

TRUCKEE TAHOE AIRPORT DISTRICT  
BOARD OF DIRECTORS AGENDA ITEM SUMMARY

Topic: Potential Land Lease Locations on Airport Property for Non-Aeronautical Development

Purpose	Information: <b>X</b>	Guidance:	Decision:
Objective	Begin discussion regarding options to lease Airport District property for non-aeronautical purposes. The Master Plan will explore and evaluate development alternatives for District property in significant detail. Staff recommends further detailed study of this topic in the Master Plan process beginning later this year before any determinations are made.		
Last Action	The Board discussed potential development options for the North 40 (discussed below) in 2005-2006.		
Discussion	<p>Policy 504 outlines general terms and conditions for land leasing in Section 3.D (2):</p> <p><b>Land</b></p> <ul style="list-style-type: none"> <li>- Must be excess to aeronautical needs for lease duration;</li> <li>- Rent based on appraisal with ROI of LAIF + 3%, annual CPI;</li> <li>- Separate permits, fees, utilities;</li> <li>- 30-year term with rate review at 10 and 20;</li> <li>- Improvements removed at end of lease, District may consider reversion.</li> </ul> <p>The 2009 Airport Layout Plan (ALP) identifies areas of potential non-aviation land use of District property. This could be accomplished by either the District developing and leasing facilities or leasing land for development by tenants. The only current land leases the District has are the Ponderosa Golf Course (operating agreement) and the Fire Station located at Airport Road and Air Show Way.</p> <p>The largest area identified for non-aviation use on the ALP is located below the bluff, north of Runway 28 and west of Runway 19. The site, known as the “North 40”, is approximately 40 acres, however it is uncertain how much of the site would be suitable for development based on Nevada County or Town of Truckee code requirements and regulations. Access to the site requires crossing property not owned by the District. Truckee Tahoe Sanitation Agency and the Truckee Tahoe Unified School District own property nearby.</p> <p>It should be noted that the Airport Comprehensive Land Use Plan (CLUP) also directs compatible usages near the airport. This plan was developed with the airport designated as a CII (larger aircraft as “critical aircraft”). A decision made later by the Board of Directors changed that designation to a BII (smaller aircraft as “critical aircraft”). This may have some potential effect on a revised</p>		

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CLUP, likely enabling more intensive uses closer to the airport. The plan would need to be revised to understand the possible effects of these changes.

A few other sites have some potential for non-aviation use, but are much smaller or have other associated issues, making development more difficult.

1. The area between Highway 267 and the airport would require substantial site work and may have wetlands issues.
2. The area between the runway complex and Martis Dam Road.
3. The area located south of Hwy 267 and the corner of Schaffer Mill Road and Hwy 267.
4. The area along the north side of Soaring way has some future potential for aviation use or mixed uses. Further study of this area is advisable to ensure highest and best use.

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<b>Fiscal Impact</b>	This area would require significant further study. The District has historically maintained the role of developer and landlord for most facilities. The warehouse is the most substantial non-aviation development and leasing project undertaken by the District.
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<b>Communication Strategy</b>	The upcoming Master Plan will enable significant outreach and discussion related to non-aviation land leasing and development.
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<b>Attachments</b>	Exhibit A Property Map North 40 Exhibit
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