

Section 4.1 Military Influence Areas (MIA)

The following strategies apply within the appropriate MIAs designated on Figure 4-X and defined under Strategy 61.

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
Acquisition (also see Conservation Easements)									
<p>As a land use planning tool, property rights can be acquired through donation, easement, or the outright purchase of property for public purposes. Types of acquisition include the following:</p> <ul style="list-style-type: none"> ▪ Fee Simple Acquisition. This option involves the purchase of property and is typically the most costly method to protect open space, sensitive, or critical areas. Cost and the need for a willing seller can be constraints. ▪ Fee Simple/Leaseback. A land trust is established when a government agency purchases the full title to a property, and then the leases it back to the previous owner. The land’s natural resource and open space values are protected through lease controls that restrict land uses. ▪ Conservation Easement. Conservation easements can be acquired through a number of mechanisms, including donation or purchase. If they are donated, the donor could qualify for a federal income tax deduction making this option more desirable to the property owner. Conservation easements are a more cost effective method to acquire land than outright purchase. ▪ Lease. In cases where the landowner does not want to, or cannot make a permanent commitment, this may be a way to control land uses for a short timeframe. Leases can be obtained by government agencies or jurisdictions, non-profit organizations, land trusts, or private entities. ▪ Management Agreement. A management agreement is a specified plan under which the landowner or the land trust (or combination thereof) will manage the land. Management agreements last for a specific amount of time making them a short-term approach to protecting land. ▪ Eminent Domain. A local government can use the power of eminent domain to appropriate private property for public use, in exchange for payment of fair market value, through the process of condemnation. <p>The purpose of acquisition tools is to eliminate land use incompatibilities through market transactions and the local development process. Acquisition tools are particularly effective because they advance the complementary goals of shifting future growth away from military installations and preserving community assets such as agriculture, open space, rural character, or sensitive natural habitats. Land use compatibility issues can be addressed by:</p> <ul style="list-style-type: none"> ▪ Creating a land barrier between active military installation and incompatible land uses; ▪ Shifting future growth away from critical military lands; ▪ Protecting public safety by directing incompatible land uses to other locations; ▪ Protecting the natural environment; ▪ Maintaining and protecting existing agriculture resources; and, ▪ Conserving open space. 									

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
1	<p>Establish and promote a voluntary acquisition program.</p> <ul style="list-style-type: none"> Program should include provision of fee simple acquisition or acquisition of development rights through implementation of a conservation easement. Program should include transfer to a trust of property or conservation easement limiting future uses of the land. 	■	■			<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Local Jurisdictions <p><u>Partners</u></p> <ul style="list-style-type: none"> Land Trusts 	■		
2	<p>Establish a Conservation Easement (purchase or donation of Development Rights) program in association with a local trust(s) to protect areas of critical importance to maintaining public safety and mission sustainability.</p> <ul style="list-style-type: none"> For Yuba County, implementation of this strategy could include an amendment to General Plan Policy 44-LUP or creation of a new policy. Recommend policy to either specify protection of Beale AFB missions as one of the criteria, or broaden the policy to allow voluntary donations of conservation easements in general (i.e., don't specify circumstances for the donation). Would also recommend expanding the policy to allow not only voluntary donations, but to also allow for conservation easements to be purchased. 	■	■	■		<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Local Jurisdictions <p><u>Partners</u></p> <ul style="list-style-type: none"> Land Trusts 	■		
3	<p>Develop a transfer of development rights program to protect areas of critical importance to maintaining public safety and mission sustainability where development rights currently exist. This program could be used to allow land owners to sell development rights for property owned in MIA I and IIa to other appropriate development areas in the same jurisdiction.</p>	■	■			<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Local Jurisdictions <p><u>Partners</u></p> <ul style="list-style-type: none"> Land Trusts 	■		■

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
4	<p>Identify priority locations for acquisition programs (property purchase or easement purchase) should funds become available.</p> <ul style="list-style-type: none"> ▪ Beale to work with local jurisdictions to identify locations requiring additional protections ▪ Identify locations that provide protections to the installation and also provide habitat values that can be used in the establishment of a mitigation bank associated with the findings of the NCCP/HCP. ▪ Work with State Congressional delegation to obtain necessary appropriations in the DoD budget for the purchase of critical parcels and conservation easements to protect current and future missions at Beale AFB. 	■	■			<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Local Jurisdictions ▪ Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ Yuba-Sutter NCCP/HCP Participating Agencies ▪ Reclamation Districts 	■		■
6	<p>Take part in Land and Water Conservation Fund (LWCF) matching grants program that provides funds to states for planning, developing, and acquiring land and water areas for state and local parks and recreation areas.</p> <ul style="list-style-type: none"> ▪ Natural open space uses would be appropriate in MIA I. ▪ Applications could include expansions or enhancements for Spenceville Wildlife area or new parks in Yuba County or City of Wheatland. ▪ This is an annual program with a current expiration date of January 2015. A 50 percent local match is required. 	■	■	■		<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Local Jurisdictions ▪ Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ National Park Service ▪ California State Parks 			■
44	<p>Beale AFB and the DOD should pursue conservation opportunities near the installation utilizing the DOD Easement Partnership Program and other available federal funding sources.</p>	■	■			<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Beale AFB / DOD <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ OEA ▪ Local Jurisdictions 			■

