



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 May 30, 2014

A meeting of the Truckee Tahoe Airport Land Use Commission (TTALUC) was held on Friday, May 30, 2014 in the Truckee Tahoe Airport Meeting Room A, 10356 Truckee Airport Road, Truckee, California. The meeting was scheduled for 10:00 a.m.

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

Members Absent: None

Staff Present: Daniel Landon, Executive Director

Standing Orders: Vice-Chairman Brown convened the Truckee Tahoe Airport Land Use Commission meeting at 10:00 a.m.

Pledge of Allegiance

PUBLIC COMMENT

There was no public comment.

CONSENT ITEMS

1. TTALUC Minutes

November 18, 2013 TTALUC Meeting Minutes. *Approved as amended.*

Commissioner Collinson requested the November 18, 2013 TTALUC Minutes be pulled and corrected. Commissioner Collinson stated on page 3, first paragraph, the words “Executive **Direction**” should be changed to read “Executive **Director**”.

Commissioner Montgomery made a motion to approve the TTALUC Minutes of November 18, 2013 as corrected. Commissioner Anderson seconded the motion. The motion passed with Aye votes from Commissioners Anderson, Brown, Collinson, Foster, and Smith. Commissioner Montgomery abstained. (Commissioner Joiner was absent.)

INFORMATIONAL ITEMS

2. Correspondence

Executive Director Landon noted there were reappointment documents for Commissioners Montgomery, Anderson, and Collinson in the correspondence. There was no further discussion.

3. Review of the TTALUC Fee Schedule

Executive Director Landon reported it is in the TTALUC Policies to periodically review the Fee Schedule, which was last done on January 28, 2011. He stated the current fee structure is working well and he recommended no changes at this time. There was no further discussion or action required.

4. Executive Director's Report

4.1 Joerger Ranch Specific Plan

Executive Director Landon noted at the November 18, 2013 meeting, TTALUC made consistency findings for the Joerger Ranch project. He added that the Town of Truckee staff informed him the project applicant may decide to change the land use of the project. Therefore, the project may come back to the TTALUC for a second review in the future.

4.2 Shaffer's Mill Cell Tower/Carson Ridge Road Monopine (PCEL20130134)

Executive Director Landon reported that the Schaeffer Mill Cell Tower is located west of the airport, quite a distance out. He said although the project does penetrate the Part 77 Surface, and normally this would require TTALUC review, the FAA reviewed the project and issued a notice of "determination of no hazard". Therefore, no further review is needed by the TTALUC. Once the applicant executes the avigation easement, TTALUC staff will sign off on the project.

Commissioner Collinson stated that the Airport District received the avigation easement and it had been sent to the County Recorder's office on May 22nd.

5. Truckee Tahoe Airport Master Plan – Update Report

Commissioner Smith provided a report on the status of the Truckee Tahoe Airport Master Plan. He stated that the Airport District Board accepted the Draft Master Plan on May 28th, which started a 45-day public comment period. A copy of the draft plan can be found at www.ttadmaterplan.org. Commissioner Smith gave a PowerPoint presentation (see attachment) and explained the Airport Land Use Commission's roles and responsibilities regarding the Airport Master Plan. He said the TTALUC will be asked in early September to make a compatibility finding of this Master Plan relating to the Truckee Tahoe Airport Land Use Compatibility Plan. He noted that all ALUCs have no authority over airport operations regarding existing land uses, nor do they have the ability to implement land use measures. The California Public Utilities Code requires that the ALUC review proposed changes to an airport master plan.

Commissioner Smith noted that the current Truckee Tahoe Airport Land Use Compatibility Plan (TTALUCP) has a different airport reference code that it was designed to, which is C2, and the

Truckee Tahoe Airport is a B2. He explained that a C2 deals with the wing length and the approach speed of the aircraft, so it refers to a larger aircraft. Commissioner Smith said they see some C2 and C3 aircraft now, but the airport is essentially designed as a B2 airport. He stated they are proposing to establish a B2 airport reference code in the updated Master Plan and will put aside the C2 status that is in the 1998 Master Plan. Commissioner Foster asked if the A, B, and C designations are consistent with the approach designation for A, B, and C aircraft. Commissioner Smith said yes. The A, B, and C refers to the approach speed of the aircraft and the 1, 2, 3, and 4 indicate the wing length. They design the approaches based on the approach speed. Commissioner Smith said they will be looking for money to update the TTALUCP possibly in 2015 or 2016.

Commissioner Smith reviewed the proposed changes to the 1998 Airport Master Plan. He said you rarely see parallel runways in a non-control airport, which is what the old Master Plan shows. They have proposed changes that include modification of the parallel runways, changes in location for additional T-hangers, build additional executive hangars that are more in demand now for turbo-prop and jet aircraft, a strip for hang gliders to get them off the runway that is affected by afternoon winds, a modification to the end of Runway 02-20 to provide 5,000 feet of runway length for corporate jets to land without having to circle the airport, and move or change certain taxi-way configurations for airplanes to comply with FAA design criteria. The updated Master Plan proposes to work with the Town of Truckee to use some of the airport property for non-aviation use, since they have plenty of land for the airport. The airport has one warehouse now that provides revenue and they are considering building one more. It is also possible the airport would annex property to the Town for municipal style development and that would create a possible need to provide local police protection versus County Sheriff response. Commissioner Smith said they could potentially remove Hangar 2 and build Hangar 3.

*Chairman Joiner arrived at 10:18 a.m.

