



# TRUCKEE TAHOE AIRPORT LAND USE COMMISSION

RICHARD ANDERSON – Nevada County Board of Supervisors  
DR. MARK BROWN – Nevada County City Selection Committee (2013 Vice Chairman)  
BRENT P. COLLINSON – Placer County Airport Managers  
KEN FOSTER – General Public  
PAUL JOINER – Placer County City Selection Committee (2013 Chairman)  
JENNIFER MONTGOMERY – Placer County Board of Supervisors  
KEVIN SMITH – Nevada County Airport Managers

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

## MINUTES OF MEETING November 18, 2013

A meeting of the Truckee Tahoe Airport Land Use Commission (TTALUC) was held on Monday, November 18, 2013 in the Truckee Tahoe Airport Meeting Room A, 10356 Truckee Airport Road, Truckee, California. The meeting was scheduled for 1:00 p.m.

Members Present: Richard Anderson, Dr. Mark Brown, Brent Collinson, Ken Foster, Paul Joiner, and Kevin Smith

Members Absent: Jennifer Montgomery

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

Standing Orders: Chairman Joiner convened the Truckee Tahoe Airport Land Use Commission meeting at 1:00 p.m.

Pledge of Allegiance

### PUBLIC COMMENT

There was no public comment.

### CONSENT ITEMS

#### 1. TTALUC Minutes

October 4, 2013. *Approved as amended.*

Commissioner Collinson and Commissioner Smith requested the October 4, 2013 TTALUC Minutes be pulled and corrected.

Commissioner Collinson stated on page 5, second paragraph under Item #4, the sentence should read, “seven or nine **Airport** Special Districts in California.” Commissioner Collinson noted on page 7, middle of the page, the sentence should read, “having a 100 foot **wide** runway.” On page 9, Commissioner Collinson said in the second paragraph, where the helipad was being discussed,

dependent upon this project moving forward. He did not think it was a conflict of interest, but he wanted to make the disclosure. Commissioner Smith asked Commissioner Collinson if he did not think it was a conflict for himself, as the Truckee Tahoe Airport Manager. Commissioner Collinson said he thought as long as they both disclose the situation, it does not rise to the level of having to disqualify themselves. Executive Director Landon said his understanding was that the disclosure then covers Commissioner Smith and Commissioner Collinson. Commissioner Collinson replied yes.

Commissioner Anderson asked staff, when looking at the page entitled, "Joerger Ranch Specific Plan – Compatibility Analysis with Truckee Tahoe ALUCP," will this information be used by the Town of Truckee or the Truckee Tahoe ALUC. He asked what if someone does propose a distillery within that zone; what happens at that point. Executive Director Landon replied that the Town, when approving the use in that area or zone, would note the intensity of the planned use and make sure it was in sync with the intensity that is shown in Table 2A and Table 2B. Mr. Landon said, with regard to the steam production, they would have some mechanical device or means to show that there is no potential for an airspace hazard. Commissioner Anderson asked if there were any possibility that this could be lost in the shuffle, since the Town has their own criteria for examining projects. He asked how there would be assurance that the Town would include this in their review process. Executive Director Landon said there is no Memorandum of Understanding (MOU) with the Town, but the Town submitted the project to the TTALUC for their compatibility review. He said the compatibility only occurs if they meet those conditions.

Chairman Joiner asked for any other questions or comments from the Commissioners. There were none. He asked the public if anyone had a comment on this item. There was no public comment.

Commissioner Collinson made a motion to adopt Resolution 13-02 of the Truckee Tahoe Airport Land Use Commission approving the consistency determination for the Joerger Ranch Specific Plan (PC-3) with the Truckee Tahoe Airport Land Use Compatibility Plan. Commissioner Foster seconded the motion. The motion passed unanimously.

3. PUBLIC HEARING: Request for TTALUCP Consistency Findings – Truckee Donner Recreation and Park District, Aquatic Center

Executive Director Landon noted, at the previous meeting, a letter from Denny Dickinson, Truckee resident, was read into the record. Mr. Dickinson requested a public hearing be held on this project. Subsequent to that meeting, staff received the routing notice from the Town of Truckee with the request for a determination of airport land use compatibility with the Truckee Donner Recreation and Park District Aquatic Center. Mr. Landon stated the TTALUC has three choices of action with regard to the project review:

- (a) Find the project consistent with the Compatibility Plan.
- (b) Find the project consistent with the Compatibility Plan, subject to compliance with such conditions as the Commission may specify.
- (c) Find the project inconsistent with the Compatibility Plan.

Executive Director Landon stated the meeting packet materials reflected several iterations of working with the Recreation District to determine the compatibility of this project, with the special exemption that was included in the Truckee Tahoe Airport Land Use Compatibility Plan for the Community Center. Staff worked with Mead & Hunt as the airport land use compatibility

Commissioner Anderson referred to the handouts given that day at the meeting, one of which was an Event Management Policy proposed for the Truckee Aquatic Center. He said it appears to be reasonable and asked if staff had an opportunity to review it and had any comments on it. Executive Director Landon said it was from the Recreation District and it was in response to a conversation he had with Steve Randall of the Recreation District. Mr. Landon pointed out that the TTALUC did not have leeway as an Airport Land Use Commission to find compatibility for more than the 300 persons per single acre. It was suggested that there might be a better way to stage their events. Mr. Landon said the Event Management Policy was in response to that suggestion. He thought they did a very credible job of addressing the issue.