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
45	Focus on conservation partnering possibilities where easements benefit protection of Beale operations but also protect other community values, such as preservation of agricultural land or habitat protection. Acquisition of easements assumes a willing seller.	■	■			<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ Local Jurisdictions ■ Beale AFB <u>Partners</u> <ul style="list-style-type: none"> ■ Land Trusts ■ Yuba-Sutter NCCP/HCP Participating Agencies 			■
AICUZ									
<p>The Air Installations Compatibility Use Zone (AICUZ) program is a DoD planning program that was developed in response to incompatible urban development and land use conflicts around military airfields. The AICUZ program seeks to provide information on compatibility, develop a cooperative relationship between communities and military installations, and providing land use compatibility guidelines that protect public health and safety and maintain military readiness.</p> <p>The AICUZ program has two objectives: (1) to assist local, regional, state, and federal officials in protecting the public health, safety, and welfare by promoting compatible development within the AICUZ area of influence; and (2) to protect operational capabilities from the effects of land uses that are incompatible with aircraft operations. While prepared by or for a military installation, the primary users of an AICUZ study are the local communities surrounding the installation or an offsite location (such as auxiliary fields or training areas). The AICUZ study is also a tool used by the installation's community planner to evaluate proposed projects (both on and off the installation) for their compliance with the information presented in the AICUZ study.</p> <p>The current Beale AFB AICUZ study is dated 2005, and was released in June 2006.</p>									
8	Implement recommendations contained in the current Beale AFB AICUZ. <ul style="list-style-type: none"> ■ Incorporate AICUZ policies and guidelines into the general plans of the City of Marysville, Wheatland, and Yuba County. ■ Within the outer edge of the 2005 AICUZ noise contour for the Future Potential Mission 65 CNEL scenario, local jurisdictions will utilize the Air Force Land Use Compatibility Guidelines to evaluate existing and future land use proposals in this area. ■ Ensure height and obstruction ordinances reflect current Air Force and Federal Aviation Administration (FAA) Part 77 requirements. 	■	■			<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> ■ Beale AFB ■ Caltrans ■ FAA 	■		■

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
	<ul style="list-style-type: none"> ▪ Modify building codes to ensure that new construction within the AICUZ area has the recommended noise level reductions incorporated into its design and construction. (See "Building Codes" section for details) ▪ Continue to coordinate with Beale AFB for planning and zoning actions that have the potential of affecting base operations. Develop a working group representing city planners, county planners, and base planners to meet periodically, as needed, to discuss AICUZ concerns and major development proposals that could affect airfield operations. 								

Airport Land Use Compatibility

An Airport Land Use Compatibility Plan (ALUCP) is "a plan, usually adopted by a County Airport Land Use Commission (ALUC) or other entity established to accomplish land use compatibility planning, which sets forth policies for promoting compatibility between airports and the land uses which surround them." (California Airport Land Use Planning Handbook, January 2002).

The California law governing creation of ALUCs applies to every county in California having a public airport. The statute also allows counties to use an alternative to ALUCs to accomplish airport land use compatibility planning. For the purposes of this document, the term "ALUC" refers to both officially designated ALUCs and the alternative entities that perform the same functions.

The California State Aeronautics Act typically refers to these documents as ALUCPs. These plans are also referred to as Comprehensive Land Use Plans (CLUPs), airport land use policy plans, and airport environs land use plans. All of these plans perform the same purpose and are required to conform to state law.

ALUCPs should not to be confused with airport master plan. Airport master plans are designed to plan for airport facilities, circulation, infrastructure, security, and other factors that guide the orderly development of on-airport land uses.

The purpose of the ALUCP is to:

- Provide for the orderly growth of each public airport and the area surrounding the airport within the jurisdiction of the ALUC.
- Safeguard the general welfare of the people living near airports and the public in general (California Public Utilities Code, Section 21675(a)).

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
X6	Recommend the ALUCP for Beale AFB be updated to utilize the 60 CNEL Current Mission contour from the 2005 AICUZ study for promoting land use compatibility.	■				<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ SACOG ■ Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> ■ Beale AFB 	■		■
9	For other airports in the region: <ul style="list-style-type: none"> ■ Pursue funding (with the support of Beale AFB) to support the update of affected ALUCPs. ■ ALUCPs should be updated as necessary to reflect changes in operations or missions at Beale AFB that impact air operations. ■ Updates to the Beale ALUCP will require a similar update to the implementation components of this plan in the Yuba County Zoning Ordinance (Section 12.115) 	■				<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ SACOG ■ Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> ■ Beale AFB 	■		■
10	Ensure Beale AFB officials are involved, in an advisory capacity, relative to operational changes at public airports and in the update of airport master plans and expansion plans for all airports in the surrounding region. <ul style="list-style-type: none"> ■ Depending on the type of operational changes, it may be appropriate to expand the MIA for this strategy to include all airports in the region (see Figure 2-X). ■ Form a Regional Airports Committee to meet quarterly, or as needed, to discuss regional airspace, operational, and planning issues. 	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ SACOG <u>Partners</u> <ul style="list-style-type: none"> ■ Beale AFB ■ Sacramento County Airport System 			■

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
Avigation Easements									
<p>An easement is a non-possessory right to use land owned by another party. An avigation easement is an easement that grants the holder one or more of the following rights: the right-of-flight; the right to cause noise, dust, or other impacts related to aircraft flight; the right to restrict or prohibit certain lights, electromagnetic signals, and bird-attracting land uses; the right to unobstructed airspace over the property above a specified height; and, the right of ingress/egress upon the land to exercise those rights.</p> <p>Avigation easements transfer certain property rights from the owner of the underlying property to another entity. This entity could be the owner of an airport or, in the case of military airports, to a local government agency or authorized federal agency on behalf of the military. The DoD is not authorized to accept avigation easements. Historically, if the military desires such easements, there are several ways they can be obtained. The US Army Corps of Engineers serves as the negotiator and the principle real estate agent for the Air Force.</p> <p>Entities acquire avigation easements to the airspace over neighboring properties in order to: (1) prevent construction of buildings and towers, planting of trees, installation of lighting, or any other development that might interfere with aircraft takeoff and landing, or (2) protect against liability for any nuisance caused by aircraft using the airport (i.e. noise, fumes, and vibration) that might impact the use and enjoyment of properties adjacent to an airfield or under its flight paths.</p>									
12	<ul style="list-style-type: none"> Modify avigation easement program for Yuba County, and establish a similar program in other affected jurisdictions, to require avigation easements be recorded with the local jurisdiction for all land divisions and other discretionary actions. Sample language for an avigation easement is included in the appendix. 	■				<u>Primary Responsibility</u> <ul style="list-style-type: none"> Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> None Identified 	■		
BASH Coordination (see also Communications / Coordination)									
<p>The Bird/Wildlife Strike Hazard (BASH) program is aimed at minimizing collisions between military aircraft and birds. Knowledge of where birds travel, nest, and feed helps DoD avoid problem areas, and therefore save lives and avoid the destruction of valuable aircraft. The program considers not only wildlife within the confines of the airfield, but also in neighboring areas. The BASH program covers predatory birds, nuisance flocking birds (gulls), and migratory geese and ducks. In addition to birds, the BASH program also addresses other animals that could pose a hazard to aircraft operations including coyotes, deer, and rabbits.</p> <p>The objective of the BASH program is to reduce the potential for collisions between aircraft and birds or other animals, and to minimize damage and injuries when collisions occur. The BASH program promotes land management practices that minimize bird attractants, and safety procedures to recognize, control, and avoid hazardous bird concentrations.</p>									

