

Appendix F

Future Land Use Development



Introduction

As part of the Runway Feasibility Study for Truckee Tahoe Airport (TRK or the Airport), consideration was given to future residential land use developments within the vicinity of the Airport. These future developments are on currently undeveloped lots or will increase density at existing developed sites. Such sites have been identified by the Town of Truckee, Nevada County Planning Division, or the Placer County Planning Division. The proposed developments are provided an identification number that is shown on each alternative noise impact map.

PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT

1. *Soaring Ranch, Phase 3*

- This project is the third installment of Soaring Ranch, a mixed-use residential planned community located at 10001 Soaring Way (APN 019-620-060-000). The proposal includes four buildings with 783 square-feet for commercial floor area and 109 multifamily residential units. Phase 3 was approved on November 27, 2022. The groundbreaking of Phase 3 will follow the completion of Phase 2, which is expected to be spring 2023.
- Source: [Truckee Approves Phase 3 of Soaring Ranch Project, Channel 2 News](#) | [Town of Truckee Development Projects](#)
- Last updated: November 28, 2022
- The site is located in the NA70 Yellow 10-20 Events under Existing Conditions.
- No Alternative is likely to significantly increase the exposure levels of aircraft noise events above 70 decibels at this site. Under Alternative 2, impacts may decrease on Soaring Ranch Phase 3 to NA70 Green 5-10 Events.

2. *Residences at Jibboom*

- The Residences at Jibboom is a planned multifamily residential project located on a currently vacant 1.67-acre site (APNs 019-102-011-000 to 019-102-018-000). Plans for this project include 83 residential units in four buildings, a 1,294 square-foot laundromat, and a 484 square-foot retail space. This plan will also require the existing zoning (DC – Downtown Commercial) to be amended to DMU (Downtown Mixed Use).
- The project has been idle since spring 2021. The developers are currently working with the Town of Truckee to design a plan compliant with the Town’s general plan and development code.
- Source: [Town of Truckee Development Projects](#) | [Jibboom Street Dirt Lot, Moonshine Ink](#)
- Last updated: May 12, 2022

- The site is located in the NA70 Blue 2-5 Events under Existing Conditions.
- **No Alternative is likely to significantly increase the exposure levels of aircraft noise events above 70 decibels at the Residences at Jibboom. Under Alternative 3, impacts may decrease on the Residences at Jibboom to NA70 Purple 1-2 Events.**

3. *Estates Meadows Housing Development*

- The Estates Meadows Housing Development is a 30-unit affordable housing development located south of Estates Drive (APN 019-450-047). The planned community will have three-story one-, two-, and three-bedroom residential units.
- The plan was approved by the Town of Truckee’s Planning Commission in May 2022; there is no projected commencement date.
- Source: [CA.gov/CEQA](https://www.ca.gov/CEQA) | [Town of Truckee Development Projects](#)
- Last updated: May 18, 2022
- The site is located in the NA70 Green 5-10 Events under Existing Conditions.
- **No Alternative is likely to significantly increase the exposure levels of aircraft noise events above 70 decibels at Estates Meadows Housing Development. Under Alternative 1, impacts may decrease on Soaring Ranch Phase 3 to NA70 Blue 2-5 Events.**

4. *Frishman Hollow, Phase 2*

- Frishman Hollow is a planned development consisting of 68 housing units in four buildings (two buildings with 30 units each and two fourplexes) and 136 parking spaces. Phase 1 was approved in 2006 and consists of 32 housing units and 65 parking spaces.
- The project was approved in June 2020. Some units are currently available; however, most of the development is currently under construction and is anticipated to be completed in summer 2023.
- Source: [Frishman Hollow II](#) | [Town of Truckee Development Projects](#)
- Last updated: December 12, 2022
- The site is located in the NA70 Yellow 10-20 Events under Existing Conditions.
- **No Alternative is likely to significantly increase the exposure levels of aircraft noise events above 70 decibels at Frishman Hollow, Phase 2. The site is located in NA70 Yellow 10-20 Events in Existing Conditions and each alternative.**

5. *Donner Lake 6*

- The Donner Lake 6 project is a planned development with six multifamily units at 0199 Donner Lake Road (APN 017-170-032). The project would require a zoning clearance for multi-family residential projects with 10 or fewer units in the RM-15 (Multi-family residential, 15 dwelling units per acre) and less than 26,000 square-feet of site disturbance; and Planned Development for deviations in the Development Code Standards, including encroachments into the setbacks and reduced open space standards.
 - The project was approved in August 2020 and has yet to begin construction.

