natural beauty to be enjoyed by all.

With the uncertain future of our national and local economy, including that of our special community, we hope that Joerger Associates may be willing to negotiate to avoid subdivision costs and community opposition. We are also open to learning of any alternative to purchasing the entire Parcel.

As of now, our neighborhood is likely the most heavily impacted by airport noise in Truckee. This would be an invaluable gift from the airport to our community. It will be our goal to inform every homeowner and renter about this purchase by the Truckee Tahoe Airport District and encourage them to accept occasional airport noise as a small tradeoff to continue living here.

We know the value of Truckee Tahoe Airport, as a transportation option for residents and visitors, as well as an essential base for medical and firefighting aircraft that are serving and saving our special community at critical times like these.

Thank you, Board members, for your service to the airport and us.