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
15	Beale AFB shall provide educational information to local jurisdictions and agencies in the region relative to reducing the potential for bird and wildlife attractions that may impede safe air operations.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ Beale AFB <u>Partners</u> <ul style="list-style-type: none"> ■ Local Jurisdictions ■ California Dept. of Fish and Game ■ U.S. Fish and Wildlife 	■		■
16	Work directly with local jurisdictions and other appropriate agencies on control of bird and wildlife attractions in the immediate vicinity of the base.	■	■	■		<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ Beale AFB <u>Partners</u> <ul style="list-style-type: none"> ■ Local Jurisdictions ■ California Dept. of Fish and Game ■ U.S. Fish and Wildlife 			■
Beale Planning & Operations									
<p>Similar to a local jurisdiction, Beale AFB maintains a long-range general plan. The Beale General Plan is the primary document that provides the installation commander and other military decision makers with a condensed picture of whether or not an installation has the physical assets and delivery systems to support its mission. The purpose of the Beale General Plan is to provide a general assessment of the installation's infrastructure and attributes for the purpose of gauging the installation's development and growth potential.</p> <p>In addition to the General Plan, Beale AFB also maintains a number of plans that describe the operational parameters for activities on the installation and in the airspace around the base.</p>									
17	For future air missions/aircraft at Beale AFB, design flight operations to minimize impacts on developed areas surrounding Beale AFB.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ Beale AFB <u>Partners</u> <ul style="list-style-type: none"> ■ Local Jurisdictions 			■

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
18	Update Beale AFB General Plan to incorporate the findings of the Beale JLUS.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> ▪ Beale AFB <u>Partners</u> <ul style="list-style-type: none"> ▪ Air Force ▪ OEA 		■	
20	On update of the Beale AFB General Plan, Beale AFB will prepare a public summary that is provided to local jurisdictions, interested parties, and is publicly accessible from the base website.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> ▪ Beale AFB <u>Partners</u> <ul style="list-style-type: none"> ▪ Air Force ▪ OEA 		■	■
X7	Beale AFB will work with the JLUS Coordinating Committee (see Strategy 33) to assist in refining the information that could be contained in the General Plan public summary that would assist local jurisdictions in compatibility planning.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> ▪ Beale AFB ▪ JLUS Coordinating Committee <u>Partners</u> <ul style="list-style-type: none"> ▪ None Identified 		■	■

Building Codes

Construction standards and building codes are ordinances and regulations controlling the design, construction process, materials, alteration, and occupancy of any structure to insure human safety and welfare. They include both technical and functional standards and generally address the following.

- **Structural Safety.** Buildings should be strong enough to resist internally and externally applied forces without collapsing.
- **Fire Safety.** Includes requirements to prevent fire from spreading to and from neighboring structures, provide warning to occupants, provide for safe exit routes from the building, and provide access for fire suppression.
- **Health Requirements.** Provides for adequate plumbing and sanitation facilities for occupation of a structure.
- **Accessibility.** Requires a building to be accessible for persons in wheelchairs or having other disabilities.

Construction standards and building codes are designed to protect the health, safety, and welfare of citizens.

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
22	<p>Require sound attenuation for occupied buildings. The level of sound protection should be based on noise exposure and the type of land use.</p> <ul style="list-style-type: none"> For Yuba County, modify Zoning Ordinance Section 12.115 to require acoustical study for areas within MIA I and MIA IIa. Acoustic study will provide recommendations for sound attenuation. 	■	■	■		<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Local Jurisdictions School Districts <p><u>Partners</u></p> <ul style="list-style-type: none"> None Identified 			■
24	<p>For all schools, require appropriate sound attenuation.</p> <p>See also Strategy 37</p>		■	■		<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Beale AFB School Districts <p><u>Partners</u></p> <ul style="list-style-type: none"> Office of the State Architect 			■
<p>Capital Improvement Programs (CIP)</p> <p>A CIP is a fiscal and detailed planning document used to plan and direct a jurisdiction's or agency's investment in public facilities, including infrastructure. The CIP lays out the public facilities plans and programs of the jurisdiction or agency and provides details on expenditures that can be incorporated into the jurisdiction's or agency's annual budgeting process. Most CIPs cover multiple years in order to plan for major expenditures and projects that may occur over several years.</p>									
25	<p>Incorporate land use compatibility planning concepts into CIPs for infrastructure extensions and improvements.</p>	■	■	■		<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Local Jurisdictions Water and Sewer Districts <p><u>Partners</u></p> <ul style="list-style-type: none"> None Identified 			■

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
X1	<p>Adequate transportation facilities are critical for continued operations at Beale AFB. To protect these resources, the following implementations are proposed</p> <ul style="list-style-type: none"> ▪ Incorporate into the Yuba County CIP provisions for on-going roadway maintenance as needed based on a condition assessment. ▪ Yuba County, Nevada County, and the cities of Marysville and Wheatland will ensure traffic mitigations for projects contributing traffic to the primary roadways serving Beale AFB are appropriate to maintain County LOS standards. ▪ Beale AFB, OEA, and the Department of Defense will work with local agencies to assist in funding for infrastructure enhancements and maintenance needed to address changes in mission at Beale AFB. 	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Local Jurisdictions ▪ Beale AFB ▪ DOD / OEA ▪ Caltrans <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ None Identified 		■	■
X2	<p>As part of regional infrastructure planning, consider regional needs, including those of Beale AFB, for new and expanded infrastructure as well as on-going maintenance needs for those infrastructure systems.</p>	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Local Jurisdictions ▪ Water and Sewer Districts <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ Beale AFB 			■

