



TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTORS STAFF REPORT

AGENDA TITLE: TTSA Lease Addendum
MEETING DATE: Wednesday, March 26, 2025
PREPARED BY: Jeff Menasco, Director of Aviation

RECOMMENDED ACTION:

Approve the Truckee Tahoe Soaring Association (TTSA) Lease Addendum to authorize camping.

Camping has historically been permitted for the soaring community on TTAD property but was discontinued in the 2022 glider season due to lease renewal issues. Since then, the lack of camping has negatively impacted glider operations, making TTSA's profitability challenging.

TTSA is requesting to lease two designated camping areas, each 300' x 70' (totaling 0.91 acres), at the recommended rent study rate of \$0.084 per sq. ft., generating \$1,470 annually for TTAD. This is a significant reduction from the previous 34-acre camping area and complies with all FAA, federal, state, and county regulations. TTSA would be allowed to charge a camping fee, with 10% of revenue shared with TTAD.

Compliance & Regulatory Considerations:

- FAA: Meets AC150/5190-4B standards (all camping now in Zone D).
- Nevada County: Defers to TTAD authority.
- Zoning: considered as an Airport Influence Combining District.
- TTAD Authority: Full jurisdiction over approval.
- Corps of Engineers Campground: same "Open Space" zoning regulations.
- Addendum Requirement: TTSA must adhere to all federal, state, and county rules.

POTENTIAL OPTIONS:

- A) TTSA leased camping area be available to any FAA-licensed pilot.
- B) Restrict camping to temporary seasonal employees (e.g., glider instructors, tow pilots).
- C) Do not approve camping on TTAD property.

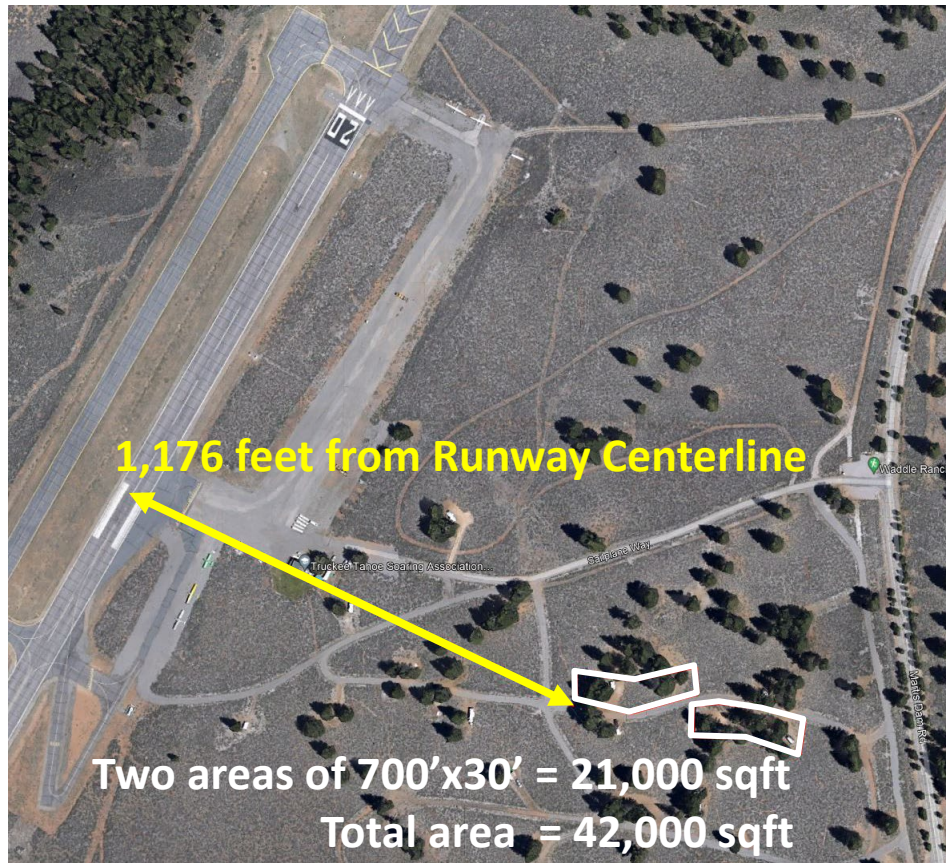
FISCAL IMPACT:

Projected increase in lease revenue: \$1,470 (starting in 2025).

PUBLIC COMMUNICATIONS:

No active public outreach is planned regarding this lease addendum.

PROPOSED LEASED AREA:



SAMPLE MOTION(S): I move to (approve, deny) the TTSA Lease Addendum for the 2025 TTSA operating season.

ATTACHMENTS:

08A: FIRST AMENDMENT TO AERONAUTICAL LEASE AGREEMENT TTSA

08B: TTSA 2025 PROPOSAL TO TTAD

08C: CURRENT AERONAUTICAL LEASE AGREEMENT TTSA