Commissioner Anderson said, with regard to the question he asked on the last agenda item, he thought it might make sense to help ensure compliance with this by requiring the Recreation District notify the Town, and/or the TTALUC, whenever they do propose to hold an event and what their anticipated attendance might be. He said that way there is a record with regard to what is anticipated and what is going to be done, if it exceeds a certain amount. Commissioner Anderson said he supposed he was requesting the Event Management Policy be modified to show there is notification required to the approving bodies. Executive Director Landon thought, from a staff perspective, that would be fine. Commissioner Anderson asked if it was within the Town's approval also or just a part of the TTALUC approval. Mr. Landon said it is basically the TTALUC's approval, but the Town, in order to make their findings and approve the use permit, would be looking back to this issue of compatibility. Commissioner Smith asked if these recommendations and the information provided would be going to the Town of Truckee Planning Department. Mr. Landon said that was correct. Commissioner Smith said, if he understood correctly, the Town could do essentially whatever they want with the recommendation. He said the TTALUC would need to word the motion and resolution indicating that these are the things they might consider and include, and then it is up to the Town. Mr. Landon replied that the Town is the jurisdiction with final approval authority, but their approval would only come based on the TTALUC's consistency finding.

Commissioner Anderson asked, with regard to the responses from Mark Wilson of Innovate, if it would be wise to have Bill Quesnel review them before the Commission take a final action. Commissioner Smith said he thought Mr. Quesnel had looked at them. Hardy Bullock, Truckee Tahoe Airport staff as Environment and Technology Specialist, commented that Bill Quesnel had reviewed them, and he found they reasonably meet the expectations of the Airport District. Mr. Quesnel said it creates uniformity between the first building, Phase I, and the Aquatic Center, so he was comfortable with what is in that. Commissioner Anderson replied that he was fine with it then.

Commissioner Collinson stated he shared Commissioner Anderson's concerns regarding the Event Management Policy. He understood, when the initial project was approved, there was not going to be a large number of children present, but now they have a Day Care Center there. Commissioner Collinson thought that potentially seems inconsistent with not having a large number of children there. He asked what assurances the TTALUC could get from the applicant that they actually will be following this policy. Commissioner Collinson said the other thing he noticed was they are saying how the occupancy capacity may be limited by the number of parking spaces, but he has gone to several events at the Community Center, such as funerals and dinners, where people are parking in the dirt. Therefore, he does not see where the number of parking spaces will limit the number of people there. Executive Director Landon replied, with regard to the number of people at the Community Center itself, they have four other activities other than the Aquatic Center, at 1,000 people per single acre maximum, so he was pretty

Commissioner Foster made a motion to adopt Resolution 13-03, as modified during discussion, to make a finding that the Truckee Donner Recreation and Park District Aquatic Center is consistent with the Truckee Tahoe Airport Land Use Compatibility Plan, subject to compliance with the conditions set forth. Commissioner Brown seconded the motion.

Commissioner Anderson modified the motion to include that text be added to Resolution 13-03 to indicate the Truckee Aquatic Center Event Management Policy should require notification to the Town of Truckee and the Truckee Tahoe Airport Land Use Commission with regard to upcoming events and anticipated attendance. Commissioner Foster suggested the Truckee Tahoe Airport District be notified and not the TTALUC. Commissioner Anderson replied whatever is most appropriate. Commissioner Smith asked if that would be for events with an anticipation to exceed the 300 persons, because the Airport District does not need to be notified of all events. Commissioner Anderson said yes, to state events that may exceed 300 attendees.

Commissioner Foster said he understood that to be part of the discussion with regard to the modification, and he would agree as the motion maker to that addition. Commissioner Foster said, as a discussion, the purpose for the notification to be directed to the Airport District is because: 1) the Town of Truckee is likely to be closed during any large event in the evening; 2) the Airport District would be the first to know if there were an aviation incident in that area, and would probably notify whatever response units were appropriate, and at that time be able to tell them there is a large gathering at that site. Therefore, Commissioner Foster thought the Airport District would be the primary one that would need to know when large events occur at the Aquatic Center. Executive Director Landon said, if he remembered the conversation correctly, there was the issue by providing that notice, then someone would be able to go and determine if, in fact, they are staging the attendees as they have stated they will do. He said it gives an ability to know when there might be a potential to check on it. Commissioner Foster agreed that was a part of the discussion. His concern was that, if there were some aviation incident, responders should know that this is a special problem.

Chairman Joiner asked if the motion was clear to TTALUC staff. Commissioner Foster said his discussion was not intended to change the motion, it was intended to clarify his directing information to the Airport District. Commissioner Smith said he was fine with notifying the Airport District. His only issue was possibly a need for training sometime in the future, particularly for himself and possibly for Commissioner Collinson, who is a contractor to the airport, as to whether there is a proper separation of airport and TTALUC on any items or recommendations that come through. Commissioner Smith said, if it becomes a requirement, it will come from the Town of Truckee through their approval process, if that notification is actually a requirement on the Recreation District. He said, in that sense, it is perfectly fine to have the Airport District notified that there is going to be an event that exceeds 300 people in the Aquatic Center. Executive Director Landon said, from his perspective, if ALUC staff were notified of a large event, they would not be going to Truckee to check up on the event. He noted the Airport District staff might want to go over to the Aquatic Center on a Saturday, or whenever the event occurs, to see if in their management of the event, they were following the requirements that they laid out. Mr. Landon said the liability, in the event of an aircraft accident, would be coming back to the Airport District and not the ALUC.

Commissioner Anderson shared that he served on the Truckee Town Council for eight years, and he was not entirely sure that the Town is always diligent in insuring that conditions of approval are pursued or at least monitored over time. He added that this is one way to help insure that the requirement occurs.

ADJOURNMENT OF MEETING

Chairman Joiner adjourned the meeting at 1:38 p.m.

Respectfully submitted: Antoinette Perry  
Antoinette Perry, Administrative Assistant

Approved on: May 30, 2014

By: Paul D. Joiner  
Paul D. Joiner, Chairman  
Truckee Tahoe Airport Land Use Commission