- Source: [Mountain High Council](#) | [Town of Truckee Development Projects](#)
- Last updated: August 26, 2020
- **No Alternative is likely to significantly increase the exposure levels of aircraft noise events above 70 decibels at Donner Lake 6. This site is located outside the NA70 color bands in Existing Conditions and each alternative.**

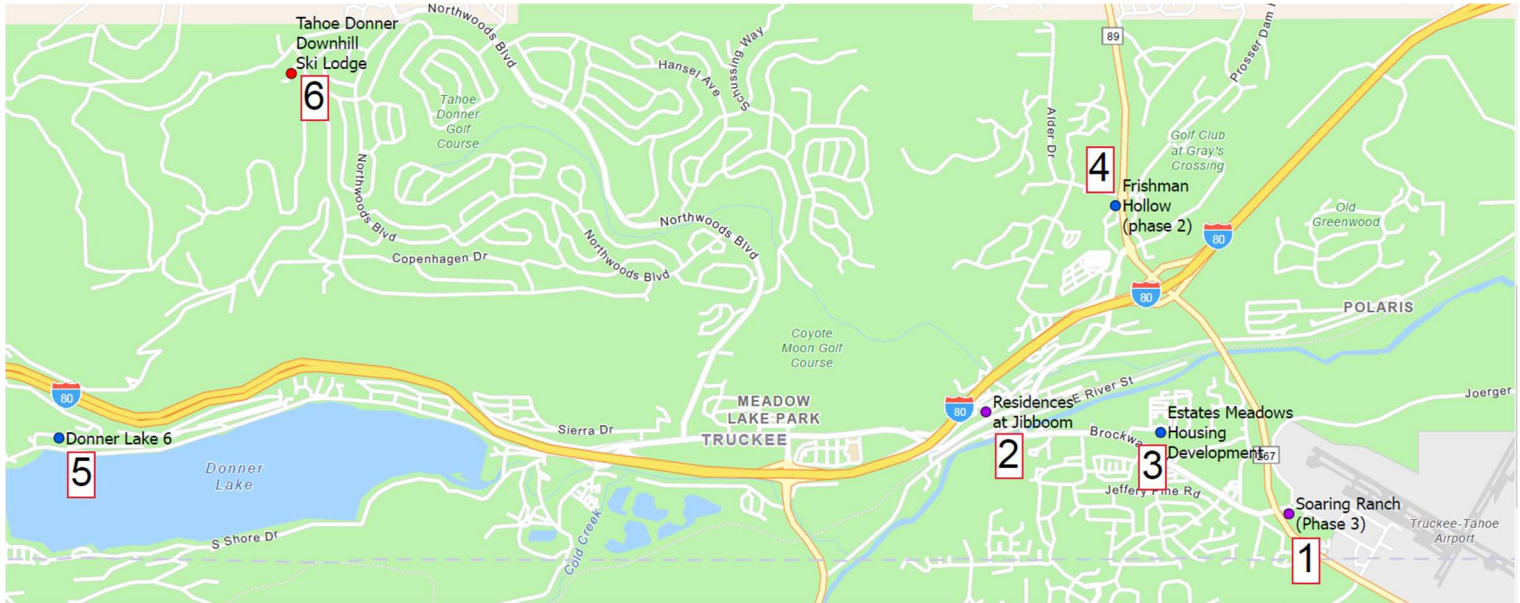
PROPOSED COMMERCIAL DEVELOPMENT

6. *Tahoe Donner Downhill Ski Lodge*

- The Tahoe Donner Ski Lodge submitted an application to the Town of Truckee’s Planning Division to replace existing facilities with a three-story ski-lodge that has rental facilities and a ski-school. The proposal is likely to cause seasonal fluctuation in population density.
- The Planning Division is currently reviewing revised plans, aquatic resources delineation, and a biological resources assessment.
- Source: [Town of Truckee Development Projects](#)
- Last updated: November 30, 2022
- **No Alternative is likely to significantly increase the exposure levels of aircraft noise events above 70 decibels at Tahoe Donner Downhill Ski Lodge. This site is located outside the NA70 color bands in Existing Conditions and each alternative.**

