

Receiver Site Subcommittee Meeting

DRAFT

Review of Existing Property Zoned Manufacturing



Considerations

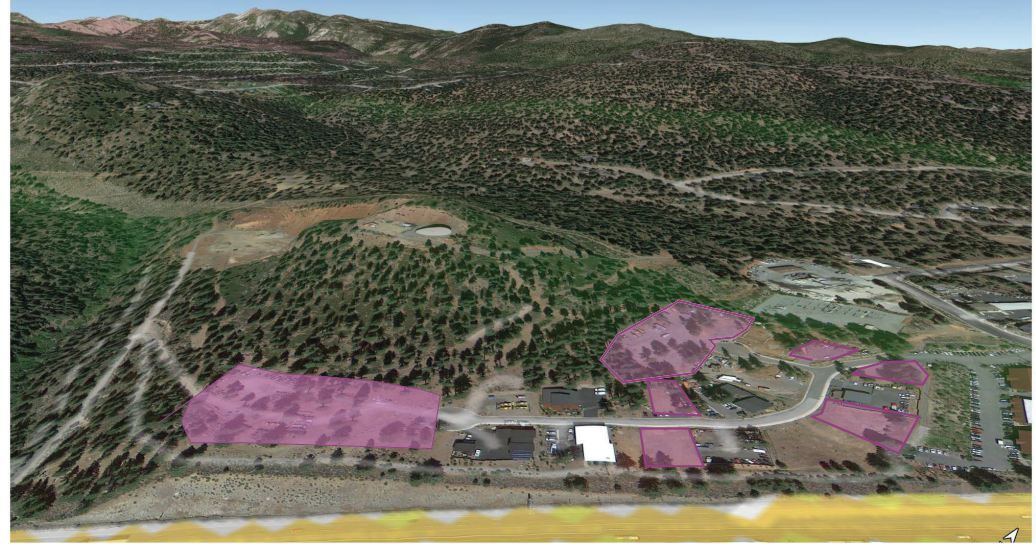
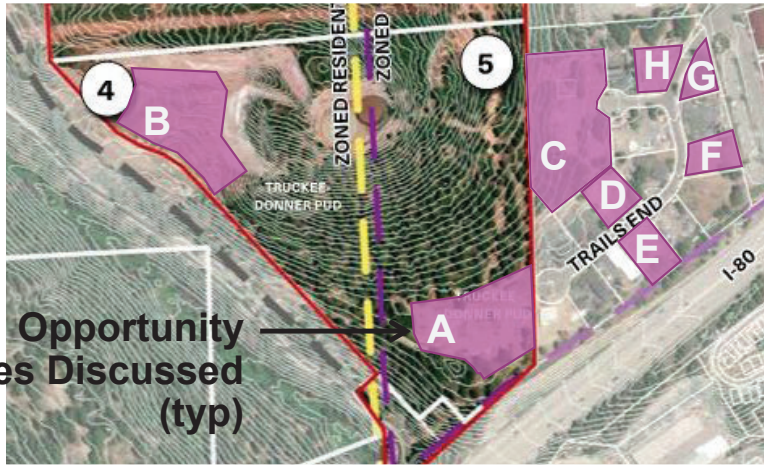
- Areas zoned residential would need to have receiver sites for residential units of use prior to rezoning as manufacturing (River Corridor could be a residential receiver site)
- TDPUD would need to relocate prior to being able to reuse TDPUD property as a receiver site
- Opportunities for receiver sites within Pioneer Commerce Center
- Opportunities for receiver sites off Trails End Ct

LEGEND

AREA	OWNER	ZONING	ACRES	SQFT	NO. OF RES. UNITS
①	TRUCKEE-DONNER PUD	RS-0.50	26.5	1,154,340	13
②	TRUCKEE-DONNER PUD	RS-0.50	14.9	648,044	7.5
③	TRUCKEE-DONNER PUD	MANUFACTURING	9.3	405,108	N/A
④	TRUCKEE-DONNER PUD	RS-.50	12.9	561,924	8.5
⑤	TRUCKEE-DONNER PUD	MANUFACTURING	17.2	749,232	N/A
			80.8	3,518,648	27

Receiver Site Subcommittee Meeting

Review of Existing Property Zoned Manufacturing



Considerations

- Scenic views from I-80
- Some potential for construction yards and outdoor storage
- Coordination with catalyst project an opportunity
- TDPUD lands: average of 15% - 40% slopes
 - A) 3 ac
 - B) 3 ac (borrow pit area, zoned residential)

