



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

AGENDA TITLE: Consider Action on Financial Participation in the Truckee Springs Property Acquisition Request by the Truckee Donner Land Trust.

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. Consider Action to commit District Open Space Funds to the Truckee Springs proposal.

DISCUSSION: The TDLT is seeking District participation among multiple 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:

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 but is not the author nor has oversight of the ALUCP.

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 accrued².

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 Soaring Ranch Project.

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. While the TDLT does not have a specific amount requested, 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): I move to (approve, continue, deny) the TDLT request for District participation in the Truckee Springs Project by contributing (insert amount) toward acquisition based on the following findings:

1. The acquisition furthers the goals as outlined in the District’s open space strategy by removing this property permanently from potential residential use and other incompatible uses with the Airport per the ALUCP.

² While the Open Space Preservation Strategy is to accrue these funds year to year the Board has chosen to set aside \$1,000,000 annually for open space acquisition without an accrual of past years unused funds. This is partly due to the somewhat rare usage of these funds.

2. The Truckee Springs parcel is 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*. Acquisition per the TDLT Plan will achieve this objective of the ALUCP.
3. All District constituents can benefit and take advantage of future recreational use of the Truckee Springs property in perpetuity.

ATTACHMENTS:

Truckee Springs Proposal from the Truckee Donner Land Trust

Airport Land Use Compatibility Plan Map