



TRUCKEE TAHOE AIRPORT LAND USE COMMISSION


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BRENT P. COLLINSON – Placer County Airport Managers
CAROLYN WALLACE DEE – Nevada County City Selection Committee
KEN FOSTER – General Public (2015/16 Vice Chairman)
JENNIFER MONTGOMERY – Placer County Board of Supervisors
BRIDGET POWERS – Placer County City Selection Committee
KEVIN SMITH – Nevada County Airport Managers

DANIEL B. LANDON, Executive Director
Nevada County Transportation Commission
Truckee Tahoe Airport Land Use Commission

Files: 40.2.3

MEMORANDUM

TO: Truckee Tahoe Airport Land Use Commission

FROM: Daniel B. Landon, Executive Director 

SUBJECT: Approval of the Negative Declaration and Adoption of the Truckee Tahoe Airport Land Use Compatibility Plan Update

DATE: October 13, 2016

ACTION REQUESTED: Adopt Resolution 16-03, approving the Negative Declaration and adopting the Truckee Tahoe Airport Land Use Compatibility Plan (TTALUCP) update.

BACKGROUND: Public Utilities Code Section 21675(a) requires that airport land use commission (ALUC) plans be based upon a long-range airport master plan adopted by the airport owner/proprietor. In June 2016, the Truckee Tahoe Airport District adopted a new master plan for Truckee Tahoe Airport to replace the 2000 Master Plan. Adoption of the 2016 Master Plan triggered the need to update the TTALUCP adopted in October 2010.

Following preparation by Mead & Hunt, Inc., the proposed TTALUCP and the draft Negative Declaration were circulated for review and comment from September 1, 2016 to October 3, 2016. No comments on either of the documents were received during the review period. If there are comments received during the Public Hearing and TTALUC discussion that need to be included in the final TTALUCP, staff will insure that they are inserted in the appropriate location.

The 2016 Master Plan eliminates many of the 2000 Master Plan proposals to expand the airport's role and facilities. Another significant difference between the two plans is that the 2016 Master Plan proposes to upgrade and extend the crosswind runway (Runway 2-20) to accommodate use by larger, heavier aircraft. In accordance with state law, the features of the 2016 Master Plan having implications for off-airport land use have been taken into account in the preparation of the update of the TTALUCP.

Compatibility plans are the fundamental tool used by ALUCs in fulfilling their purpose of promoting airport land use compatibility. The law describes the purpose of these plans in essentially the same terms as it uses with respect to the purpose of the commissions themselves (PUC Section 21675(a)). Specifically, compatibility plans have two purposes:

- 1) “Provide for the orderly growth of each public airport and the area surrounding the airport within the jurisdiction of the commission...;” and
- 2) “Safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general.”

PUC Section 21670(a) provides additional focus on these two purposes by declaring that it is in the public interest to:

- Promote the overall goals and objectives of the California airport noise standards and to prevent the creation of new noise and safety problems.
- To protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public’s exposure to excessive noise and safety hazards within areas around public airports to the extent that the areas are not already devoted to incompatible uses.

Both the noise and safety categories of airport impacts have individual components that are considered in the TTALUCP.

Noise Impacts—Noise-related impacts fall into two general groups:

1. The most intensive and disruptive *noise* impacts are ones occurring within the cumulative noise level contours—measured in California in terms of Community Noise Equivalent Level (CNEL)—typically prepared for airports.
2. Noise exposure in areas beyond the outermost contours can also be annoying and regarded as locally significant. These are generally described under the heading of *overflight* impacts.

Safety Impacts—Two types of aviation-related safety concerns affect land uses near airports:

1. Concerns directed toward minimizing the severity of an aircraft accident by limiting the types of land uses near an airport.
2. Concerns regarding land uses that can create hazards to flight. *Airspace protection* primarily involves limitations on the height of objects on the ground near airports. Other concerns include activities that can cause electronic or visual impairments to navigation or attract large numbers of birds.

Compatibility Plan Content—In accordance with state law and the California Airport Land Use Planning Handbook, the TTALUCP contains the following elements:

Chapter 1-Introduction: This chapter describes the scope and function of the plan, as well as information about the Truckee Tahoe Airport Land Use Commission (TTALUC) and its relationship to local governments. There is also discussion regarding the preparation, review, adoption, and implementation of the land use compatibility plan.

