

# Soaring Way Property Information Sheet

## As of May 28, 2021

**Airport Layout Plan designation and FAA Requirements:** The property in question located on the corner of Airport Road and Soaring Way. This property is designated as Non-Aviation on the Truckee Tahoe Airport District (TTAD) current Airport Layout Plan. Non-Aviation public or commercial use is feasible with minor involvement with the Federal Aviation Administration. TTAD has a federal FAA requirement to show Fair Market Value on long-term land leases with include periodic market adjustments.

**Appraisal and Land Lease Rates:** This land was last appraised in late 2013. At that time, a ground lease rate was appraised at .64 to .68 cents a square foot per year. A new appraisal or an updated appraisal to account for current market conditions will need to be completed before final decisions or determinations can be completed.

**Airport Land Use Compatibility Plan:** This property is currently designated as Land Use Compatibility Zone D which is the Primary Traffic Pattern Zone. Schools, Hospitals, and noise sensitive uses are discouraged in this zone but not prohibited. All final land use determinations are up to Nevada County as part of a Land Use Permit with a recommendation from the Truckee Tahoe Airport Land Use Commission which is a separate entity from TTAD.

**Airport Master Plan:** The Airport Master Plan indicates this property is well suited for Aviation and Non-Aviation Development. As part of the Master Plan process, all frontage on Soaring Way was designated Non-Aviation allowing for consideration of various types of non-aviation uses such as retail, light industrial, office and other commercial uses.

**Nevada County Master Plan Designation and Zoning District:** The Nevada County Master Plan designation is for Industrial land uses. The property is currently Zoned M1-SP. The M1 District provides areas for the production, repairing, distribution, and warehousing of goods and equipment, along with supporting businesses and services. Uses should provide for buffering from adjacent land uses to minimize incompatibility and should have convenient, controlled access to arterial or major collector roads without passing through residential areas.

**Entitlement and Land Use Applications:** All entitlements, land use applications, utilities, connection fees, and other direct and indirect development costs are the responsibility of the land lessee. The District is solely leasing raw ground to the tenant. The parcel is located in Nevada County. Please contact the Nevada County Planning Department for all permits and entitlement questions and requirements.

**Traffic Impacts:** Potential lessee should be prepared to complete a traffic study as part of the land use entitlement process. There may be traffic mitigation measures necessary to facilitate development of this property.

**Utilities and Public Services:** Public infrastructure including sewer, water, electrical, gas, telecom including fiber is provided on site or near the property in question. Utilities are provided by the following organizations:

Sewer – Truckee Sanitary District

Water and Power – Truckee Donner Public Utility District

Gas – Southwest Gas

Phone and Internet – Suddenlink Communications

Fire Protection – Truckee Fire Protection District

Police Services – Nevada County Sheriff

Parcel Map:

