



**State of California**  
Governor's Office of Planning and Research

## **California Joint Land Use Studies, Beale AFB**

### **Advisory Committee and Technical Committee Meeting Notes**

**Advisory Committee and Technical Committee Meeting #1**  
**Yuba County Government Center**  
**April 12, 2006**  
**1:30 pm – 3:30 pm**

#### **ATTENDANCE**

##### **Advisory Committee**

**Benjamin Wirtschafter**, City of Marysville  
**Danielle Coleman**, Yuba-Sutter County Farm Bureau  
**Darin Gale**, North State Building Industry Association  
**Don Schrader**, Yuba County Board of Supervisors  
**Ed Ah Sam, Jr.**, Beale Air Force Base, 9<sup>th</sup> Civil Engineer Squadron  
**Hal Stocker**, Yuba County Board of Supervisors  
**Harl Sanderson**, Beale Air Force Base, 9<sup>th</sup> Reconnaissance Wing  
**Jaymee Marty, Ph.D.**, The Nature Conservancy  
**Judy Morris**, Sutter-Yuba Association of Realtors  
**Laura Nicholson**, Yuba-Sutter Chamber of Commerce  
**Mike Darnell**, Middle Mountain Foundation  
**Richard Lyon**, California Building Industry Association  
**Richard Thomas**, Sierra Club  
**Robert Bendorf**, Yuba County Office of the County Administrator  
**Sandra Morey**, California Department of Fish and Game  
**Stephen Wright**, City of Wheatland  
**Steve Casey**, City of Marysville  
**Terry Barrie**, California Department of Transportation

##### **Technical Committee**

**Colleen Cotter**, Yuba County  
**Jeff Finn**, California Department of Fish and Game  
**Joni Gerry**, Beale Air Force Base  
**Kirsten Christopherson**, Beale Air Force Base  
**Mary Frederick**, California Department of Transportation  
**Stacey Jolliffe**, Yuba County Dept. of Community Development

## **Additional Attendees**

**Fred Yeager**, Yuba County

**John Schuller**, Beale Air Force Base

**Kent McClain**, Yuba County

**Kirk Schmalz**, Beale Air Force Base, 9<sup>th</sup> Civil Engineer Squadron

**Randy Margo**, Yuba County

## **Project Team**

**Ned McKinley**, Governor's Office of Planning & Research

**Terry Roberts**, 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

**Celeste Werner**, Matrix Design Group

**Mike Hrapla**, Matrix Design Group

### **I. Introductions**

#### A. Governor's Office of Planning and Research (OPR)

- Statewide Planning Agency
- Manager of CA JLUS project

#### B. Consultants

- Matrix Design Group
- Consultants for the California Advisory Planning Handbook

#### C. JLUS Project Overview

- What is a JLUS?
- OPR Objectives
- Advisory and Technical Committee Structure
- Project Approach and Schedule
  - Scope of Work
- Facilitated Discussion

### **II. State's Involvement in Joint Land Use Study**

#### A. Background Information

- Military contributes \$43 billion dollars annually to the California economy
- Local communities need flexibility to pursue local economic development

#### B. State of California's Role

- OPR was given a grant to facilitate the JLUS by the DoD Office of Economic Adjustment (OEA) for Beale Air Force Base, as well as three other bases and the airspace complex in Southern California (R-2508)
- State wants to ensure the sustainability of military installations and the local community where they are located

### **III. What is a Joint Land Use Study?**

#### A. AICUZ

- Program started in the 1970s
- Addressed aircraft noise and safety impacts, created noise contours

#### B. JLUS

- Program started in 1980s – 37 have been completed in the United States
- Some completed in California, most recently at Travis AFB
- Southern California JLUS will be the first to address restricted military airspace

#### C. Objectives

- Consider full range of issues including the impacts of the base on the local community, and the impacts of the local community on the base
- Final JLUS will include an implementation strategy
  - Military and community to co-exist
  - JLUS will recommend policy and actions but will not be a legally binding document
- Understand the diverse concerns and issues
- Identify mutually beneficial strategies and solutions

