



State of California
Governor's Office of Planning and Research

California Joint Land Use Studies, Beale AFB

Advisory Committee Meeting Notes

Advisory Committee Meeting #2
Historic Packard Library
May 24, 2006
1:00 pm – 3:00 pm

ATTENDANCE

Advisory Committee

Ed Ah Sam, Jr. Beale Air Force Base, 9th Civil Engineer Squadron
Lony Bagley Sutter County
Robert Bendorf..... Yuba County Office of the County Administrator
Mike Darnell Middle Mountain Foundation
Col. Domenick Eaniello..... Beale Air Force Base, 9th Reconnaissance Wing
Darin Gale North State Building Industry Association
Gary Kuwabara Office of Economic Adjustment
Tom Last City of Grass Valley
John Miller..... Yuba City
Judy Morris..... Sutter-Yuba Association of Realtors
Kent Nakata City of Lincoln
John Nicoletti..... Yuba County Board of Supervisors
Rory Ramirez Yuba City
Harl Sanderson Beale Air Force Base, 9th Reconnaissance Wing
Hal Stocker..... Yuba County Board of Supervisors
Ralph Hitchcock Sierra Club
Conley Weaver Nevada City
Benjamin Wirtschafter City of Marysville
Stephen Wright City of Wheatland

Project Team

Ned McKinley Governor's Office of Planning & Research
Julia Lave Johnston Governor's Office of Planning & Research
Jennifer Driemeyer..... Governor's Office of Planning & Research
Rick Rust..... Matrix Design Group
Mike Hrapla Matrix Design Group

I. Introductions

A. Governor's Office of Planning and Research (OPR), Beale JLUS Team

- Ned McKinley, Joint Land Use Studies Project Manager
- Julia Lave Johnston, Beale JLUS Task Manager. Questions regarding the Beale JLUS should be directed to her.
- Terry Roberts, Director of the State Clearinghouse (not in attendance)
- Jennifer Driemeyer

B. Matrix Design Group (Project Consultants)

- Rick Rust, California JLUS Project Manager, Beale JLUS Task Manager
- Celeste Werner, R-2508 JLUS Task Manager (not in attendance)
- Mike Hrapla

C. Overview of Committees

- Advisory Committee (AC) will meet this afternoon.
- The AC is comprised of policy/decision-makers and provides policy direction.
- The Technical Committee (TC) is comprised of technical experts that provide technical recommendations and information to the AC and the Project Team.

II. Beale Air Force Base (Presented by Jessica Martin, 9th Reconnaissance Wing Public Affairs, Beale AFB)

A. Beale Air Force Base Today

- Encompasses 23,000 acres. This is an unusual base because most military installations do not cover this large of an area.
- Large portion of the base is open space.
- The primary mission of the base is ISR: Intelligence, Surveillance, and Reconnaissance.
- Population on base is currently 8,000 – 10,000 people. This includes people that live and/or work on base. About 25,000 retirees are served by the base.
- The economic impact of the base is about \$400 million annually.
- The base is the largest single employer in the Yuba-Sutter area.
- The 9th Reconnaissance Wing is the host unit at Beale AFB. Aircraft flown by the Wing include the U-2 reconnaissance aircraft, the new Global Hawk unmanned reconnaissance aircraft, and the T-38 jet trainer.
- The 9th Reconnaissance Wing is comprised of four groups:
 - Medical Group
 - Operations Group
 - Maintenance Group
 - Mission Support Group – transportation, security, public works
- Major Associate units on Beale are:
 - 940th Air Refueling Wing (flying the KC-135 tanker)
 - 7th Space Warning Squadron, which operates the PAVEPAWS radar system
 - 548th Intelligence Squadron
 - Air Force Combat Ammunitions Center
- Beale has to make sure that the people stationed there have a high quality work and living environment, and that they are fit, well trained, and have equipment that is in working condition.
- The 9th Reconnaissance Wing is the command unit for all the U-2 and Global Hawk operational aircraft in the Air Force. Because of Beale's unique role in the Air Force, it is important that Beale retain as much flexibility as possible to address future needs.

- The Global Hawk is a new aircraft, and operational procedures are still being developed.
- The U-2s may or may not be phased out.
- PAVEPAWS is being upgraded so it will continue to operate for the foreseeable future.
- Future missions at the base will evolve over time.
- From a compatibility standpoint, there are some obvious issues to be addressed, such as noise, but there are also other important compatibility issues that need to be addressed, such as base security.
- The base and communities need to do good planning. Poor planning can degrade the ability of the base to perform its mission and can limit future mission requirements.
 - If the JLUS is done well, both the community and the base will benefit. If the base continues to thrive, especially with the utilization of the JLUS, it will help when another BRAC round occurs.

B. Development on Beale AFB

- Proposed new development on base includes a new dormitory, and a number of new flightline facilities related to the Global Hawk program.
- Recently completed development includes a new dining facility, air control tower, and two renovated hangars.
- Beale's housing will be privatized in the near future. This will improve the current and future condition of base housing.
 - There are currently 1,553 housing units on base, but that number will decrease to approximately 1,200 – 1,500 renovated/new housing units.

C. Environmental

- Base has a variety of natural resources.
- There are designated mitigation areas on the base, including vernal pools.
- A new security fence has been built around most of the base. The base is working on issues related to water flow and wildlife movement corridors because of fence impacts.
- The base welcomes communication between the state and surrounding counties and communities regarding the restoration programs and environmental impacts of development on base.

III. **Vision 2020 (Presented by Joni Gerry, Community Planning Chief, Beale AFB)**

A. Current Use on Base

- The base used to view itself as an "island," but as the area continues to grow, it is altering its view to include the surrounding communities.
- Existing land uses on base includes housing, a golf course, wetland areas, the main base, flightline facilities, and PAVEPAWS.
- The base has distinct developed areas. Many are surprised by the distance between areas. For instance, it is almost 5 miles between the main base and the family housing area.
- Development areas have been identified on base. For most new development, environmental mitigations are needed. Usually, this can be accomplished on base.