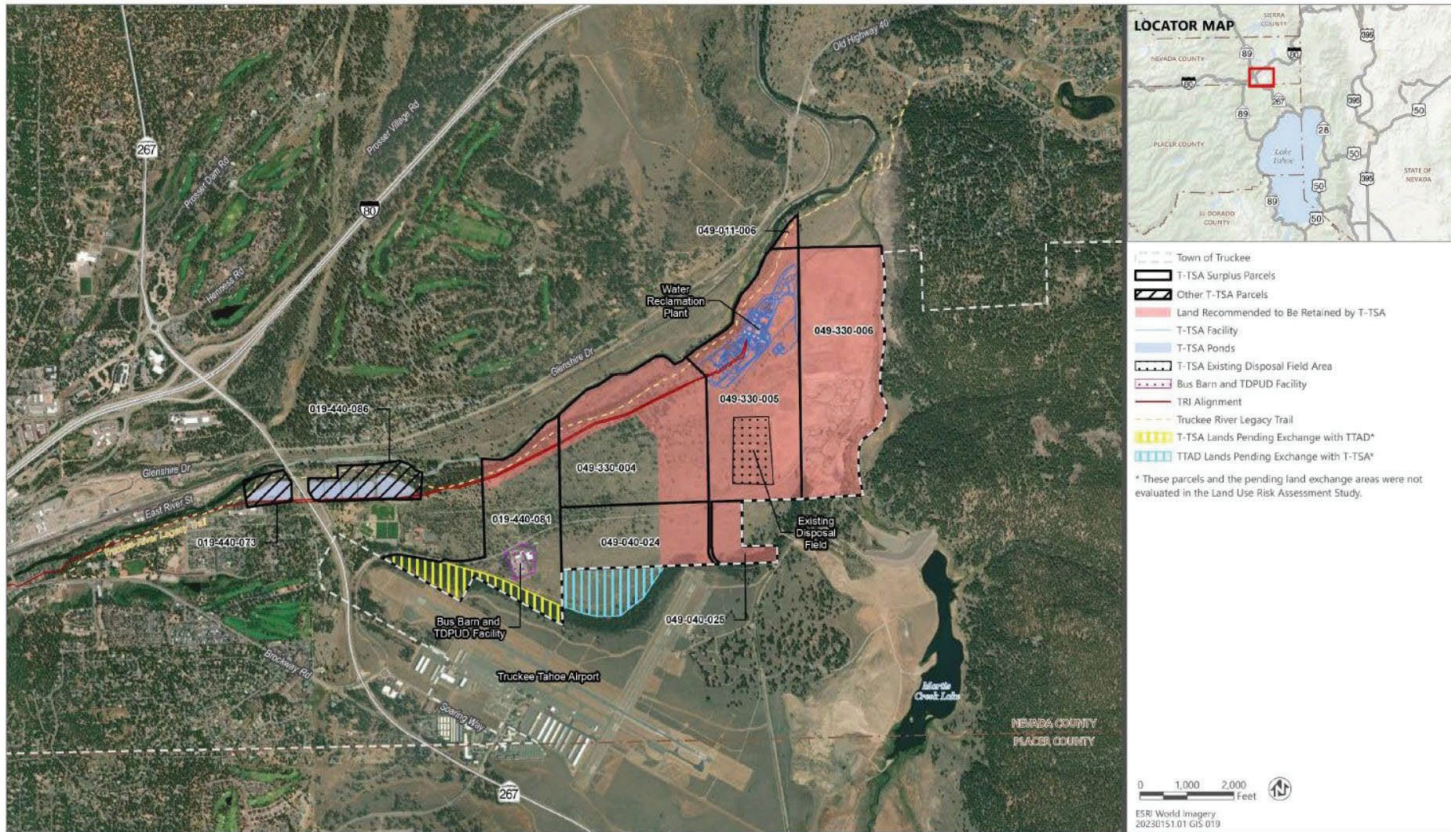
- C) 3 ac (24k SF of building)
- D) <0.5 ac
- E) <0.5 ac
- F) <0.5 ac
- G) <0.5 ac
- H) <0.5 ac
- I) (not shown) in Pioneer Commerce Center

DRAFT

Receiver Site Subcommittee Meeting

TTSA Parcels – Potential Surplus Lands

Findings of the Land Use Risk Assessment Study for the T-TSA WRP Surplus Land Sale, Lease or Alternative Use
 August 14, 2024
 Page 3



Source: Data downloaded from Town of Truckee and Nevada County in 2023; adapted by Ascent in 2024.

Figure 1 Recommended Land for Retention

DRAFT

Receiver Site Subcommittee Meeting

TTSA Parcels – Potential Surplus Lands



Considerations

- Expressed preference from T-TSA of having other agencies utilize the surplus lands, less preference for lands to be utilized as receiver site for outdoor storage
- Concern about uses being relocated to other lands in a river corridor and value of open space views
- Lands have favorable slopes for outdoor storage
- Available lands could allow for screening

LEGEND

AREA	OWNER	ZONING	ACRES	SQFT
①	TAHOE-TRUCKEE SANITATION	PUBLIC FACILITY	97.2	4,234,032
②	TAHOE-TRUCKEE SANITATION	PUBLIC FACILITY	75.3	3,280,068
③	TAHOE-TRUCKEE SANITATION	PUBLIC FACILITY	63.2	2,752,992
TOTALS			235.7	10,267,092

DRAFT

Receiver Site Subcommittee Meeting

Review of Existing Property Zoned Manufacturing



Considerations

- Leased space likely would be 2.5X more than current leases – likely cost prohibitive for some uses

LEGEND

AREA	OWNER	ZONING	ACRES	SQFT	UNITS
①	J. MAR I BORROWER LLC	PLANNED COMMUNITY	4.9	212,752	N/A
②	TRUCKEE TAHOE AIRPORT DIST.	PLANNED COMMUNITY	24.9	1,083,772	N/A
TOTALS			29.8	1,296,524	N/A

DRAFT