Chapter 2-Policies: The policies and maps in this chapter are the most important components of the plan. The policies establish compatibility criteria for future land use development in the airport environs. The policies also define the types of actions to be submitted for ALUC review and the procedures the ALUC will follow in making compatibility determinations. Site-specific policies are included for the Truckee Railyard Redevelopment Area, the Community Center Site, and Hopkins Ranch Residential Parcels.

Chapter 3-Background Data: This chapter and the Appendices contain background and supporting information used in the creation of the plan. Data specific to the Truckee Tahoe Airport and its environs is found in Chapter 3. The Appendices include a copy of state statutes concerning ALUCs along with other general information pertaining to airport land use compatibility planning. A copy of the California Environmental Quality Act (CEQA) Initial Study and documents related to the adoption of the Negative Declaration and the Compatibility Plan are attached at the back of the document.

An overview of policy changes included in the TTALUCP update and a graphic showing the changes in the Compatibility Zones are attached to this memo.

After reviewing the TTALUCP and the Negative Declaration, it is staff's opinion that the plan, together with its compatibility criteria, technical data, and environmental document are relevant and well suited for guiding the work of the TTALUC.

attachments

**RESOLUTION 16-03
OF THE
TRUCKEE TAHOE AIRPORT LAND USE COMMISSION**

**A RESOLUTION APPROVING THE NEGATIVE DECLARATION AND ADOPTING THE
PROPOSED TRUCKEE TAHOE AIRPORT LAND USE COMPATIBILITY PLAN**

WHEREAS, the Truckee Tahoe Airport Land Use Commission (TTALUC) has prepared the Truckee Tahoe Airport Land Use Compatibility Plan (TTALUCP) for the Truckee Tahoe Airport, incorporated by this reference as though set forth fully herein, to replace the prior Truckee Tahoe Airport Land Use Compatibility Plan, adopted October 19, 2010; and

WHEREAS, the proposed TTALUCP, including a revised airport influence area, has been prepared in accordance with the requirements of the California State Aeronautics Act (Public Utilities Code, Sections 21670 *et seq.*), and the formulation of the TTALUCP has been guided by the California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics, as required by state law (Public Utilities Code, Section 21674.7); and

WHEREAS, a Negative Declaration, incorporated by this reference as though set forth fully herein, for the proposed TTALUCP has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code, Sections 21000, *et seq.*) and the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000, *et seq.*); and

WHEREAS, the proposed TTALUCP, including the revised airport influence area, and the draft Negative Declaration were circulated for agency and public review and comment for a thirty-day review period from September 1, 2016 to October 3, 2016, and were duly noticed in the largest newspaper of general circulation in eastern Nevada and Placer Counties; and

WHEREAS, on October 27, 2016, the TTALUC held a public hearing to receive and consider comments on the draft TTALUCP and the draft Negative Declaration, in addition to any comments received during the thirty-day comment period; and

WHEREAS, the TTALUC has considered all agency and public comments received on the TTALUCP and Negative Declaration; and

WHEREAS, the documents and other materials that constitute the record of proceedings upon which the TTALUCP has based its decisions are located at 101 Providence Mine Road, Suite 102, Nevada City, California, 95959.

NOW THEREFORE BE IT RESOLVED, that the TTALUC hereby approves the Negative Declaration, certifying that it has been completed in compliance with the provisions of CEQA and its implementing regulations.

BE IT FURTHER RESOLVED, that the TTALUC has reviewed and considered the information contained in the Negative Declaration, including all comments and responses to comments, prior to making its determination on the TTALUCP, and that the Negative Declaration represents the independent judgment and analysis of the TTALUC, which hereby finds that the adoption of the TTALUCP will have no significant effect on the environment, as it will not cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

BE IT FURTHER RESOLVED, that the TTALUC hereby adopts the proposed TTALUCP, finding that the TTALUCP provides for the orderly growth of the Truckee Tahoe Airport and the area surrounding the airport within the jurisdiction of the TTALUC, and safeguards the general welfare of the inhabitants within the vicinity of the airport and the public in general.