Commissioner Montgomery asked if they would designate county boundaries on the maps associated with the Master Plan update. Commissioner Smith responded that the Master Plan maps do show county boundaries; they were not shown in the graphics on his PowerPoint presentation. Commissioner Montgomery asked if they had received comments from the public. Commissioner Smith said they did many public outreach meetings and received about 500 comments. Commissioner Montgomery asked that comments from the public on the Master Plan update be forwarded to the TTALUC, so they know what the public opinions are. Commissioner Smith said a report summarizing the public comments will be prepared for the Airport Board of Directors July meeting and that report will be forwarded to TTALUC members.

Commissioner Smith pointed out on a map a piece of property adjacent to the airport property they may want to purchase in twenty to thirty years. There are also areas of land that will never be developed.

Vice-Chairman Brown asked if the modification and extension of Runway 02-20 was going to have a warning provided due to the wind shear factor. He thought this was especially important for visitors who are not familiar with the airport. Commissioner Smith responded that issue will not be addressed in the Airport Master Plan, but there will be comments added to the Airport Facility Directory. He said when they pick up on the radio that the pilot is new to the area, they let them know the specific factors. He said this is about a \$4.5 to \$5 million project and the FAA has not approved it yet. It also has to go through CEQA, which will probably be in 2015.

Commissioners asked several questions regarding parcels around the airport property that could potentially be used for non-aviation and nonprofit purposes. Commissioner Smith explained the proposed land use for several small parcels. Exposure to aircraft, land use safety, and protected air space are all issues for the scope of the update. Executive Director Landon said once the local General Plans are consistent with the TTALUCP, then the TTALUCP will be updated, and the local agencies will be required to update their General Plans again. Commissioner Smith said because they are their own Airport District, they have their own Master Plan, versus many airports that have their plan incorporated into the county plan. He said the TTALUC can only make recommendations and the local agencies can do what they want to.

Commissioner Montgomery asked if the TTALUC would be reviewing the Martis Valley project that is being proposed east of SR 267, near Northstar, and is being reviewed by Placer County Planning. Executive Director Landon indicated that the project was received by TTALUC staff, but it is outside of the airport influence area. Therefore, it will not come before the TTALUC. Commissioner Smith noted that the Airport District has commented on the project and the airport is watching its progress, since it is in a corridor used by aircraft.

ACTION ITEMS

6. Revisions to Nevada County's General Plan Safety Element and Land Use Development Code

Executive Director Landon reported that in the previous TTALUC meeting, the Commission found the amendments to the Nevada County General Plan were consistent with the TTALUCP. Subsequent to that, Nevada County has updated a portion of the General Plan Safety Element to include references to the Military Operations Areas (MOA). They are also proposing to adopt, by reference, policies from the TTALUCP to guide them in their review of land use development projects. He introduced Kim Hunter from the Nevada County Planning Department. Ms. Hunter said the Safety Element language has been seen before, there has been some language added for the MOA, and there is a land use development code section change. Executive Director Landon said that TTALUC staff reviewed the information and found that the additional changes made no impact to the previous consistency finding, and the adoption by reference of the TTALUCP policies would be a beneficial addition to the General Plan. Commissioner Foster asked if the reference to the change in the MOA was just a language issue or actually a change in the Military Operations. Executive Director Landon replied that it was just adding the MOA into the General Plan.

Vice-Chairman Brown asked for a motion. Commissioner Anderson made a motion to adopt Resolution 14-01 approving revisions to the Nevada County General Plan Safety Element and the Nevada County Land Use Development Code Chapter 3. Commissioner Foster seconded the motion. The motion passed unanimously with Aye votes from Commissioners Anderson, Brown, Collinson, Foster, Joiner, Montgomery, and Smith.

7. Election of Officers

Commissioner Montgomery nominated Commissioner Anderson for Chairman. Commissioner Anderson declined and deferred the nomination to Vice-Chairman Brown. Commissioner Montgomery withdrew her motion.

Commissioner Foster nominated Vice-Chairman Brown for Chairman. Commissioner Montgomery seconded the nomination. The motion passed unanimously with Aye votes from Commissioners Anderson, Brown, Collinson, Foster, Joiner, Montgomery, and Smith.

Commissioner Montgomery nominated Commissioner Anderson for Vice Chairman, and he accepted. Commissioner Foster seconded the nomination. The motion passed unanimously with Aye votes from Commissioners Anderson, Brown, Collinson, Foster, Joiner, Montgomery, and Smith.

COMMISSION ANNOUNCEMENTS

Executive Director Landon announced that staff had submitted the Truckee Tahoe Airport's multi-lateration tracking system to the California Transportation Foundation (CTF) as an aviation project worthy of an award. He reported that he attended the CTF ceremony the previous week, and while they did not win, the Truckee Tahoe Airport competed very well and was in the top three finalists for the state-wide process. The winner was a \$1 billion project at the San Diego Airport.

Commissioner Montgomery announced that the Truckee Tahoe Air Fair will be the weekend of July 12th. The theme this year is "Women in Aviation". Commissioner Smith also announced that the United States Air Force Academy Skydiving Team is bringing as many female jumpers as they have on the team to the event, as well as their two female pilots of the jump plane.

SCHEDULE FOR NEXT MEETING

The next scheduled meeting of the Truckee Tahoe Airport Land Use Commission will be determined as the need arises, as stated in the TTALUC Bylaws.

ADJOURNMENT OF MEETING

Chairman Brown adjourned the meeting at 10:48 a.m.

Respectfully submitted: Antoinette Perry
Antoinette Perry, Administrative Assistant

Approved on: November 16, 2015

By: Richard Anderson
Richard Anderson, Vice Chairman
Truckee Tahoe Airport Land Use Commission