Map of Proposed Developments

The below map depicts the locations of proposed developments described in this Appendix. The alternative graphics that follow depict the NA70 events at the proposed sites for each alternative.

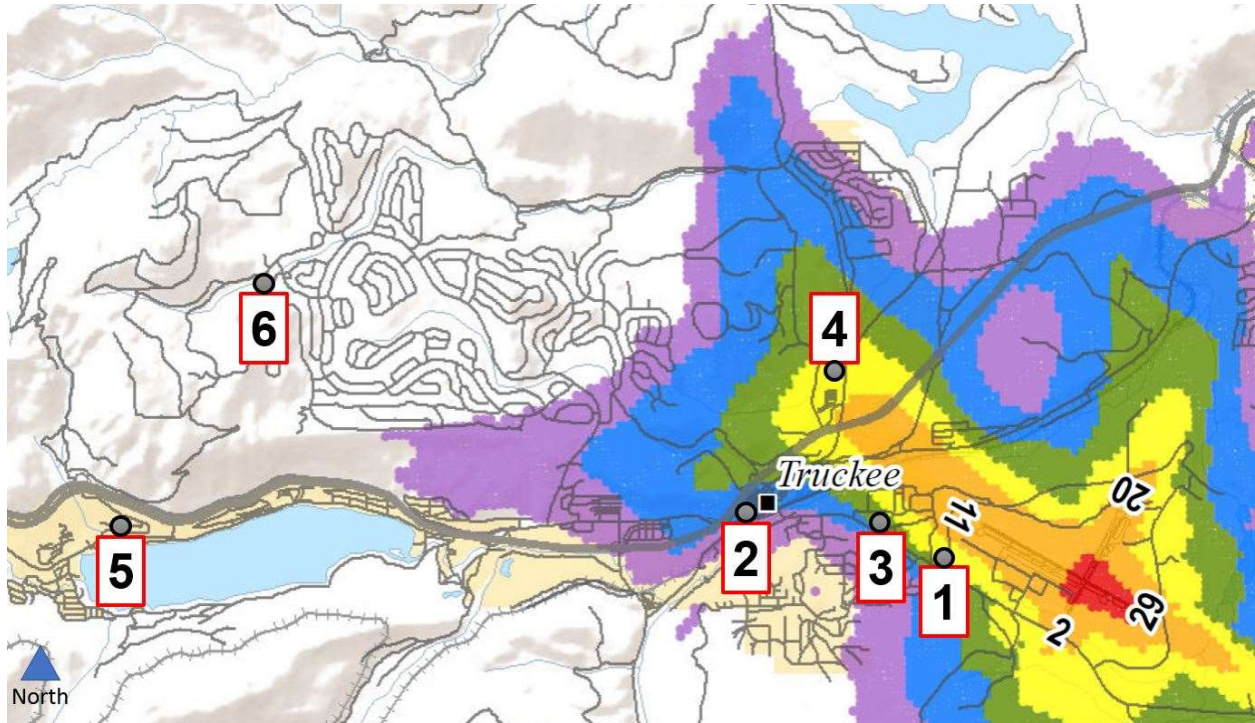


