



**AGENDA ITEM:** 10

**MEETING DATE:** Dec. 3, 2014  
**TO:** Board of Directors  
**FROM:** Kevin Smith, General Manager  
**SUBJECT:** Review of PI 312 – Funding Assistance - CLUP

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**OBJECTIVE:** Adopt Policy Instruction (PI) 312 – Funding Assistance – Comprehensive Airport Land Use Plan.

**DISCUSSION:** The Board reviewed this policy at the Oct. 29, 2014 Board Meeting. It was the Board of Director's desire to bring PI 312 forward for a vote to consider adoption of the policy in preparation for future funding requests.

At last check, Truckee Donner Parks and Recreation District (TDRPD) plans to go out to bid by the end of the calendar year on the Natatorium. It is anticipated that the District will be petitioned by TDRPD to assist with costs on CLUP structural upgrade requirements.

**POLICY OVERVIEW AND APPLICABILITY**

The attached draft PI-312 outlines proposed requirements, criteria, and process for the Airport District to consider funding requests to meet CLUP requirements. This policy applies to the construction of new public buildings in specific CLUP zones. These zones are located primarily at the departure end of Runways 29 and 2. All the applicable zones at the departure end of Runways 20 and 11 are either privately owned or owned by the Federal Government and therefore not applicable to the policy.

Staff has prepared the attached map which outlines applicable parcels and the associated owners of these parcels. It is unlikely the Airport will receive any funding requests from Airport Land Use Compatibility Plan (CLUP) Zones B1 as these areas do not allow structures to accommodate large gatherings of people without mitigation. There is one small area of the Regional Park which has some public building development potential in Zone C. In staff's review, there are few if any areas other than the TDRPD Recreation Center property that could be considered a candidate for future funding.

**TTALUC RELATIONSHIP WITH TTAD**

It should be noted that the Truckee Tahoe Airport Land Use Commission (TTALUC) is a completely separate entity from the Truckee Tahoe Airport District (TTAD) and is staffed by the Nevada County Transportation Commission. TTALUC is regulated by the State of California and follows guidelines outlined in the State Aeronautics Acts. This being the case, the Airport District was not involved in the requirements mandated by TTALUC nor does it influence its decisions.

Keeping in mind that TTALUC and TTAD are two separate entities and in reviewing the request by TDRPD, staff feels it is an appropriate request and subject to consider. It is staff's opinion that in certain instances related to the construction of public buildings paid for by tax payers and constituents common to both the TDRPD and TTAD, it may be appropriate for the District to consider funding CLUP construction upgrades when funding is available.

**FISCAL IMPACT:**

Unknown at this time. Estimated funding request from TDRPD to be between \$175,000 and \$275,000.

**PUBLIC COMMUNICATIONS:**

As has been reviewed in various prior Board Meetings, overall, staff feels this will be well received by the community. Staff does not recommend instituting this program or policy at the expense of direct aviation related functions, Airport projects, or capital facility needs. It is staff's assessment that District has sufficient funding now and for the foreseeable future, for these direct and necessary aviation related expenses along with funding for the program as presented.

**ATTACHMENTS:**

PI 312 – Funding Assistance – CLUP

Applicable Parcels Map

# TRUCKEE TAHOE AIRPORT DISTRICT

## POLICY INSTRUCTION

**PI NUMBER 312**

Effective: Dec. 3, 2014

**SUBJECT: FUNDING ASSISTANCE – COMPREHENSIVE AIRPORT LAND USE PLAN**

**PURPOSE:** To establish District policy regarding the consideration of funding to meet Truckee Tahoe Airport Land Use Commission requirements for new public buildings proposed in Compatible Land Use Plan (CLUP) Zones B1, C, and specified special use areas in the D, contingent on available funding.

**POLICY:**

The Truckee Tahoe Airport Land Use Commission (TTALUC) is a separate and distinct entity from the Truckee Tahoe Airport District (TTAD). TTALUC's primary role is to protect public health, safety and welfare, promote orderly airport development, minimize airport land use compatibility conflicts, adopt an Airport Land Use Compatibility Plan, and review local agency actions and review land use proposals within the airport influence area. TTALUC is staffed by the Nevada County Transportation Commission. TTALUC is regulated by the State of California and follows State statutes. As such TTAD is not involved in the requirements mandated by TTALUC nor does it influence its decisions, other than designating two of the seven Commissioners. The Airport does recognize that the Airport Master Plan created and adopted by TTAD may affect and influence the ALUCP as adopted by TTALUC. As such TTALUC in certain instances recommends specific occupancy and construction requirements to local land use review agencies to meet TTALUC requirements.

It is therefore the Policy of the TTAD Board of Directors that in certain instances related to the construction of public buildings paid for by tax payers and constituents common to both the public agency and TTAD, to consider funding TTALUC required construction upgrades when funding is available.

If such funding is approved, TTAD shall require, as a condition of providing such funding assistance, all of the following:

- 1) That the public agency receiving such funds shall extend any and all benefits, discounts or access to the facilities that are extended to residents of the public agency to all residents of TTAD on the same terms and conditions.
- 2) Permanent acknowledgement of the Airport District's participation.
- 3) That the recipient of funds execute in favor of the District a Release and Covenant Not to Sue by that fund recipient as to
  - A. any claimed damages or adverse impacts of the Truckee Tahoe Airport,
  - B. aircraft utilizing that airport or the fund recipient's use of their real property,
  - C. any land use restrictions or increased structural requirements imposed by the Truckee Tahoe Airport Land Use Commission's Compatible Land Use Plan, whether currently in effect or as may be later adopted.

## **FUNDING REVIEW REQUIREMENTS AND CRITERIA:**

1. Structure is located in the B1, C, or Special Use Area 1 of the D CLUP Zones. (see attached Map)
2. Funding will only be provided for public buildings owned and operated by a public agency.
3. Funding of the construction upgrades will be considered only when TTAD has available funding.
4. TTAD will determine the amount it will offer, if any, based on the Airport District Engineer's opinion based on actual bid costs.
5. Structure is designed for large gatherings of people per the CLUP definition and not for storage of property, i.e. Sand, salt, or vehicles.
6. Funding consideration will be extended only to local public agencies, municipalities, and local special districts, not state or federal agencies.
7. Significant public benefit will be realized by construction of proposed project and that TTADs participation in such project will provide benefits to constituents of TTAD.
8. Permanent public acknowledgement of the Airport District's participation in cost sharing shall also be required.
9. TTAD may consider other requirements and criteria at its discretion in considering funding proposals.

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**John Jones, President**

# Truckee Tahoe Airport

## Publicly Owned Parcels & Airport Land Use Compatability Plan



### Legend

	ACLUP Site Specific Exception		TTAD
	ACLUP ZoneC		Town of Truckee
	ACLUP ZoneB2		Truckee Donner PUD
	ACLUP ZoneB1		Truckee Donner Recreation and Park District
	ACLUP ZoneA		Truckee Fire Protection District
	Airport Boundary		Tahoe Truckee Sanitation Agency
	Railroad Tracks		Truckee Sanitary District
	Street Centerline		Southern Pacific Transportation Company
	Major Waterway		Village at Grays Crossing
	Private Owner		
	United States of America		
	State of California		

Note: This map was compiled from datasets acquired from the Nevada and Placer Counties in 2013 and augmented with ownership data provided by TTAD. No guarantee of map accuracy or validity of data is made at this time.

1 inch = 2,000 feet

0 1,000 2,000 3,000 4,000 5,000 Feet



## AT GeoSystems

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