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
CEQA / NEPA									
	<p>The California Environmental Quality Act (CEQA) was enacted in 1970 and requires local governments to consider the potential environmental impacts of a project before they approve it. CEQA also requires that a project’s environmental impacts be disclosed to the public so community members have an opportunity to make informed comments on proposed land use decisions. CEQA is modeled after the federal National Environmental Policy Act (NEPA).</p> <p>The NEPA is the federal law, effective on January 1, 1970, that established a national policy for the environment and requires federal agencies (1) to become aware of the environmental ramifications of their proposed actions, (2) to fully disclose to the public proposed federal actions and provide a mechanism for public input to federal decision making, and (3) to prepare environmental impact statements for every major action that would significantly affect the quality of the human environment.</p> <p>The primary purpose of CEQA (Public Resources Code, Section 21000 et seq.) is to develop and maintain a high-quality environment now and in the future. According to statute, CEQA has four major purposes:</p> <ul style="list-style-type: none"> ▪ Inform governmental decision makers and the public about the potential significant environmental effects of proposed activities; ▪ Identify ways that environmental damage can be avoided or significantly reduced; ▪ Prevent significant, avoidable damage to the environment by requiring mitigation actions when the governmental agency finds the changes to be feasible; and, ▪ Disclose to the public the reasons for approval of a project that has significant environmental effects. <p>CEQA applies to projects undertaken by a public agency, funded by a public agency, or that require issuance of discretionary permits by a local or state public agency. A project is defined as any action that has a potential for resulting in physical change to the environment, and is an activity that may be subject to several discretionary approvals by government agencies (i.e., construction activities, clearing or grading of land, improvements to existing structures, and activities or equipment involving the issuance of a permit). A project is exempt from CEQA if it can be said with certainty that there is no possibility that the activity in question will have a significant effect on the environment.</p> <p>NEPA’s purpose, as stated in Section 2 of NEPA legislation, is to “encourage productive and enjoyable harmony between man and his environment; to promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of man; and to enrich the understanding of the ecological systems and natural resources important to the Nation...” NEPA ensures that the environmental impacts of a proposed action, and potential alternatives to the action, will be considered by a Federal agency before it decides to fund and implement the action. The process required under NEPA is intended to increase the quality of decisions because it demands a full understanding of the various impacts, and because input must be received from a range of stakeholders. Emergency exceptions are made when the immediate health and safety of people are threatened.</p>								

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
27	<p>Refer appropriate projects to Beale AFB officials for review and comment on all CEQA documentation.</p> <ul style="list-style-type: none"> This strategy applies to MIA I, IIa, and IIb. Projects of significant regional impact in MIA III should also be referred to the installation. See also Strategies 34 and 35 on process. 	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Lead Agency <p><u>Partners</u></p> <ul style="list-style-type: none"> Beale AFB 			■
29	<p>Refer to affected local jurisdictions, agencies, and organizations notice of all NEPA documentation, except for categorical exemptions, or as otherwise refined by the JLUS Coordinating Committee, for comment.</p> <ul style="list-style-type: none"> This strategy applies to jurisdictions with land within MIA I, IIa, and IIb. Projects of significant regional impact should also be referred to local jurisdictions and agencies within MIA III. See also Strategies 33, 34, and 35 on process. 	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> Local Jurisdictions 			■
<p>Code Enforcement / Building Inspection</p> <p>Code enforcement attempts to ensure that property owners maintain their property and bring substandard structures and conditions up to Building and Zoning Code standards. Code enforcement programs are responsible for enforcing codes that address public health and safety issues, including regulations related to garbage, specific nuisances, removal of vegetation, zoning violations, and structures. Enforcement actions are taken both proactively and in response to complaints from residents.</p> <p>The purpose of code enforcement programs is to promote and maintain a safe and desirable living and working environment. Related to land use compatibility, code enforcement is a tool used by the community to ensure its rules are enforced. Issues could arise relative to structure heights, light and glare, and fire hazards.</p>									
31	<p>Ensure contractors are following appropriate noise attenuation standards as part of new construction or substantial remodels/reconstructions.</p>	■	■			<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Local Jurisdictions Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> None Identified 			■

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
32	<p>Pursue correction of code violations that impact operations at Beale AFB, including vertical height obstructions, light and glare issues, dust and debris, and bird and wildlife attractions.</p> <ul style="list-style-type: none"> It is the responsibility of Beale AFB to identify issue areas outside the installation boundaries where conditions exist that endanger operations, and to provide notification to the appropriate local jurisdiction or agency. See also Strategies 34 and 35 on process. 	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Local Jurisdictions Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> None Identified 			■
<p>Communication / Coordination</p> <p>In any planning effort, plans can only move towards successful implementation through on-going communications between Beale AFB, local jurisdictions, agencies, landowners, and the public. Enhanced communication and coordination is seen as being the key towards successful compatibility planning in the study area.</p>									
33	<p>Establish a JLUS Coordinating Committee (multi-stakeholder) to maintain efficient and effective coordination between local jurisdictions, area landowners, other local organizations, and Beale AFB and focusing on the implementation of the JLUS.</p> <ul style="list-style-type: none"> The JLUS Coordinating Committee shall be formed within one year of the published date for the Beale JLUS. The JLUS Coordinating Committee shall be made up of two representatives from each of the following: <ul style="list-style-type: none"> Beale AFB Yuba County City of Marysville City of Wheatland The JLUS Coordinating Committee can invite additional members as agreed to by the Committee A standing JLUS Technical Committee, including representatives from the jurisdictions noted above plus other agency members with expertise needed to advise the JLUS Coordinating Committee, will be maintained and will meet as requested to provide input on issues of interest to the JLUS 	■	■	■		<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> Local Jurisdictions Local Agencies 	■		■