PASSED AND ADOPTED by the Truckee Tahoe Airport Land Use Commission on October 27, 2016, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Richard Anderson, Chairman
Truckee Tahoe Airport Land Use Commission

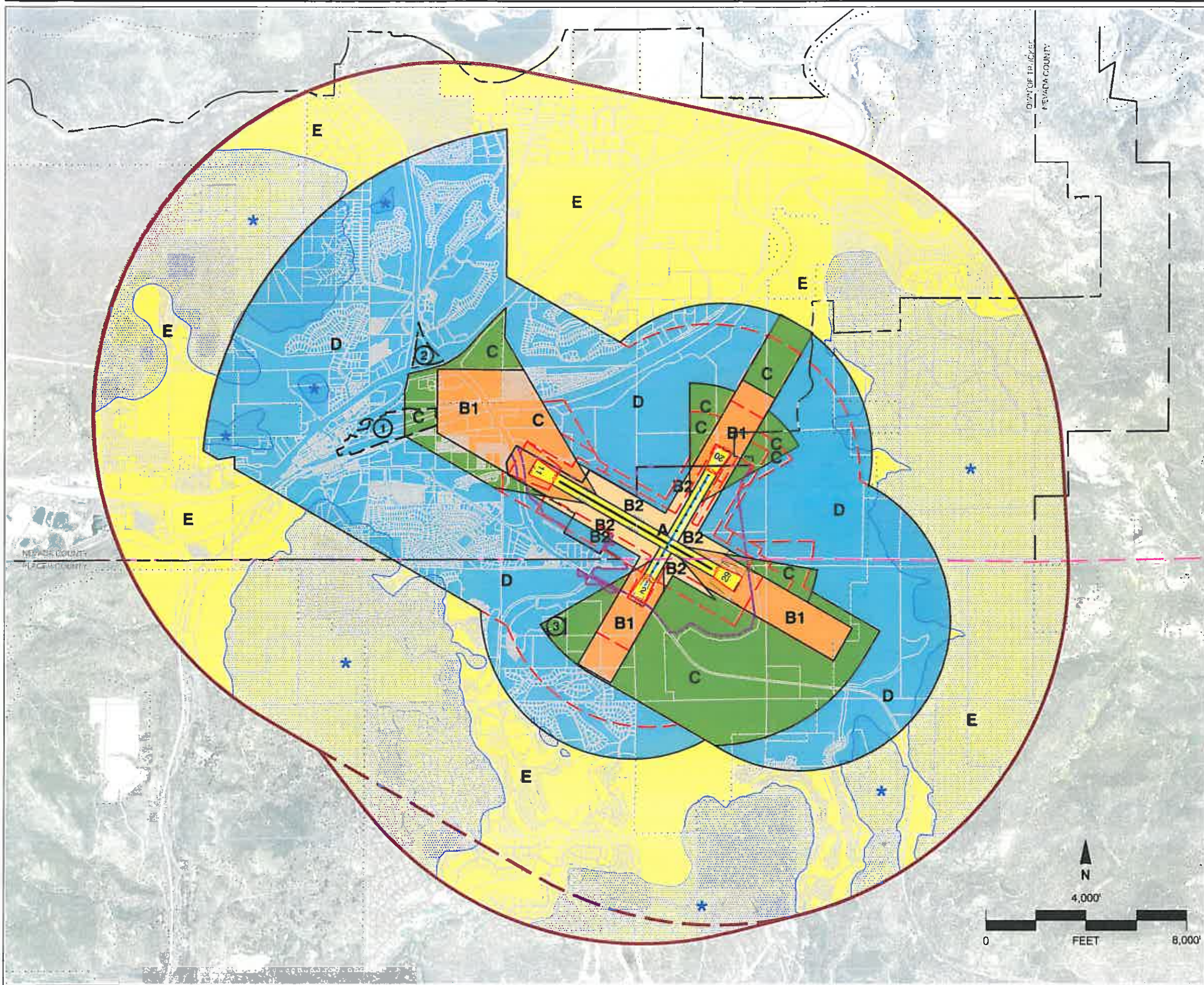
Attest: _____
Antoinette Perry
Administrative Assistant

Truckee Tahoe Airport Land Use Compatibility Plan (June 2016 Draft)

