



State of California
Governor's Office of Planning and Research

California Joint Land Use Studies (JLUS), Beale AFB

Advisory Committee Meeting Notes

Advisory Committee Meeting #3
Yuba County Government Center
August 9, 2006
1:00 pm – 3:00 pm

ATTENDANCE

Advisory Committee

Ed Ah Sam, Jr.Beale Air Force Base, 9th Civil Engineer Squadron
Larry BagleySutter County
Robert BendorfYuba County Office of the County Administrator
Danielle ColemanYuba-Sutter County Farm Bureau
Mike Darnell.....Middle Mountain Foundation
Enita Ephlick.....City of Wheatland
Darin GaleNorth State Building Industry Association
Gary Kuwabara.....Office of Economic Adjustment
John MillerYuba City
Judy MorrisSutter-Yuba Association of Realtors
Kent NakataCity of Lincoln
Laura Nicholson.....Yuba-Sutter Chamber of Commerce
John NicolettiYuba County Board of Supervisors
Harl Sanderson.....Beale Air Force Base, 9th Reconnaissance Wing
Hal StockerYuba County Board of Supervisors
Richard ThomasSierra Club
Conley WeaverNevada City
Benjamin Wirtschafter.....City of Marysville
Stephen Wright.....City of Wheatland

Project Team

Terry Roberts.....Governor's Office of Planning and Research
Ned McKinleyGovernor's Office of Planning and Research
Julia Lave Johnston.....Governor's Office of Planning and Research
Jennifer DriemeyerGovernor's Office of Planning and Research
Rick RustMatrix Design Group
Celeste Werner.....Matrix Design Group
Mike HraplaMatrix Design Group

Other Attendees

Kristen OrrOffice of Economic Adjustment

I. Welcome and Introductions

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

- Ned McKinley, Joint Land Use Studies Project Manager
- Julia Lave Johnston Senior Planner, Beale JLUS Task Manager. Questions regarding the Beale JLUS should be directed to Julia.
- Terry Roberts, Director of the State Clearinghouse
- Jennifer Driemeyer, Administrative Assistant for Military Projects

B. Matrix Design Group (Project Consultants)

- Rick Rust, California JLUS Project Manager, Beale JLUS Task Manager
- Celeste Werner, R-2508 JLUS Task Manager
- Mike Hrapla, Project Team Member

C. Overview of Meetings

- Technical Committee (TC) met this morning.
- The first Public Forum will be tonight at 6:00 p.m. The agenda will consist of:
 - Joint Land Use Study (JLUS) overview by OPR and Matrix.
 - Open house with tables hosted by Yuba County, Beale Air Force Base (AFB) and OPR.
- The second public forum will be in early 2007.
- Today's Advisory Committee meeting will consist of:
 - Update on project process.
 - Input from agencies on the study area.
 - A review of draft compatibility factors.
 - JLUS next steps to the JLUS.

II. Update on Project Process

A. Data Collection

- The project team is in the second phase of data collection. They are currently going through the information they have, and identifying additional information needed..

B. Finalize Study Outline and Format

C. Analyze Existing Conditions

D. Key Issues and Direction

- Tools to measure future changes.
- Next two meetings will consist of discussion of proposed strategies.

E. Publish JLUS

- Draft JLUS will be available for public review: December 2006.
- Public Forum #2 tentatively scheduled: January 2007.
- Final JLUS tentative publishing date: February 2007.
 - Present to local jurisdictions to move JLUS forward to the implementation stage.

III. Review Study Area

A. Study Area

- The study area was proposed for extension into Nevada County. The suggested criteria for defining the boundary on the East side included:
 - Overflight areas.
 - Current and future development areas.
 - Future mission changes.
 - Political Sensitivity.

IV. Draft Compatibility Factors

- At the first Advisory Committee meeting, there was a survey regarding compatibility factors that asked for current issues, potential issues, and issues that are currently adequately addressed.
- A. Land Use Space and Land Use Compatibility Factors
- Land Use Space
 - Changes that could occur in the area.
 - Yuba County residential development including the existing land use, zoning, and general plan designations.
 - Considerations
 - Success of Beale AFB is partially based on:
 - Beale's Size
 - Lack of encroachment thus far.
 - Land use and site specific design guidance.
 - Each jurisdiction will have to decide which portions of the JLUS will be implemented.
 - Current areas of concern include:
 - Mining
 - Industrial – light and glare
 - Landfill – agricultural issues may be of more concern to the base.
 - Spenceville – natural resource areas (including on-base).
 - Beale expanding outside of current boundary.
 - When base was built, the area was rural. Today, there are proposed developments very close to the boundary of the base, which may cause encroachment issues.
- B. Roadways and Competition for Ground Transportation Capacity
- Roadways and Transportation
 - Highway 65 bypass.
 - Growth from Sacramento County to Placer County, and now to Yuba County.
 - Considerations
 - Federal government should help with roadway improvements.
 - Closure of a gate to the base may need to be considered.
 - Identify other ways to get on base.
 - Privatization – address effect of housing conversion on-base.
- C. Local Housing Availability
- Growth
 - Substantial growth in the area.
 - Drastic increase in residential building permits.
 - Considerations
 - On-base Housing
 - Privatization of housing on base is proposed.
 - Off-base Housing
 - Proximity to base.
 - Affordability and availability issues (in regards to multi-family housing, which lags behind single-family residential development).

