

# TRUCKEE TAHOE AIRPORT LAND USE COMPATIBILITY PLAN



Truckee Tahoe Airport Land Use Commission

Adopted October 27, 2016

# Truckee Tahoe Airport Land Use Compatibility Plan

---

Adopted October 27, 2016

Prepared for the  
Truckee Tahoe Airport Land Use Commission (TTALUC)

TTALUC Staff Support Provided by  
Nevada County Transportation Commission (NCTC)

Prepared by



Aviation Services  
Santa Rosa, California  
[www.meadhunt.com](http://www.meadhunt.com)

# **Truckee Tahoe Airport Land Use Commission (TTALUC)**

## *Members – 2015/2016*

Richard Anderson, Chairman - Nevada County Board of Supervisors  
Carolyn Wallace Dee - Nevada County City Selection Committee  
Kevin Smith - Nevada County Airport Managers  
Jennifer Montgomery - Placer County Board of Supervisors  
Bridget Powers - Placer County City Selection Committee  
Brent Collinson - Placer County Airport Managers  
Ken Foster, Vice Chairman - Member-at-Large Appointed by Other Members

## *TTALUC and Nevada County Transportation Commission (NCTC) Staff*

Daniel Landon, Executive Director  
Michael Woodman, Transportation Planner  
Dale Sayles, Administrative Services Officer  
Toni Perry, Administrative Assistant

## **Consultant**

### *Mead & Hunt, Inc., Aviation Services*

Jon Faucher, Vice President  
Mitch Hooper, Aviation Planning Services Manager  
Maranda Thompson, Project Manager  
Ken Brody, Senior Project Planner  
Brad Musinski, Planner  
Todd Eroh, Senior Technician  
Susan Norvall, Senior Editor

## Chapter 1 Introduction

AIRPORT LAND USE COMPATIBILITY PLANNING .....	1-1
Function and Applicability of the Plan .....	1-1
Truckee Tahoe Airport Land Use Commission .....	1-2
Statutory Requirements .....	1-2
PLAN PREPARATION AND REVIEW .....	1-3
State Guidelines .....	1-3
Relationship to Airport Master Plan.....	1-4
Compatibility Planning for Truckee Tahoe Airport.....	1-5
PLAN IMPLEMENTATION .....	1-6
Relationship of the TTALUC to County and City Governments .....	1-6
General Plan Consistency .....	1-6
Overrule Process .....	1-7
Project Referrals .....	1-8
PLAN CONTENTS .....	1-8

## Chapter 2 Policies

1. GENERAL APPLICABILITY.....	2-1
1.1 Purpose and Use.....	2-1
1.2 Definitions.....	2-3
1.3 Scope of TTALUC Concerns.....	2-6
1.4 Types of Actions Subject to TTALUC Review .....	2-6
1.5 Limitations of the TTALUC and Compatibility Plan.....	2-9
2. TTALUC REVIEW PROCESS .....	2-11
2.1 General.....	2-11
2.2 Review Process for Community Land Use Plans and Ordinances.....	2-11
2.3 Review Process for Major Land Use Actions .....	2-13
2.4 Review Process for Airport Master Plans and Development Plans .....	2-15
2.5 Overruling the TTALUC .....	2-17
3. COMPATIBILITY CRITERIA FOR LAND USE ACTIONS .....	2-18
3.1 Basic Criteria .....	2-18
3.2 General Plan Consistency with Compatibility Plan.....	2-21
4. COMPATIBILITY CRITERIA FOR AIRPORT DEVELOPMENT ACTIONS .....	2-22
4.1 Review Criteria for Airport Plans of Truckee Tahoe Airport .....	2-22
5. SUPPORTING COMPATIBILITY CRITERIA .....	2-24
5.1 Noise Compatibility .....	2-24
5.2 Safety Compatibility .....	2-27
5.3 Airspace Protection Compatibility.....	2-32
5.4 Overflight Compatibility .....	2-36
6. SPECIAL CONDITIONS AND EXCEPTIONS .....	2-38
6.1 Special Conditions.....	2-38
6.2 Site-Specific Exceptions .....	2-41

**Chapter 2, continued**

*Tables*

2A Basic Compatibility Criteria ..... 2-45  
 2B Compatibility Zone Delineation ..... 2-47

*Maps*

2A Compatibility Policy Map..... ff 2-48  
 2B Airspace Protection Surfaces..... ff 2-48

**Chapter 3 Background Data: Truckee Tahoe Airport and Environs**

INTRODUCTION ..... 3-1

*Exhibits*

3-1 Airport Features Summary..... 3-3  
 3-2 Airport Layout Plan ..... ff 3-4  
 3-3 Airport Activity Data Summary ..... 3-5  
 3-4 Compatibility Factors: Noise and Safety..... ff 3-6  
 3-5 Compatibility Factors: Overflight and Airspace Protection ..... ff 3-6  
 3-6 Airport Environs Information ..... 3-7  
 3-7 County General Plan Land Uses ..... ff 3-8  
 3-8 Town of Truckee General Plan Land Uses..... ff 3-8

**Appendices**

**A** State Laws Related to Airport Land Use Planning  
**B** Federal Aviation Regulations Part 77  
**C** Methods for Determining Concentrations of People  
**D** Compatibility Guidelines for Specific Land Uses  
**E** Project Referral Form  
**F** General Plan Consistency Checklist  
**G** Sample Implementation Documents  
**H** Glossary of Terms

**Attachments**

Initial Study of Environmental Impacts