



TRUCKEE TAHOE AIRPORT LAND USE COMMISSION

DR. MARK BROWN – Nevada County City Selection Committee
BRENT P. COLLINSON – Placer County Airport Managers
KEN FOSTER – Representing the General Public
PAUL JOINER – Placer County City Selection Committee
JENNIFER MONTGOMERY – Placer County Board of Supervisors (2011 Vice Chairman)
TED S. OWENS – Nevada County Board of Supervisors (2011 Chairman)
KEVIN SMITH – Nevada County Airport Managers

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

“CORRECTED” MINUTES OF MEETING July 20, 2011

A meeting of the Truckee Tahoe Airport Land Use Commission (TTALUC) was held on Wednesday, July 20, 2011 in the Town of Truckee Council Chambers, 10183 Truckee Airport Road, Truckee, California. The meeting was scheduled for 2:30 p.m.

Members Present: Dr. Mark Brown, Brent Collinson, Ken Foster, Ted Owens and Kevin Smith

Members Absent: Paul Joiner and Jennifer Montgomery

Staff Present: Daniel Landon, Executive Director; Toni Perry, Administrative Assistant; Nevada County Transportation Commission

Standing Orders: Chairman Owens convened the Truckee Tahoe Airport Land Use Commission meeting at 2:30 p.m.

Pledge of Allegiance

PUBLIC COMMENT

There was no public comment.

CONSENT ITEM

1. TTALUC Minutes

January 28, 2011. *Approved.*

Commissioner Collinson made a motion to approve the TTALUC Minutes of January 28, 2011. Commissioner Smith seconded the motion. The motion passed with abstentions from Chairman Owens and Commissioner Brown who were absent from the January meeting.

ACTION ITEM

2. Initial Study/Mitigated Negative Declaration for a Project Called “Pollard Station – Senior Living Project”

Executive Director Landon explained that at the last TTALUC meeting Commissioner Foster asked when there would be situations that staff would defer making a decision and bring a project to the Commission, and he said this was one of those situations. He read from the Truckee Tahoe Airport Land Use Compatibility Plan (TTALUCP), which states that the Executive Director has two choices of action when reviewing a land use: 1) to find that the project does not contain any characteristics likely to result in inconsistencies with the compatibility criteria; or 2) to find that the proposed project may be inconsistent and at that time staff would be required to forward the project to the Commission. Mr. Landon stated that the Senior Living Project proposes to have what are termed “vulnerable occupants” inside Compatibility Zone D, therefore he brought the project before the Commission.

Executive Director Landon said the staff report given to the Commissioners pointed out what the concerns were and how they have all been reasonably mitigated. One issue that was a little bit of a pause for him was that the policy states that a discouraged use should only be allowed if there is no feasible alternative. Mr. Landon said he looked at the flight path for the Truckee Tahoe Airport and all of the parcels that were of a size to suit that particular facility were somewhere in the flight path or the area surrounding the airport, so it was pick an area that you want to use or otherwise you just totally could not do the project. He noted that Truckee Tahoe Airport staff also looked at the project plans and did not find any major concerns relating to operations of the airport. Mr. Landon listed three mitigating factors: 1) The fact that the location is over 7,000 feet off the runway; 2) there is heavy tree cover near the buildings; and 3) there are two open areas nearby that would allow a pilot in distress to make a landing. Based on those issues, staff recommended to the Commission that the Pollard Station Senior Living Project could be found consistent, with the condition that there should be an overflight easement recorded for the project.

Dale Creighton from SCO Planning and Engineering, Inc. stated that he agreed with the staff report and noted that the project is within the Hilltop Master Plan at the end of Pine Cone Drive on the left. He said there are two high density residential developments in the area.

Commissioner Smith, who is the Truckee Tahoe Airport General Manager, handed out maps that showed a typical flight path and indicated how a typical pilot would make a turn. Chairman Owens asked for verification regarding a typical take-off pattern heading west, the location of the Pollard Station project within that route, and inclusion of an overflight easement for this project. Truckee Tahoe Airport staff gave further explanation with the maps they provided. Chairman Owens summarized that a departing pilot would either turn southerly prior to reaching the Pollard Station location or fairly long after.