D. Infrastructure Extensions

- Capacity
 - Beale's wastewater treatment facility is at capacity, but should be updated by 2009.
 - The sewer, electric, and natural gas systems are able to expand on and off-base.
 - Yuba County Water Agency is preparing for growth in water demand and the need for reserves in the dry season.
- Challenges
 - Look at development trends in counties and cities in the area to understand the current and potential needs for expansion to the wastewater, sewer, electrical and natural gas systems.
 - Facilities in Yuba County and on-base need to be upgraded because they are currently antiquated.

E. Airspace – Local

- Local Airports
 - Airports in the area include Yuba County, Sutter County, and Lincoln Airports.
- Considerations
 - No significant operational issues.
 - Consider expansions or changes to existing airports.
 - Yuba County Airport Master Plan proposes expansion and construction of a new runway.
 - Lincoln Airport proposes to expand runway.
 - McClellan Airpark (in Sacramento County) may change airspace.

F. Airspace – Operation Areas and Routes

- No major issues currently.
- Operations areas are located northwest and north of the base, which is outside of the study area.

G. Competition for Land Space and Airspace

- SACOG (designated Airport Land Use Commission for SACOG region) currently coordinates with Yuba and Sutter County Airports.
- Considerations
 - New urban development may impact the base's need to preserve the dark night sky for training operations.

H. Communications, Frequency (Interference), Safety Zones, Competition for Frequency Spectrum

- Electronic Devices
 - Competition for Electronic Communication
 - PAVEPAWS
 - Radiofrequency interference to surrounding communities.
 - Radiation hazard or injury to persons.
- Considerations
 - Global Hawk
 - Determine normal and emergency operations.
 - Ensure no communication interference.

I. Legislative Initiatives

- Comprehensive Plans
 - Local jurisdiction's general plans.
 - Beale High Altitude Vision 2020.
- Legislation to enhance communication between the base and local jurisdictions.
 - AB 1099
 - SB 1462

- SB 1468
 - AB 1108
 - Considerations
 - Integration of legislative initiatives into local policies and programs.
 - Coordinate procedures for development review between Beale and local jurisdictions.
 - General Plans can incorporate a military component.
- J. Interagency Coordination
- Yuba/Sutter Natural Community Conservation Plan (NCCP) and Habitat Conservation Plan (HCP)
 - AICUZ
 - SACOG
 - Considerations
 - NCCP could expand to cover areas adjacent to the base.
 - AICUZ study will be utilized, but the JLUS will not implement the study.
- K. Safety Zones – Air Operations
- “Clear zones” or areas that the base feels are appropriate to keep vacant.
 - Bird Aircraft Strike Hazard
 - Primary bird attractors
 - Agricultural operations
 - Ostrom Road Sanitary Landfill
 - Other bird attractors
 - Vernal pools
 - Considerations
 - Height of structures/vertical obstructions.
 - Control of bird attractors.
 - Impact of bird controls.
 - Loss of agricultural land.
- L. Safety Zones – Explosive Areas
- Noise
 - Range Safety/Explosive Safety Areas
 - Disposal areas, noise and vibration impacts.
 - Overpressure can break windows (especially north of the base).
 - Considerations
 - Buffer zones
- M. Frequency (Impedance), Vertical Obstructions
- Signal blockage is a significant issue. Tracking the approach and departure of aircraft is critical.
- N. Anti-Terrorism/Force Protection Requirements, Public Trespassing
- The entire base is not well-fenced.
 - Prevention of trespass.
- O. Noise and Vibration
- Open burn/open detonation pit.
 - Heavy weapon firing range.
 - Noise contours have changed in the new AICUZ.
 - Beale has largest runway in Northern California.
 - B-52 is likely going to be a future mission.
- P. Dust, Light and Glare