Source: Mead & Hunt

Master Plan Alternatives

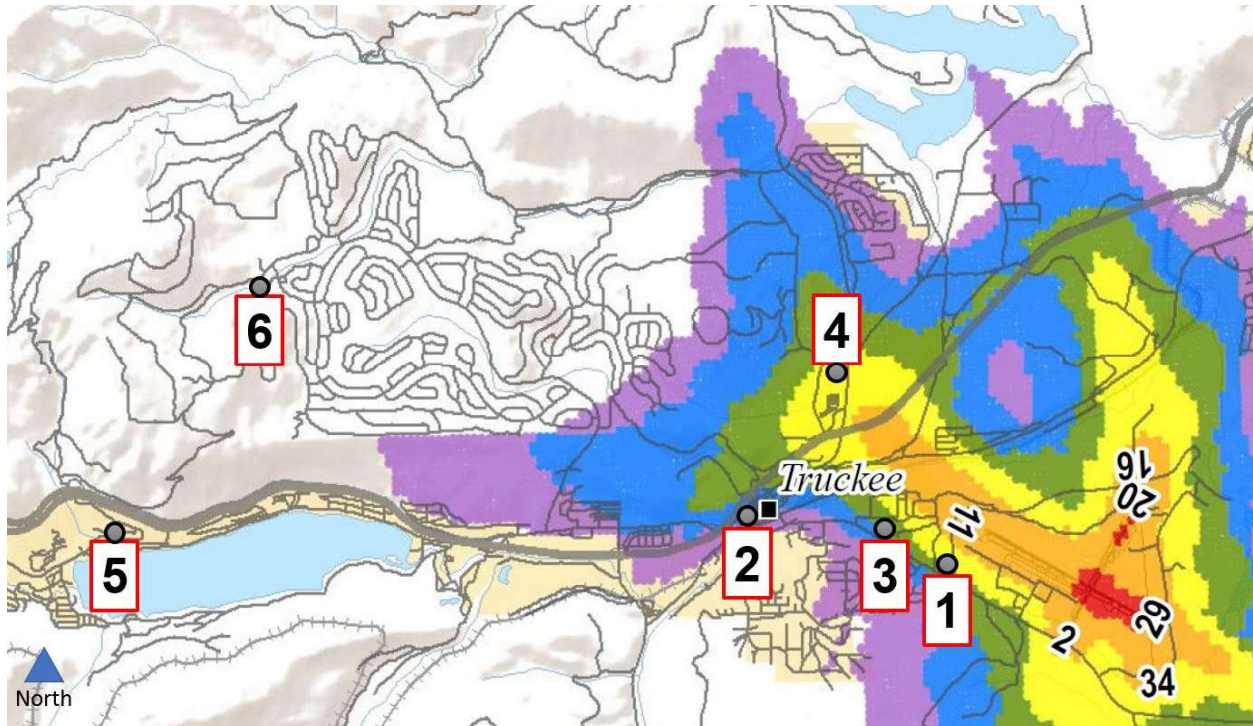
The following images depict each proposed land use development site within the context of each Master Plan alternative and how aircraft NA70 events are expected to impact each location.