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
	<p>Coordinating Committee.</p> <ul style="list-style-type: none"> ▪ The JLUS Coordinating Committee shall meet on a quarterly basis, or as otherwise agreed to by the Committee. ▪ Meetings between individual members pertaining to issues specific to Beale AFB and the effected agency(ies) is encouraged. 								
34	<p>Beale AFB shall work with local jurisdictions and relevant agencies to establish procedures for consultation between the base and local jurisdictions relative to planning review and comment. This will include:</p> <ul style="list-style-type: none"> ▪ Definition of projects types that require review ▪ Identification of the Points of Contact for all coordination ▪ Provide opportunities for Beale AFB personnel to be involved in pre-application meetings for significant projects ▪ Establishing a formal procedure for requesting and receiving comments ▪ Establishing a standard timeline for responses ▪ Providing notice to Beale AFB on all public hearings regarding projects identified for coordination ▪ While consultation is expected to occur primarily on projects in MIA I, IIa, and IIb, the installation should establish contacts and procedures for receiving notices and review opportunities on significant regional projects inside of MIA III ▪ Procedures should be reviewed annually and updated as appropriate by the JLUS Coordinating Committee ▪ 	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Beale AFB ▪ Local Jurisdictions <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ State and Federal Agencies 	■	■	

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
35	<p>Refer appropriate projects to Beale AFB officials for review and comment on all development applications defined under Strategy 34. Beale AFB shall provide timely input on projects where the installation has concerns.</p> <ul style="list-style-type: none"> This strategy applies to MIA I, IIa, and IIb. Projects of significant regional impact in MIA III should also be referred to the installation. <p>See also Strategies 27, 29, 34, and 35 on process.</p>	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Local Jurisdictions State and Federal Agencies Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> None Identified 			■
36	<p>Refer appropriate projects to Beale AFB officials for review and comment on jurisdictional/agency plans such as General Plans and General Plan Amendments, zone changes, specific plans, and similar comprehensive plans defined under Strategy 34. Beale AFB shall provide timely input on projects where the installation has concerns.</p> <ul style="list-style-type: none"> See also Strategies 27, 29, 34, and 35 on process. 	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Local Jurisdictions Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> None Identified 			■
37	<p>Provide input to local school districts and the Office of the State Architect on areas that are not suitable for school development due to noise, safety, or other operational concerns.</p> <ul style="list-style-type: none"> Provide information on the location of MIA I and IIa and the desire to avoid school sites in these areas Request school districts consult with Beale AFB on school site selection in MIA I and IIa to provide a cooperative foundation for more informed land use decisions 	■	■			<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Beale AFB School Districts Office of the State Architect <p><u>Partners</u></p> <ul style="list-style-type: none"> Local Jurisdictions 	■		■
39	<p>The FAA and Caltrans Aeronautical staff should provide assistance and technical information to help inform local decision making, especially during general plan or zoning ordinance updates.</p>	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> FAA Caltrans <p><u>Partners</u></p> <ul style="list-style-type: none"> Local Jurisdictions 			■

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
40	<p>Beale AFB shall develop and distribute public education materials providing information on the installation's AICUZ program, land use, noise, safety, and operational overviews, and the ability to take public comments.</p> <ul style="list-style-type: none"> ▪ Printed summaries on these issues should be provided to local jurisdictions within the Study Area for staff education and as a handout to the public. ▪ Information on these topics should be provided on the publicly available part of the installation's website. ▪ Beale AFB should provide timely updates as key information changes to ensure local jurisdictions, agencies, and the public are informed on current mission requirements and operations. 	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ None Identified 	■		■
42	<p>Establish a Public Affairs liaison with JLUS Coordinating Committee to address noise and other community issues.</p>	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ None Identified 	■		■
X3	<p>Beale AFB should assign personnel to supply technical input and assistance to local jurisdictions to support discussion of projects with potential compatibility issues at planning commission, city council, and board of supervisor meetings. This support can include:</p> <ul style="list-style-type: none"> ▪ For Yuba County, Beale AFB should designate a regular contact for the ex-officio Planning Commission post and be available for input on critical projects. ▪ For other local jurisdictions, the base should provide personnel to provide input as needed relative to projects defined under Strategy 34. 	■	■	■		<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ Local Jurisdictions 			■

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
19	Actively seek input from local jurisdictions on compatibility issues and utilize this input in the preparation of plans. As part of this effort, ensure that local jurisdictions have the information they need to make informed planning decisions regarding the base. To the extent possible, update local jurisdictions on plans, programs, housing needs, and other changes that may impact areas outside the base.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ Beale AFB <u>Partners</u> <ul style="list-style-type: none"> ■ Local Jurisdictions 			■
80	Create a clearinghouse of planning information regarding compatibility planning. This clearinghouse should provide web access to this information. <ul style="list-style-type: none"> ■ Information of local importance should be maintained by the member agencies of the JLUS Coordinating Committee ■ Pursue funding from OEA or other DOD sources to maintain this database ■ The State of California should take an active role in establishing resources to support compatibility planning in this area as well as the State as a whole 	■	■	■		<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ JLUS Coordinating Committee ■ Beale AFB ■ OPR/CERES <u>Partners</u> <ul style="list-style-type: none"> ■ OEA ■ Other DOD Sources 	■		■
Deed Restrictions / Covenants									
<p>Deed restrictions, or covenants, are written agreements that restrict or limit some of the rights associated with property ownership. These restrictions are recorded with the deed for the property and stay with the property when it is sold to a new owner (i.e., remain in effect). Deed restrictions are private agreements or contracts between an interested buyer and a seller. Deed restrictions are often established by the initial subdivider, either voluntarily or as a condition of approval on the subdivision.</p> <p>Deed restrictions can cover a wide range of restrictions and can be tailored to meet specific needs. Deed restrictions can also be used to eliminate or mitigate impacts associated with local development on military installations. This is done through the incorporation of restrictions or limitations on development types or certain land uses. Examples include specifying a maximum height for trees and structures, restricting the use of motorized vehicles, limiting lighting, and so forth.</p>									

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
X4	Projects not required to file an Avigation Easement (see Strategy 12) will be required to include a disclosure, recorded with the deed to the property, disclosing the location of the installation, its operations, and the potential for noise, vibration, and electromagnetic interference. Projects located in Accident Potential Zones north of the base will also be required to note their location within this area and describe the zone as defined in the Beale ALCUZ. Deed notification should also disclose limitations identified through the ALUCP and other plans and programs affecting a property.		■	■		<u>Primary Responsibility</u> <ul style="list-style-type: none"> Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> Beale AFB Real Estate Professionals California Department of Real Estate 			■

General Plans (County / City)

Every city and county in California is required by state law to prepare and maintain a policy document called a general plan. General plans are designed to serve as the jurisdiction's blueprint for future decisions concerning physical development, including land use, infrastructure, public services, and resource conservation. Most general plans consist of: (1) a written text discussing the community's goals, objectives, policies, and programs for the distribution of land use; and, (2) one or more diagrams or maps illustrating the general location of existing and future land uses. All specific plans, subdivisions, public works projects, and zoning decisions made by the local government must be consistent with the general plan.