- Some training missions require dark areas.
 - Urban light sources may hinder the dark sky training, which may require the military personnel on Beale to go elsewhere to train.
 - Dust
 - Grading ordinances to address airfield needs.
 - Dust from pollutants.
 - Light
 - Light from base (flight line) may be an issue with new residents.
 - Agricultural Burning
 - Only done at certain times of the day.
- Q. Alternative Energy Development
- Limited potential in area for wind, geothermal, and solar energy.
 - No major issues in the area.
- R. Water Quality and Air Quality
- Water Quality and Air Quality Reporting
 - Water quality is good in the area.
 - Yuba County Water Agency is planning an agreement with area water agencies to ensure a sufficient urban and agricultural water supply.
 - Air quality is satisfactory in the area.
 - May be an issue in the future because of growth, which will impact the flying mission of the base because of pollution generated by a rise in the population.
- S. Cultural Sites, Threatened and Endangered Species, Competition for Natural Resources
- Yuba/Sutter Natural Community Conservation Plan and Habitat Conservation Plan
 - Cooperative planning effort initiated by Yuba and Sutter Counties.
 - Considerations
 - Natural Conservation
 - Joint conservation program.
 - Agreement with local landowners and the installation.
 - Recognize existing dialogue between local jurisdictions and the base.

V. Overview of Public Forum

A. Overview

- Tonight at 6:00 p.m.
- Information will be similar to first AC meeting.
 - Welcome and Introductions
 - Project Overview and OPR Objectives
 - Open House
 - Project Approach
 - Role of the Public
 - Group Discussion
 - Next Steps
- Understand residents' concerns (what they think are compatibility issues).
- Would like Advisory and Technical Committee members to attend.
 - Learn how the public feels about the study.

B. Keeping the Public Involved

- Sent invitation mailers and personal invitations. All Advisory and Technical Committee members should have received the mailer.
 - 450 invitations were sent, including 30-35 to media outlets.
- Contacted the press.

- OPR wrote an Op Ed (letter to the editor) in the Appeal-Democrat.
- OPR (Ned McKinley and Terry Roberts) were on a KUBA's "Talking Things Over" radio.
- Advisory and Technical Committee members list will be distributed at the meeting, which does not include contact information.

VIII. Questions/Comments from the Committee Members

A. Comments on Study Area

- Include Spenceville Wildlife Area.
 - JLUS map for the study area is simple – It lays out the location of cities, counties, and the base.
- Nevada County is included because it used to be part of the base when the base encompassed 80,000 acres. For the study area, it may be appropriate to examine the old base boundaries.

B. Compatibility Factors

- The JLUS should deal with community compatibility factors. Beale and the surrounding communities should act together to implement the study once it is completed. In order to do so, the study should be broadened to address all community compatibility factors, instead of only focusing on land use.

C. Land Use Space

- Northeast and east of the base is experiencing rapid growth.
 - During expansion, landfill actively worked with Beale to mitigate its impact on the Base..
- Wheatland may build to the north, which may be a long-term issue of concern because of the flight patterns.
 - Wheatland will likely experience significant growth in the future.
- If Beale wanted to expand outside of its current boundary it would have to follow existing legal procedures to do so..
- Yuba Highlands v. PAVEPAWS
 - Encroachment works both ways: Beale can encroach on the community and the community could encroach on the base.
 - Communication between the base and local jurisdictions to regarding proposed development projects is crucial.

D. Roadways and Competition for Ground Transportation

- Access to Beale off of Highway 20 needs to be improved.
- Retirees live in Grass Valley/Nevada City. They need to access base services; however if the Grass Valley Gate closes, they may no longer have the resources to get on base..

E. Infrastructure Extensions

- Wheatland and Beale are currently discussing how the City could service all of Beale's wastewater treatment and sewer needs.

F. Competition for Land Space, Airspace

- Airports
 - Examine Marysville Hospital's proposed heliport expansion.
 - In Nevada County, Sierra Nevada Memorial Hospital has a heliport.

IX. Closing / Action Items

A. Presentations

- If OPR and Matrix need to provide advisory or technical committee members (and their staffs) with materials or presentations, we are available to help.

B. Action Items

- Deadlines and dates will be examined to facilitate the best possible responses from AC/TC members.
 - Meeting #5 may be moved to a later date to allow committee members time to review the draft JLUS and to present the JLUS to other staff within their organizations. There was group consensus that weeks should be sufficient to review draft document.

X. Upcoming Meeting/Events

- The next Advisory Committee Meeting is tentatively scheduled for September 13th. The topic will be developing strategies and actions.
- The draft JLUS will be released in late 2006.
- The Project Team will gather public input on the draft study in January 2007.
- The study will be revised and the final JLUS will be published in February 2007.
- After the final JLUS is released, California JLUS team will work with local jurisdictions and Beale AFB to implement the JLUS.