Commissioner Foster said he agreed with staff’s analysis.

Commissioner Brown asked if there was a prescribed altitude to turn in at. The answer was ~~11,000~~ 7,000 feet, but in a climbing ascent it is not to be below the traffic pattern altitude (TPA). They discussed how you would descend to the airport if coming from the direction of Squaw Valley.

Chairman Owens commented for the record that the Commission, as an ALUC, was not passing judgment on the merits of the project. He said the project is under the authority of the Town of Truckee to review. The TTALUC looks at consistency with the land use policies listed in the Truckee Tahoe Airport Land Use Compatibility Plan. He asked if an overflight easement is placed upon Pollard Station, does that have an impact on the project itself as planned or no impact; is it a recordation. Executive Director Landon said it is in fact a recordation to make it clear to whomever is running the project that there is aircraft in the vicinity and they are in the general pattern area.

Commissioner Collinson commented that a mitigating factor is the heavy tree cover in the area of the project and he knows there is other proposed development at Hilltop. He asked what assurances there were that the area would stay heavily wooded or at least not be clear cut for future development. Dale Creighton said the Hilltop Master Plan has building envelopes within the entire property of about 40 acres. He said the high intensity uses are located in the very north portion of the property where there is no tree cover, in the Cottonwood area. The most extensive tree removal would be in the 8 acre Pollard Station site itself. Mr. Creighton said as you move south there are two residential pockets that are relatively narrow in size, so the majority of the property is going to remain as an open-space zone.

Commissioner Brown made a motion to adopt Resolution 11-02 that includes findings to make a determination that the Pollard Station – Senior Living Project is consistent with the Truckee Tahoe Airport Land Use Compatibility Plan, subject to recordation of an overflight easement over the project area. Commission Foster seconded the motion.

Commissioner Foster asked how the overflight easement affects any potential noise complaints. Executive Director Landon replied that would be the main purpose for the overflight easement; to put the purchaser on notice that this property is in the overflight zone and therefore they would be subject to noise. Mr. Landon continued that the project is outside the 55 CNEL, therefore the standard insulation on a building is going to reduce the noise down to where it should not be a factor. Commissioner Foster said it is notification rather than prohibition from. He commented that there is a variety of sensitivities to aircraft noise.

Commissioner Collinson referred the Commission to pages G 6-7 of the TTALUCP that shows a typical overflight easement. Chairman Owens asked for any additional comments and called for a vote on the motion. The motion passed unanimously.

COMMISSION ANNOUNCEMENTS

Executive Director Landon noted that he has been in communication with the Fair Political Practices Commission since January regarding the Conflict of Interest Code for the TTALUC. He had received an email from the staff person the previous day and she said she received the green light, therefore the final approval should arrive within a week or so.

Commissioner Smith reported that he has a meeting with the Federal Aviation Administration (FAA) on August 18th to find out with more certainty what the status is of funding for the Airport Master Plan update. He said there will be a RFQ (request for quote) that will have a scope of work attached and the Airport District Board of Directors will look at it the following week. He added that he would like the TTALUC to take a look at it, so he would be sending it out for comments.

Executive Director Landon reported Commissioner Brown was reappointed on May 26, 2011 to the TTALUC for a four year term.

SCHEDULE FOR NEXT MEETING

The next scheduled meeting of the Truckee Tahoe Airport Land Use Commission will be determined as the need arises in 2011 or in 2012 as the TTALUC Bylaws state.

ADJOURNMENT OF MEETING

Chairman Owens adjourned the meeting at 2:47 p.m.

Respectfully submitted: Antoinette Perry
Antoinette Perry, Administrative Assistant

Approved on: April 6, 2012

By: T. Owens
Theodor S. Owens, Chairman
Truckee Tahoe Airport Land Use Commission