A general plan typically has three defining features:

- **General.** As the name implies, a general plan provides general policy guidance that will direct community land use and resource decisions.
- **Comprehensive.** A general plan covers a wide range of social, economic, infrastructure, and natural resource factors as they relate to land use and development. These include topics such as land use, housing, circulation, utilities, public services, recreation, agriculture, biological resources, noise, safety, and other issues that are relevant to the jurisdiction.
- **Long-range.** General plans provide guidance on reaching an envisioned future. To fulfill this vision, the general plan will include policies and actions that address both immediate and long-term needs. Most general plans look 20 years into the future.

The primary purposes of a general plan are to:

- Identify the community's land use, circulation, environmental, economic, and social goals and policies as they relate to future development in the community;
- Provide a basis for local government decision making, including decisions on development approvals;
- Provide citizens with opportunities to participate in the planning and decision making processes of their communities; and,
- Inform citizens, developers, decision makers, and other cities and counties of the policies that guide development within a particular community.

Senate Bill (SB) 1468 (Knight, Chapter 971, Statutes of 2002) requires that general plans address military compatibility issues when military facilities, installations, or operations are near to, or within, the jurisdiction. This is codified in the California Government Code, Sections 65302 and 65560.

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
47	<p>In the short-term, local jurisdictions need to update existing elements to implement recommended compatible use policies and other policies outlined in the Beale JLUS, towards continuing discussions with Beale AFB, and to meet the requirements of State law (Senate Bill [SB] 1468 [Knight, Chapter 971, Statutes of 2002]).</p> <p>In the long-term, jurisdictions should consult with Beale AFB when General Plan updates are proposed to ensure the jurisdiction has the latest information on operations and other compatibility issues.</p> <ul style="list-style-type: none"> ▪ As appropriate (based on location), a jurisdiction’s general plan should include policy to implement Strategy 8 regarding implementation of the 2005 AICUZ. ▪ A jurisdiction’s general plan should include policy to require establishment of the MIA and associated controls. 	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Local Jurisdictions <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ Beale AFB 	■	■	■
48	<p>When a jurisdiction updates its Housing Element, the element should include a discussion of military housing needs and programs to address housing needs.</p> <ul style="list-style-type: none"> ▪ As part of this effort, Beale AFB will provide jurisdictions with current information on housing demands; amount of housing provided by the installation; generalized income, by rank, of personnel living off-base; and current distribution data on off-base personnel by zip code. 	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Local Jurisdictions ▪ Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ California Department of Housing and Community Development (HCD) 		■	■

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
Habitat Conservation Tools									
<p>The California Natural Community Conservation Planning Act and the Federal Endangered Species Act allow for the development of Natural Community Conservation Plans (NCCPs) and Habitat Conservation Plans (HCPs). An NCCP identifies and provides for the regional or areawide protection of plants, animals, and their habitats, while allowing compatible and appropriate economic activity.</p> <p>Incidental take permits help landowners legally proceed with activities that might otherwise result in illegal impacts to a listed species. A HCP is a document that supports an incidental take permit application pursuant to section 10(a)(1)(B) of the Federal Endangered Species Act. HCPs are an evolving tool. Initially designed to address individual projects, HCP are currently more likely to be broad-based plans covering a large area. The geographically broader HCP is used as the basis for an incidental take permit for any project within the boundaries of the HCP. Regardless of size, a HCP should include measures that, when implemented, minimize and mitigate impacts to the designated species to the maximum extent possible, and the means by which these efforts will be funded.</p> <p>The primary objective of the NCCP and HCP programs is to conserve natural communities at the ecosystem level while accommodating compatible land use. The programs seek to anticipate and prevent the controversies and gridlock that can be caused by species' listings. Instead, they focus on the long-term stability of wildlife and plant communities. The programs also include key stakeholders in the development process for the plan.</p>									
52	<p>Support the completion of the Yuba-Sutter NCCP/HCP program. As part of this program:</p> <ul style="list-style-type: none"> Support tools and programs as part of the Yuba-Sutter NCCP/HCP that have the ability to optimize encroachment reduction, protection of significant natural resources, and open space/agricultural preservation. Integrate Beale natural resource planning with efforts in the Yuba-Sutter NCCP/HCPP program. Promote the inclusion of Beale as a party to the program. 	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> Yuba-Sutter NCCP/HCP Participating Agencies Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> Resource Agencies 			■

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
Hazard Mitigation Plans									
<p>Hazard Mitigation is defined as any sustained, cost-effective action taken to reduce or eliminate long-term risk to people, property, and the environment from natural and man-made hazards and their effects. Hazard Mitigation Plans include actions that have a positive impact over an extended period of time. This distinguishes them from emergency planning or emergency services, which are associated with preparedness for immediate response to, and short-term recovery from, a specific event. Hazard mitigation actions, which can be used to eliminate or minimize the risk to life and property, fall into three categories: (1) those that keep the hazard away from people, property, and structures; (2) those that keep people, property, and structures away from the hazard; and (3) those that reduce the impact of the hazard, such as property insurance.</p> <p>The primary purpose of a hazard mitigation plan is to reduce fatalities, injuries, and property damage resulting from natural and man-made hazards. The hazard mitigation plan provides guidance for hazard mitigation activities in the designated planning area. It identifies hazard mitigation goals, objectives, and recommended actions that will reduce or prevent injury and damage to people and property from natural and man-made hazards.</p> <p>For land use compatibility planning, hazard mitigation planning applies when the actions of one group increase the hazard potential for another group. For example, when development outside an installation increases flood risk on an installation or when a natural area on an installation becomes a wildfire hazard to a nearby community due to poor management.</p>									
56	Incorporate / update Beale AFB operations and former federal properties associated with Camp Beale in Hazard Mitigation Plans.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> ■ U.S. Army Corps of Engineers ■ Beale AFB 		■	■