Overview of Draft Policy Changes August 31, 2016

Public Utilities Code Section 21675(a) requires that an Airport Land Use Compatibility Plan (ALUCP) be based on a long range master plan that reflects the anticipated growth of the airport during at least the next 20 years. The current 2010 Truckee Tahoe ALUCP is based upon the 2000 Truckee Tahoe Airport Master Plan which included proposals for the construction of two additional runways. In June 2016, the Truckee Tahoe Airport District (TTAD) amended the 2000 Master Plan to eliminate both future runways. The 2025 Master Plan also includes a proposal to widen Runway 2-20 and extend it to the south. The proposed runway reconfiguration, and other Master Plan proposals, necessitate changes to the current 2010 ALUCP if it is to match the assumptions of the 2025 Master Plan. A summary of the principal changes made to the ALUCP include:

1. The inner compatibility zones for Runway 11-29 are smaller, particularly to the north, as a result of eliminating the future parallel runway concept and keeping the runway at its current Runway Design Code (RDC) as a B-II runway (FAA coding). See attached map.
2. The compatibility zones for Runway 2-20 are narrower, particularly to the east, to reflect elimination of the future parallel runway concept. However, the compatibility zones now extend further to the northeast and southwest to reflect the proposal to lengthen and upgrade the runway to a RDC B-II runway. Certain parcels in Placer County are now within the proposed Airport Influence Area. These parcels are located in the Lahonton and Northstar neighborhoods southwest of the airport. The principal limitations on these parcels would be related to satisfying Federal Aviation Regulation (FAR) Part 77 height criteria.
3. The single-acre intensity limits in Table 2A, *Basic Compatibility Criteria*, for Compatibility Zones B2, C and D are less stringent, consistent with new guidance in the California Airport Land Use Planning Handbook (see page 2-45).
4. The ALUCP is reorganized to more closely match the Nevada County ALUCP (2011). These changes simplify and streamline project reviews conducted by the Truckee Tahoe Airport Land Use Commission (TTALUC) staff, who also serve as staff to the Nevada County ALUC. Definitions and code reference to the ALUC statutes were also added.
5. Other noteworthy policy changes or additions include:
 - Policy 1.1.1: Requires TTALUC review of certain proposed development of the Truckee Tahoe Airport property (e.g., airport expansion plans and nonaviation development).
 - Policy 1.1.2: Establishes the effective date of the ALUCP.
 - Policy 1.1.3(b)(3): Requires that environmental documents for projects within the Airport Influence Area specifically address the compatibility criteria in the ALUCP in addition to the guidance provided in the California Airport Land Use Planning Handbook.
 - Policy 1.1.3(c): Specifies that charter schools are among the school districts that are subject to the ALUCP.
 - Policy 1.5.3: Specifies the circumstances in which a land use no longer qualifies as an Existing Land Use.
 - Policy 2.1.3: Requires that review fees be submitted with the TTALUC submittal form.
 - Policy 2.2.5: Specifies that the TTALUC's review period is 60 days, as provided by state law.
 - Policy 2.3.3: Provides an appeal process for actions made by the TTALUC Executive Director.
 - Policy 3.1.5: Explains methods for evaluating mixed-use developments.
 - Policy 5.1.5: Indicates that single noise events is a factor in determining compatibility of highly noise-sensitive land uses.
 - Policy 5.2.2: Explains methods for calculating nonresidential intensity.
 - Policy 6.1.5: Recommends that the potential for the use of a building to change over time be considered.
 - Policy 6.2.1: Revises the site-specific exception for the Truckee Railyard Redevelopment Area to reflect recent proposals approved by TTALUC in April 2016.



