



TRUCKEE TAHOE AIRPORT LAND USE COMMISSION

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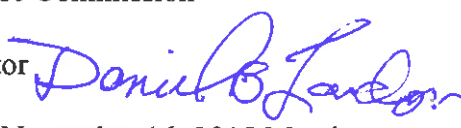
RICHARD ANDERSON – Nevada County Board of Supervisors (2014 Vice Chairman)
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CAROLYN WALLACE DEE – Nevada County City Selection Committee
KEN FOSTER – General Public
PAUL JOINER – Placer County City Selection Committee
JENNIFER MONTGOMERY – Placer County Board of Supervisors
KEVIN SMITH – Nevada County Airport Managers

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

Files: 40.2.4

MEMORANDUM

TO: The Truckee Tahoe Airport Land Use Commission

FROM: Daniel B. Landon, Executive Director 

SUBJECT: Executive Director's Report for the November 16, 2015 Meeting

DATE: November 12, 2015

The last Truckee Tahoe Airport Land Use Commission (TTALUC) meeting was held on May 30, 2014. In the intervening time, staff, supported by airport land use compatibility consultant, Mead & Hunt, Inc., has worked on the following projects:

POLLARD STATION

This is a senior housing project that received a consistency determination from the TTALUC in 2011. Staff received notice of a revision to the application, reviewed the revision, and found that there were no changes to the project impacts.

JOERGER RANCH SPECIFIC PLAN

This project was given a consistency determination in November 2013. Staff has received notices and documentation related to the adoption of the specific plan. There have been no changes related to airport land use compatibility impacts. However, in correspondence staff has reminded Truckee Planning Department staff that the consistency determination was subject to compliance with maximum intensities, prohibited uses, noise and overflight factors, safety and airspace protection factors, and other development conditions set forth in Tables 2A and 2B of the Truckee Tahoe Airport Land Use Compatibility Plan (TTALUCP).

TAHOE EXPEDITION ACADEMY SCHOOL

This project, processed by Placer County Planning Department, proposes to locate the Tahoe Expedition Academy School in the Hopkins Workforce Housing Project. Based on the location of the project, the proposed occupancy of students and teachers, maximum height of buildings, and lack of any characteristics that could cause hazards to aircraft flight, the project was found to be consistent with the TTALUCP.

CLEAR CAPITAL/TRUCKEE TAHOE AIRPORT DISTRICT USE PERMIT/GENERAL PLAN AMENDMENT

This project, processed by the Nevada County Planning Department, proposed to site a 12,480 square foot office/warehouse building at the Truckee Tahoe Airport. Based on the location of the project, the proposed occupancy, maximum height of the building, and the lack of any characteristics which could cause hazards to aircraft flight, staff determined the project to be consistent with the compatibility criteria in the TTALUCP.

CALIFORNIA HIGHWAY PATROL – TRUCKEE AREA OFFICE

This project was submitted by the California Department of General Services and proposes to locate a new California Highway Patrol facility near the Donner Pass Road/I 80 Interchange. Although the project received a “Determination of No Hazard to Air Navigation” from the Federal Aviation Administration, TTALUC staff, working with Truckee Tahoe Airport District staff and Mead & Hunt, determined that a proposed communications tower at the site would penetrate two airspace surfaces. The proposed tower would penetrate the “Part 77 Horizontal Surface” by 59 feet and the “40:1 Departure Surface” by 21 feet. The California Department of General Services was notified of these facts and TTALUC staff has subsequently received revisions to the project indicating that the communications tower will be lowered by 59 feet.

LIBERTY UTILITIES 650 LINE UPGRADE

Liberty Utilities submitted a project to replace existing utility poles with taller poles on a line from Martis Valley to Northstar Substation. The project received a “Determination of No Hazard to Air Navigation” from the Federal Aviation Administration. TTALUC staff reviewed the project and found that it did not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the TTALUCP.