

# TRUCKEE TAHOE AIRPORT LAND USE COMMISSION

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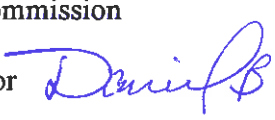
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KEVIN SMITH – Nevada County Airport Managers

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

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## MEMORANDUM

TO: Truckee Tahoe Airport Land Use Commission

FROM: Daniel B. Landon, Executive Director 

SUBJECT: Executive Director's Report for the May 30, 2014 Meeting

DATE: May 2, 2014

### 1. JOERGER RANCH SPECIFIC PLAN

On November 18, 2013 the Truckee Tahoe Airport Land Use Commission (TTALUC) reviewed the Joerger Ranch Specific Plan (PC-3) and found that it was consistent with the Truckee Tahoe Airport Land Use Compatibility Plan (TTALUCP), subject to compliance with the **Joerger Ranch Specific Plan-Compatibility Analysis with TTALUCP**, and subject to the maximum intensities, prohibited uses, noise and overflight factors, safety and air space protection factors, and other development conditions set forth in Tables 2A and 2B of the TTALUCP. This finding was transmitted to the Town of Truckee's planning staff on November 25, 2013. On February 18, 2014 the Town held a Planning Commission Workshop regarding the Joerger Ranch Specific Plan. The Town has not given final approval to the Specific Plan, and Truckee's planning staff indicated last week that the project applicant is considering a potential revision to the land use in the plan.

### 2. SHAFFER'S MILL CELL TOWER/CARSON RIDGE ROAD MONOPINE (PCEL20130134)

Policy 2.3.2 of the TTALUCP provides the Executive Director two options when reviewing major land use actions:

- (a) Find that the proposed project does not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the plan. Upon said finding, the Executive Director is authorized to approve such projects on behalf of the commission.
- (b) Find that the proposed project may be inconsistent with the compatibility plan. The Executive Director shall forward any such project to the commission for consistency determination.

Initially, based on the location and height of the proposed cell tower structure, it was assumed that this project would require review by our land use compatibility consultant. However, having received FAA Aeronautical Study No. 2103-AWP-1417-OE with a Determination of No Hazard to Air Navigation, further review by our consultant was not necessary, and upon receipt of a signed aviation easement, the project will be approved.