- Legend**
- Boundary Lines**
- Airport Property Line
 - County Boundary Line
 - Truckee Town Limits
 - Truckee Sphere of Influence
 - Federal Lands (USFS & Corps of Engineers)
 - Existing Runway 11-29 (7,000')
 - Existing Runway 2-20 (4,650')
 - Future Runway 2-20 (5,055')
 - Adopted Airport Influence Area
 - Proposed Airport Influence Area (2016)
 - Adopted Compatibility Zones
 - Proposed Compatibility Zones (2016)
- A** Runway Protection Zone
 - B1** Inner Approach/Departure Zone
 - B2** Sideline Zone
 - C** Outer Approach/Departure Zone
 - D** Primary Traffic Pattern Zone
 - E** Other Airport Environs
 - Height Review Overlay Zone

Truckee Tahoe Airport Land Use Commission
 Truckee Tahoe Airport
 Land Use Compatibility Plan
 (August 2016 Draft)



Compatibility Zone Comparison
 Truckee Tahoe Airport

TRUCKEE TAHOE AIRPORT LAND USE COMMISSION (TTALUC)

NOTICE OF PUBLIC HEARING AND DOCUMENT AVAILABILITY

ADOPTION OF TRUCKEE TAHOE AIRPORT LAND USE COMPATIBILITY PLAN (INCLUDING AIRPORT INFLUENCE AREA) AND CEQA ENVIRONMENTAL DOCUMENTS

NOTICE IS HEREBY GIVEN that the Truckee Tahoe Airport Land Use Commission (TTALUC) will hold a public hearing to consider adoption of the proposed Truckee Tahoe Airport Land Use Compatibility Plan (ALUCP) and Negative Declaration. The draft ALUCP includes proposed modifications of the Airport Influence Area boundary and Compatibility Zones to reflect the airport development proposals included in the 2025 Truckee Tahoe Airport Master Plan, which was recently adopted by the Truckee Tahoe Airport District in June 2016. The proposed Airport Influence Area boundaries extend 3.6 statute miles to the northwest and 2.7 statute miles to the northeast and south beyond the airport's runway ends. The draft ALUCP includes limited changes to the compatibility criteria to reflect new statewide guidance. The proposed ALUCP will replace the plan adopted by the TTALUC in 2010. The preparation or amendment of an ALUCP for public use airports is required by the California State Aeronautics Act (Public Utilities Code Section 21670 et seq.). The purpose of the ALUCP is to promote compatibility between proposed land use development and the Truckee Tahoe Airport that would be affected by noise, safety, airspace protection and overflight effects of aircraft operations at the Airport. The ALUCP does not propose any airport development or land use changes; nor will the plan affect existing land uses, federal, state or tribal lands. The public hearing will be held at the following time and location:

**Thursday, October 27, 2016 at 10:00 AM
(or as close to this time as possible)
Truckee Tahoe Airport Terminal, Board Room-A
10356 Truckee Airport Road, Truckee, CA 96161**

A copy of the draft ALUCP and Negative Declaration are available for review and can be downloaded at <http://www.nctc.ca.gov/Reports/Aviation-Reports/index.html> and are available for examination during regular business hours at:

Truckee Tahoe Airport Terminal, 10356 Truckee Airport Road, Truckee, CA
Truckee Library, 10031 Levon Ave., Truckee CA
Kings Beach Library, 301 Secline St., Kings Beach, CA
Nevada County Transportation Commission, 101 Providence Mine Rd., Ste. 102, Nevada City CA

All interested persons are encouraged to attend the public hearing. The TTALUC will accept public comments during a 30-day review period from September 1, 2016 to October 3, 2016. Written comments must be submitted by Monday, October 3, 2016 to the address below.

For more information, please see the Nevada County Transportation Commission web site <http://www.nctc.ca.gov/Reports/Aviation-Reports/index.html> or contact:

**Daniel Landon, TTALUC Executive Director
101 Providence Mine Road - Suite 102
Nevada City, CA 95959
Tel: 530.265.3202, Fax: 530.265.3260, Email: dlandon@nccn.net**

RECEIVED OCT 4 2016



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

September 30, 2016

Dan Landon
Truckee Tahoe Airport District
101 Providence Mine Rd # 102
Nevada City, CA 95959

Subject: Truckee Tahoe Airport Land Use Compatibility Plan (ALUCP)
SCH#: 2016082081

Dear Dan Landon:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on September 29, 2016, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

A handwritten signature in black ink that reads "Scott Morgan".