B. Constraints and Opportunities

- The base was originally built to support 60,000 people.
- Military organizations come to Beale for the opportunity to build because of its vast size. Ms. Gerry estimates that she gets calls on a monthly basis from other units interested in using Beale.
 - Air National Guard is going to build a 10 acre facility for training.
- Certain areas of the base are not anticipated to grow because of environmental or operational constraints, such as:
 - PAVEPAWS

- Firing ranges
- Habitat management areas
- To the south of the base is a landfill, which prevents housing development in that area.

C. Infrastructure Assessment

- Base has potential to expand because of extensive infrastructure:
 - Water: Expansion of water treatment plant possible
 - Wastewater: Sewer and treatment plant currently working at 37% of capacity
 - Electrical: Currently operating at 35% of capacity
 - Natural gas: Currently operating at 48% of capacity

IV. Yuba County General Plan and Development Overview (Presented by Stacey Jolliffe, Principal Planner, Yuba County and Kevin Mallen, Community Development Director, Yuba County)

A. Relevant Planning Factors

- Existing zoning and specific plan designations.
- Existing and proposed development.
 - River Highlands, East Linda Specific Plan, Spring Valley, etc.
 - Yuba Highlands final Environmental Impact Report (EIR) should be completed soon.
- 40,000 additional residential units are proposed to be built in the next 20 years.
- Currently, there are 5,000 approved lots.
- Approximately 2,000 building permits are approved each year.
- Yuba County was, until recently, the second poorest county in California. Development of employment opportunities is important in order to increase income for the county.
- The County has made efforts to avoid development within the noise contours for the installation.

B. Yuba County and the Joint Land Use Study

- The Joint Land Use Study should evaluate the economic/fiscal impacts of its recommendations on property owners.
- The county may have the authority to “down zone” but this may be politically difficult.
- The current Yuba County General Plan was adopted in 1996. They would like to start an update next year. The ability to do this in association with the JLUS presents a good opportunity to address JLUS issues.
- The updated General Plan can incorporate recommendations proposed in the JLUS.

C. Miscellaneous

- The county has made progress in improving the five roads that lead onto the base. There are no state roads leading to the base.

V. Developing a Study Area

- Study area defines the area of interest for the Joint Land Use Study.
- Overestimating is better than underestimating the study area.
- The JLUS will go beyond the noise and accident potential addressed by the AICUZ.

VI. AICUZ

- New Beale AICUZ will be released at the end of June 2006.

- AICUZ noise levels/decibels are averaged over one year and are not based on the noise level at any given point in time.
- AICUZ only deals with noise and safety, not all of the encroachment factors that may impact the base, such as:
 - Radiofrequency interference from the PAVEPAWS facility.
 - Noise from firing range and explosive ordinance disposal activities.

VII. Growth and Development

- Development is increasing dramatically in surrounding communities (especially Yuba County and the City of Lincoln).
- The number of Yuba County residential building permits approved has increased dramatically in the last six years.
 - In 1999, 100 residential building permits were approved.
 - In 2005, 2,000 residential building permits were approved.

VIII. Questions/Comments from the Committee Members

A. How many Joint Land Use Studies have been completed in California?

- Two Joint Land Use Studies have been completed in California (March AFB and Travis AFB).
- The State of California was not involved in the Travis AFB Joint Land Use Study. State involvement will add a regional aspect to the Joint Land Use Study.

B. Will the flight plan/overflight zone be taken into account in the JLUS?

- Yes. Local airports will be a component of the Joint Land Use Study.

C. What is the difference between the Advisory Committee and Technical Committee?

- Technical Committee will provide the Advisory Committee and the Project Team with input on technical issues. For example, how a zoning ordinance be amended; how we deal with single event noise, and so forth.
 - Assignments will not be given to AC/TC Committee Members; however, we ask that committee members pass on information to their colleagues to obtain ideas or directions from others within their organization to help facilitate the JLUS. We will also ask committee members to share information they have access to with the JLUS Project Team.
- The Advisory Committee is the policy sounding board for the project. Potential programs and implementation procedures will be reviewed to receive input on the capacity to implement these ideas.

D. Why are the tribes not included in the Advisory Committee for the Joint Land Use Study?

- Four tribes were invited to be on the Advisory Committee, but some did not respond to the invitation. Nevertheless, two of the tribes (Maidu Nation and the Butte Tribal Council) expressed interest in participating on the Advisory Committee but were unable to attend the meetings. All Beale JLUS information will be shared with these tribal representatives

IX. Closing / Action Items

A. Data Collection

- Data collection is ongoing – Advisory Committee and Technical Committee members may be contacted by Matrix Design Group or OPR for additional information.

B. Meetings

- Advisory Committee Meetings are by invitation only for privacy and to facilitate discussion between committee members. However, committee members are encouraged to update council members and/or colleagues on the progress of the Joint Land Use Study to obtain feedback on the Study.
- Advisory Committee Members are encouraged to attend the public meetings. Members will receive a blurb on the public meeting that can be published. We would like help from members in inviting anyone that may be interested in having an active role the JLUS process.

C. OPR Action Items

- Distribute Advisory Committee and Technical Committee meeting notes to both committees.
 - Committee meeting notes will not be posted online. They are for internal use only.
- Distribute meeting schedule.

X. Upcoming Meeting/Events

- OPR will work on setting up an optional base tour for July 12.
- The next Advisory Committee/Technical Committee Meeting will be held during the day on August 9th.
- A public forum will be held on the evening of August 9th