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
Memorandum of Understanding (MOU)									
<p>A Memorandum of Understanding (MOU) is a contract between two or more government entities. The governing bodies of the participating public agencies must take appropriate legal actions, often adoption of an ordinance or, resolution, before such agreements become effective. These agreements are also known as a Joint Powers Agreement or Interlocal Agreement.</p> <p>California Government Code, Section 6500 et seq. allows public agencies to enter into joint agreements. The definition of public agency includes, but is not limited to, the federal government or a federal agency, the state or any state department or agency, a county, city, county board of education or school superintendent, public corporation, or public district.</p> <p>The purpose of an MOU is to establish a formal framework for coordination and cooperation. These agreements may also assign roles and responsibilities for all of the agreement’s signatories. MOUs generally promote:</p> <ul style="list-style-type: none"> ▪ Coordination and collaboration by sharing information on specific community development proposals, such as rezonings and subdivisions. ▪ Joint communication between participating jurisdictions and the military ensuring that residents, developers, businesses, and local decision makers have adequate information about military operations, possible impacts on surrounding lands, procedures to submit comments, and any additional local measures to promote land use compatibility around installations. ▪ Formal agreement on land use planning activities, such as implementation of a Joint Land Use Study (JLUS). 									
59	Member jurisdictions/agencies of the JLUS Coordinating Committee should develop a general MOU to be executed at the beginning stages of implementation of the recommendations adopted by each jurisdiction. This MOU will detail the expectations for coordination and agreement to establish and maintain the JLUS Coordinating Committee.	■	■	■		<u>Primary Responsibility</u> <ul style="list-style-type: none"> ▪ JLUS Coordinating Committee Member Agencies <u>Partners</u> <ul style="list-style-type: none"> ▪ Technical Experts, as Needed 	■		
60	Sign specific MOUs between individual jurisdictions and Beale AFB as tools are adopted. MOUs should cover: <ul style="list-style-type: none"> ▪ Interagency coordination (Strategies under “Communication / Coordination”) ▪ Other tools involving the interaction of two or more jurisdictions, agencies, or Beale AFB. 	■	■	■		<u>Primary Responsibility</u> <ul style="list-style-type: none"> ▪ Local Jurisdictions ▪ Beale AFB ▪ Regulatory Agencies <u>Partners</u> <ul style="list-style-type: none"> ▪ None Identified 	■		

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
Military Influence Area (MIA)									
<p>A MIA is a formally designated geographic planning area where military operations may impact local communities, and conversely, where local activities may affect the military's ability to carry out its mission. These areas are also referred to as: Region of Military Influence (RMI), Military Influence Planning District (MIPD), Military Influence Overlay District (MIOD), Military District Disclose District (MIDD), Airfield Influence Planning District (AIPD), and Areas of Critical State Concern (ACSC).</p> <p>A MIA is designated to accomplish the following purposes.</p> <ul style="list-style-type: none"> ▪ Promote an orderly transition between community and military land uses so that land uses remain compatible. ▪ Protect public health, safety, and welfare. ▪ Maintain operational capabilities of military installations and areas. ▪ Promote the awareness of the size and scope of military training areas in order to protect areas separate from the actual military installation (i.e., critical air and sea space) used for training purposes. ▪ Establish compatibility requirements within the designation area, such as requirements for sound attenuation, real estate disclosure, and avigation easements. 									
61	<p>Create a Military Influence Area (MIA) containing four zones (MIA I, IIa, IIb, and III as shown on Figure 4-X) that reflect the types and intensity of compatibility issues. The MIA zones established should be utilized by local jurisdictions to identify areas where specific compatibility issues are more likely to occur. Implementation of the MIA and associated strategies for these zones will:</p> <ul style="list-style-type: none"> ▪ Create a broader framework for making sound planning decisions around military airfields ▪ More accurately identify areas that can affect or be affected by military airfield operations ▪ Protect the public health, safety and welfare ▪ Protect the military missions ▪ Create a compatible mix of land uses ▪ Promote an orderly transition and rational organization of land use around military airfields 	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Local Jurisdictions <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ Beale AFB ▪ Regulatory Agencies ▪ SACOG 	■	■	

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
	<p>The MIA zones are defined as follows, and are illustrated on Figure 4-X:</p> <ul style="list-style-type: none"> ▪ MIA I. Includes the Clear Zone (CZ), Accident Potential Zones I and II (APZ I and II), the 60 dB CNEL Current Mission scenario contour, and a 2 nautical mile (NM) overflight area. ▪ MIA IIa. Includes areas within the 65 CNEL contour for the Future Potential Mission scenario. ▪ MIA IIb. Includes the overflight area within 5 NM of the Beale AFB runway. ▪ MIA III. Includes all areas within 15 miles of the Beale AFB runway <p>To assist in this effort, geographic information system (GIS) files of these boundaries can be obtained from the Governor’s Office of Planning and Research (OPR) following finalization of this JLUS. Updates to the data relative to noise contours shall be provided by the base as a result of future AICUZ modeling.</p>								
Real Estate Disclosure									
<p>Prior to the transfer of real property to a new owner, California law requires sellers and/or their agents to disclose all actual know facts related to the condition of the property (California Civil Code, Section 1102). This disclosure should include noise or other proximity impacts associated with property located near a military installation or operations area.</p> <p>The purpose of real estate disclosure is to protect the seller, buyer, and sales agent from potential litigation resulting from specified conditions (i.e., hazard areas, existing easements). Real estate disclosure can be used to inform potential buyers and renters of the possible affects from nearby military installations. This disclosure can be one of the most practical and cost effective land use compatibility tools. California has enabled local governments, working in cooperation with the real estate industry, to establish noise disclosure by regulation or voluntary initiation (California Civil Code, Section 1102).</p>									