NO BUILD – EXISTING CONDITIONS

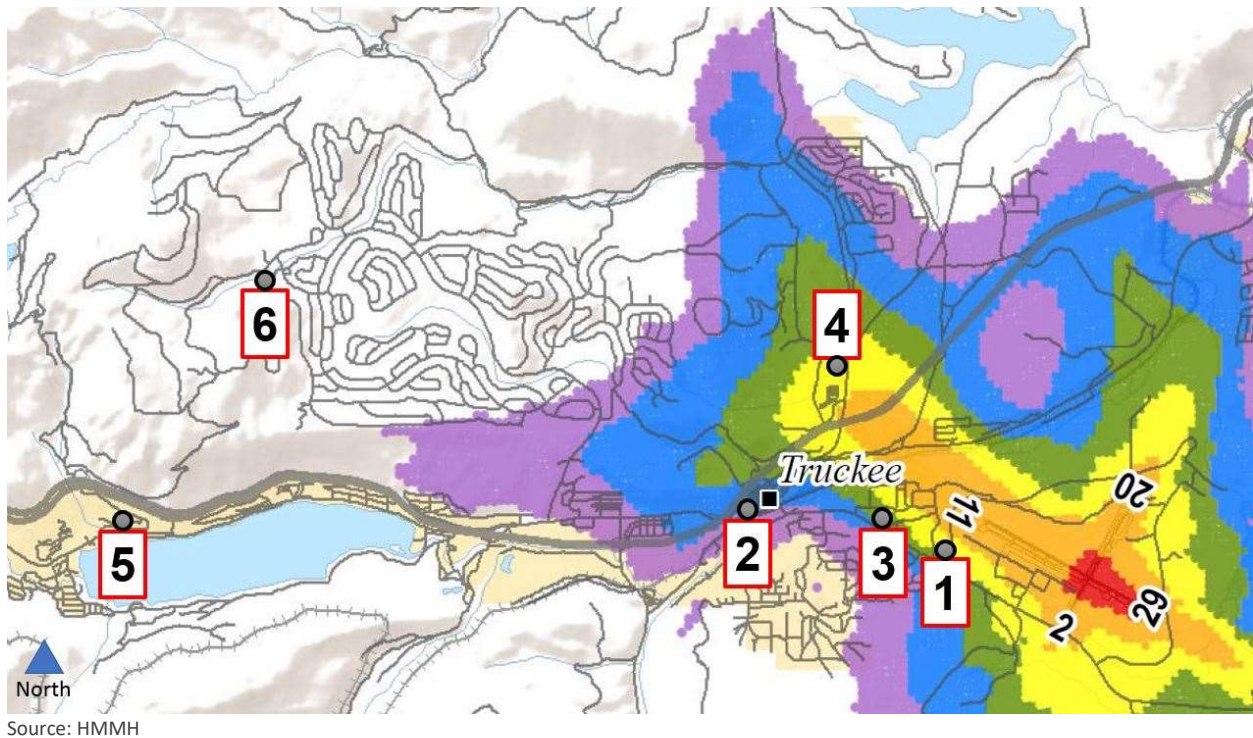


Source: HMMH

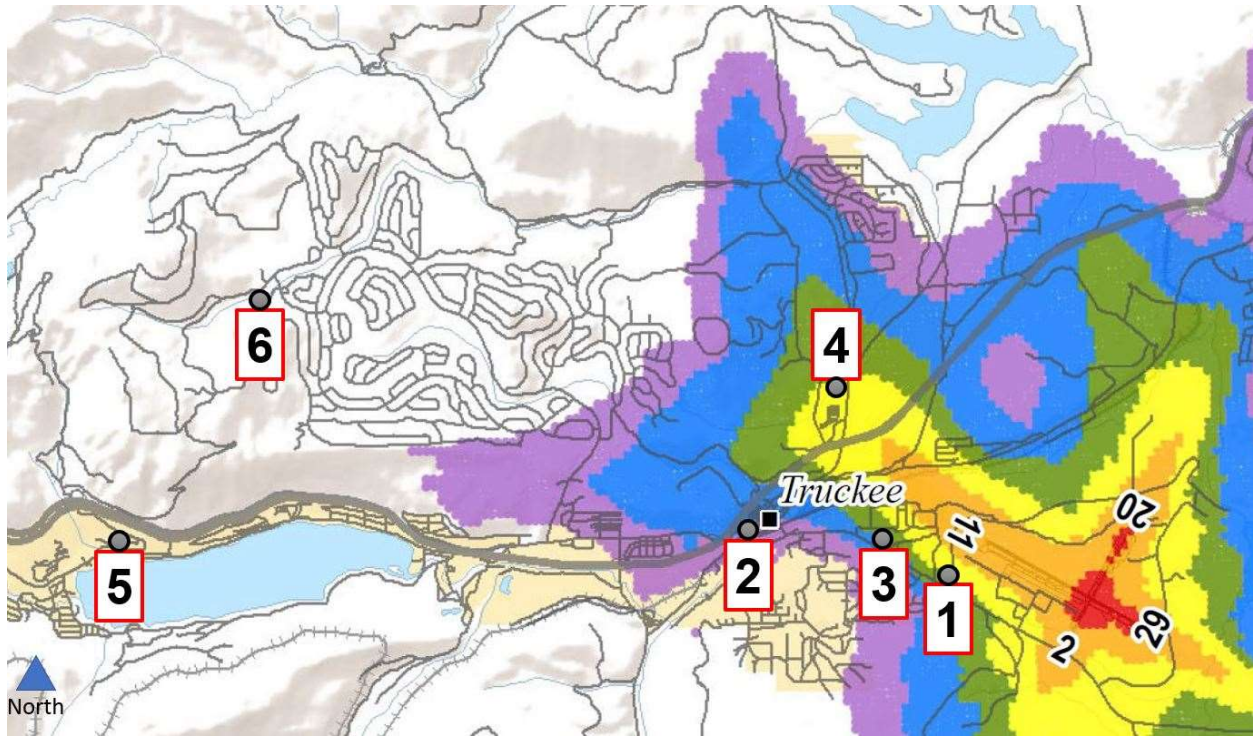