### **IV. Advisory Committee and Technical Committee**

#### A. Overview

- Data Collection for JLUS has begun
- The JLUS will look at the present and future
- The study will require research and interviews with stakeholders
- The Advisory Committee and Technical Committee will provide policy direction and focus attention

#### B. Advisory Committee (AC)

- Monthly meetings
- Important to the completion of the study, and to the implementation of the study after it has been completed
- Broad range of represented stakeholders – military, local government, state government representatives; developer and environmental groups.
- Focuses on policy direction, represent organizations that will have a role in the implementation strategy

#### C. Technical Committee (TC)

- Planning Staff, Engineering Staff and other subject-matter experts
- Provide specific data and information when needed
- Review ideas suggested by the Advisory Committee

### **V. Tentative Schedule**

#### A. Meeting #1 (today)

- Kick-off of JLUS

- B. Meeting #2 (end of May)
  - Compatibility Factors – issues to be addressed will be available in one week, as well as the next meeting date
- C. Meeting #3
  - Trends in County, demographics, changes that have occurred in the area
- D. Meeting #4 and #5
  - Tools and Strategies
- E. Meeting #6
  - Administrative Draft JLUS will be made available to the AC/TC prior to its release for public comment
- F. Public Workshops will be held to gather information/comments from the public on the draft JLUS

## **VI. Questions from the Committee Members**

- A. Why aren't there any specific property owners present?
  - Representatives of statewide and regional associations were selected to represent views of individuals; the BIA will represent the private property owners; the JLUS is not intended to debate the merits of individual development projects
- B. When will the final document be completed?
  - Approximately November 2006 – Final JLUS for Beale AFB will be available
- C. What will result from the study?
  - Recommendations for local government, state, military/base and possibly others
  - The study has “teeth” when the recommendations are carried through by local government or military (or other agency with decision-making/implementation authority)
  - Study recommendations must be feasible, effective and have the ability to be implemented
- D. Can people be added to the Technical Committee?
  - Yes – Subject-matter experts will be invited as needed (suggestions for people with expertise in certain areas will be helpful) so membership will expand/contract overtime, depending on the issues that arise
  - Advisory Committee members will be static
  - Advisory Committee is still being refined – other entities may be added
- E. Please make relevant documents available to the AC/TC.

The following documents will available from the project website. Others may be added as necessary.

  - Yuba County General Plan – the section(s) relating to Beale AFB
  - City of Wheatland General Plan
  - Beale AFB General Plan

## **VII. Discussion Questions (Facilitated discussion at 4 separate tables)**

- A. What are the encroachment factors today, tomorrow, and beyond? *(Each person was given a handout to fill out).*
- What is the definition of encroachment?
    - Varies based on location/circumstances
    - Compatibility issues with encroachment
    - Perceptions based on individual agencies and/or personal experience
- B. Identify public agencies'/others' growth today, tomorrow and beyond? *(Activity where each group drew on a Yuba County map to identify the following areas).*
- Where is development currently occurring or being proposed?
  - Where should development/growth go?
  - Military – What areas require protection from encroachment to sustain Beale's mission?
- C. What are three key-compatibility issues that you think the JLUS should address? *(Each person was asked to write answers on note cards which will be transcribed for the committee members).*
- D. What are three constraints you see as standing in the way of implementing a JLUS? *(Each person was asked to write answers on note cards which will be transcribed for the committee members).*
- F. What are the implementation measures today, tomorrow and beyond? *(Each person was given a handout to fill out).*

## **VIII. Closing / Action Items**

- A. The objective of the AC/TC is to bring together people from different agencies to exchange ideas and develop feasible and mutually beneficial solutions
- B. OPR Action Items
- Send contact list to AC/TC members via e-mail
  - Provide information regarding General Plans for Yuba County, Beale AFB and City of Wheatland
  - Website will be online soon; we will e-mail committee members the website address
  - Distribute meeting minutes including transcribed note cards (from facilitated discussion groups) to the AC members

## **IX. Upcoming Meeting**

The next meeting will be held in the end of May. The date, time and place will be announced.