Scott Morgan
Director, State Clearinghouse



State of California - Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 North Central Region/Region 2
 1701 Nimbus Road, Suite A
 Rancho Cordova, CA 95670
 (916) 358-2900
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
 CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address: Truckee Tahoe Airport Land Commission
 101 Providence Mine Road, #102
 Nevada City, CA 95959

CEQA Lead Agency: Truckee Tahoe Airport Land Use Commission (TTALUC)

Project Name: Truckee Tahoe Airport Land Use Compatibility Plan (ALUCP)

CEQA Document Type: Negative Declaration

State Clearing House Number and/or local agency ID number: 2016082081

Project Location: 10356 Truckee Airport Road, Truckee, CA 96161

Brief Project Description: The proposed ALUCP will replace the plan adopted by the TTALUC in 2010 for the Truckee Tahoe Airport, which is owned and operated by the Truckee Tahoe Airport District. The preparation or amendment of an ALUCP for public use airports is required by the California State Aeronautics Act.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish and G. Code § 711.4(c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to FGC Section 711.4(c)(3).

Approved By: Jennifer Nguyen Date: 9/12/16
 Jennifer Nguyen

Title: Senior Environmental Scientist, Supervisor

The County Of Nevada

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CLERK RECORDER-REGISTRAR OF VOTERS

GREGORY J. DIAZ

950 Maldu Ave Suite 210, Nevada City, CA 95959
950 Maldu Ave Suite 250, Nevada City, CA 95959
mynevadacounty.com/nc/recorder

• Recorder (530) 265-1221 • Fax (530) 265-9842
• Elections (530) 265-1298 • Fax (530) 265-9829
mynevadacounty.com/nc/elections

Date: **September 29, 2016**

TRUCKEE TAHOE AIRPORT LAND USE COMMISSION

101 PROVIDENCE MINE RD STE 102
NEVADA CITY, CA 95959

RE: CALIFORNIA ENVIRONMENTAL QUALITY ACT POSTINGS

Document/Filing Number: FNG13

Dear TRUCKEE TAHOE AIRPORT LAND USE COMMISSION :

Enclosed please find the public copy posted in the Nevada County Clerk-Recorder's office for
30 Days per CALIFORNIA CODES PUBLIC RESOURCES CODE SECTION 21152 (c).

Sincerely,

Gregory J. Diaz, Nevada County Clerk-Recorder

By: KRISTA F PYZER Deputy

TRUCKEE TAHOE AIRPORT LAND USE COMMISSION (TTALUC)

NOTICE OF PUBLIC HEARING AND DOCUMENT AVAILABILITY

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POSTED

location:
08/30/2016

Through

RYAN RONCO, COUNTY CLERK

By


Deputy Clerk

Thursday, October 27, 2016 at 10:00 AM

(or as close to this time as possible)

Truckee Tahoe Airport Terminal, Board Room-A
10356 Truckee Airport Road, Truckee, CA 96161

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Truckee Library, 10031 Levon Ave., Truckee CA
Kings Beach Library, 301 Sedline St., Kings Beach, CA
Nevada County Transportation Commission, 101 Providence Mine Rd., Ste. 102, Nevada City CA

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For more information, please see the Nevada County Transportation Commission web site <http://www.nctc.ca.gov/Reports/Aviation-Reports/index.html> or contact:

Daniel Landon, TTALUC Executive Director
101 Providence Mine Road · Suite 102
Nevada City, CA 95959

Tel: 530.265.3202, Fax: 530.265.3260, Email: dlandon@nccn.net

Dan Landon

From: Sheri Kasza <SKasza@placer.ca.gov>
Sent: Tuesday, August 30, 2016 12:47 PM
To: Dan Landon
Subject: posted copy Truckee Tahoe Airport
Attachments: DOC083016-08302016103614.pdf

Thank you and have a great day!

Sheri Kasza

Sheri Kasza, Supervisor
Placer County Clerk-Recorder's Office
2954 Richardson Drive
Auburn, CA 95603
(530) 886-5607

-----Original Message-----

From: CLK-TOS-049@placer.ca.gov [mailto:CLK-TOS-049@placer.ca.gov]
Sent: Tuesday, August 30, 2016 10:36 AM
To: Sheri Kasza
Subject: Send data from MFP07788123 08/30/2016 10:36

Scanned from MFP07788123

Date: 08/30/2016 10:36
Pages: 1
Resolution: 200x200 DPI