ALTERNATIVE 1



ALTERNATIVE 2

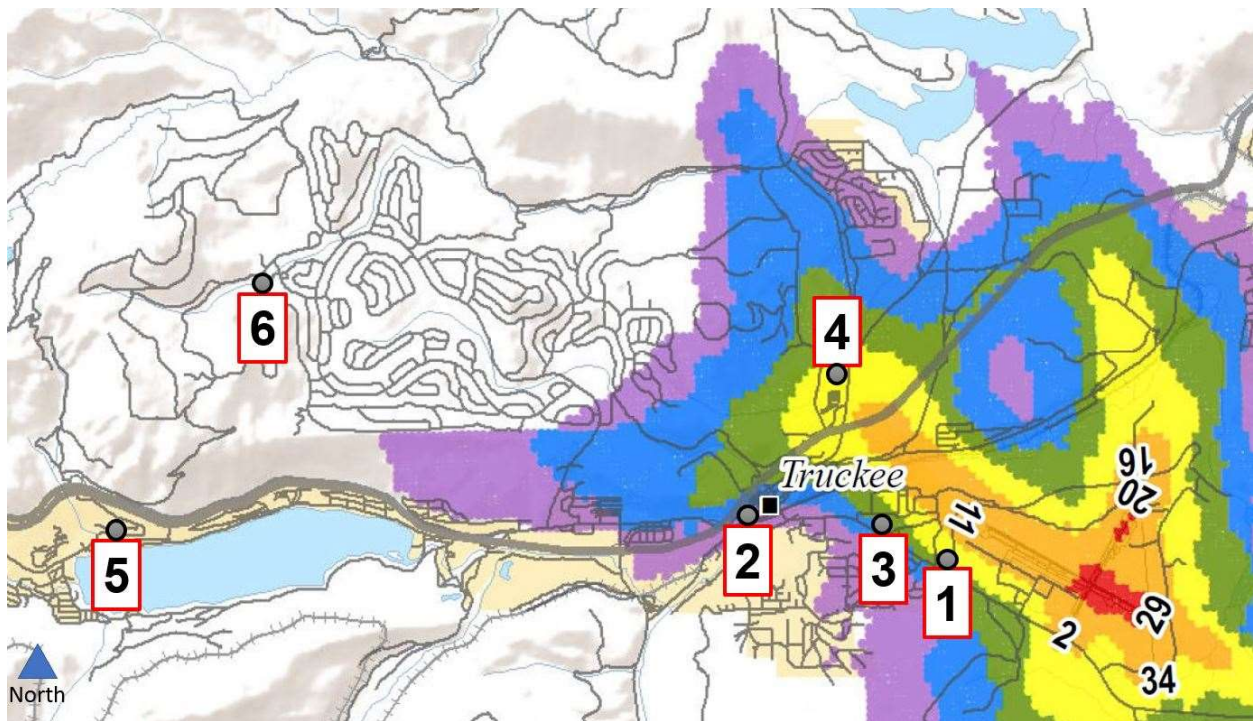


ALTERNATIVE 3



Source: HMMH

ALTERNATIVE 4



Source: HMMH