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
63	<p>Develop an enhanced Real Estate Disclosure Ordinance to ensure appropriate information about the missions and operations at Beale AFB are fully disclosed at the earliest possible point in the interaction between realtor/real estate agent and a buyer/renter.</p> <ul style="list-style-type: none"> ▪ Work with State Real Estate Board and local real estate representatives to develop and implement adequate language for inclusion in disclosure notices. ▪ Work with State real estate board and local real estate representatives to ensure compliance with notification requirements. ▪ Local jurisdictions and Beale AFB should work cooperatively to make available the information required for real estate disclosure (as defined by this strategy) regarding operational issues at Beale AFB (aircraft, gunnery, and explosive noise potential; overflight; light and glare; etc.). ▪ Provide disclosure of potential unexploded ordinance issues for any property on or adjacent to Beale AFB or the former Camp Beale area. 	■	■	■		<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ JLUS Coordinating Committee <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ Real Estate Professionals ▪ California Department of Real Estate 	■		■
State Investment Policies / Regional Utilities									
<p>Like local CIPs, investment plans and policies prepared or proposed by the State of California can also have growth inducing impacts or may encourage growth in locations that are not suitable for urban expansion.</p>									
68	<p>Review highway expansions, bypasses, and interchange locations for potential growth inducing impacts, inappropriate land uses, and vertical obstruction.</p>	■	■	■	■	<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Caltrans ▪ OPR <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ None Identified 			■

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
69	Work with Caltrans, State legislators, Congress, and federal agencies (such as DOD) to enhance funding available for roadway maintenance for roadways used to access Beale AFB.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ Caltrans ■ Beale AFB / DoD / OEA ■ Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> ■ State Legislature ■ Congress 			■
81	State agencies (e.g., Caltrans, CA PUC) and utilities should consider and review projects for possible growth-inducing impacts related to service extension into the MIAs. Districts and location of regional above ground transmission corridors.	■	■	■		<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ Caltrans ■ CA PUC <u>Partners</u> <ul style="list-style-type: none"> ■ None Identified 			■

Zoning Ordinance / Subdivision Ordinance / Other Local Regulations

Zoning

Zoning is the division of a jurisdiction into districts (zones) within which permissible uses are prescribed and restrictions on building height, bulk, layout, and other requirements are defined.

The primary purpose of zoning is the protection of public health, safety, and welfare. Refining this goal further, zoning provides opportunities for the implementation of regulations supporting land use compatibility, as shown in following examples.

- Protection against physical danger, particularly safety considerations for properties in proximity to military ranges or within military flight areas.
- Protection against nuisances associated with military operations, such as noise, vibration, air emissions, etc.
- Protection against heavy traffic flows or truck routes in residential areas.
- Protection against aesthetic nuisances impacting military installations.
- Protection against “psychological nuisances”, such as perceived and actual dangers associated with military operations.
- Protection from light and glare, air emissions, and loss of privacy.
- Provision of open space and agricultural preservation.
- Zoning and the general plan are inexorably tied to each other. Policies recommended within the general plan should be reflected within the zoning ordinance or development code.
- Zoning ordinances requiring rigid separation of uses or inflexible provisions can make creative solutions to land use compatibility, such as cluster development, difficult or impossible.

Implementation Program

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
	<ul style="list-style-type: none"> When designating military compatible use districts, the ordinance should recognize that the local community has no regulatory control over development or activities on federal property. <p>Subdivisions</p> <p>Land cannot be divided in California without local government approval. Dividing land for sale, lease or financing is regulated by local ordinances based on the State Subdivision Map Act (commencing with Government Code, Section 66410). The local general plan, zoning, subdivision, and other ordinances govern the design of the subdivision, the size of its lots, and the types of required improvements, such as street construction, sewer lines, and drainage facilities.</p> <p>There are two types of subdivisions:</p> <ul style="list-style-type: none"> Parcel maps, which create fewer than five new lots; and, Tentative subdivision maps (also called tract maps), which create five or more new lots. <p>Applications for both types of subdivisions must be submitted to the local government for consideration.</p> <p>Subdivision ordinances set forth the minimum requirements deemed necessary to protect the health, safety, and welfare of the public. More specifically, the subdivision ordinances are designed to accomplish the following initiatives.</p> <ul style="list-style-type: none"> Assure that effective protection is given to the natural resources of the community, especially ground water and surface waters. Encourage well-planned subdivisions through the establishment of adequate design standards. Facilitate adequate provisions for transportation and other public facilities. Secure the rights of the public with respect to public lands and waters. Improve land records by the establishment of standards for surveys and plats. Safeguard the interests of the public, the homeowner, the subdivider, and units of local government. Prevent, where possible, excessive governmental operating and maintenance costs. 								
72	Encourage the use of specific plans or planned unit developments to facilitate techniques to minimize conflicts and enhance compatibility between Beale AFB and new land uses.	■	■	■		<u>Primary Responsibility</u> <ul style="list-style-type: none"> Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> None Identified 			■
X8	Modify existing zoning ordinances and subdivision regulations to support the use of the Air Force Land Use Compatibility Guidelines for areas within the outer edge of the 2005 AICUZ noise contour for the Future Potential Mission 65 CNEL scenario.	■	■			<u>Primary Responsibility</u> <ul style="list-style-type: none"> Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> None Identified 		■	

#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
74	For all structures, ensure compliance with FAA Part 77 requirements.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> Beale AFB FAA 			■
75	Update grading ordinances and permit requirements to mitigate fugitive dust related to grading activities.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> Local Jurisdictions AQMD <u>Partners</u> <ul style="list-style-type: none"> None Identified 	■		
76	Land use designations and density restrictions should be designed to maintain compatibility with airfield operations utilizing the airfield planning guidance provided by Caltrans and the recommendations in the Beale AICUZ, as defined under Strategy 8.	■	■	■		<u>Primary Responsibility</u> <ul style="list-style-type: none"> Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> None Identified 		■	
79	Develop or review light and glare controls to protect the operational environment near Beale AFB. These controls should be designed to reduce the amount of light that spills into surrounding areas and impacts regional ambient illumination. <ul style="list-style-type: none"> For Yuba County, the County’s existing ordinance should be reviewed to ensure it fully implements the applicable strategies contained in the Beale JLUS. 	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> Beale AFB 	■		
30	Encourage use of cluster zoning techniques, or other similar tools (such as planned developments, specific plans, etc.), to maximize open space in the portions of a project site with highest compatibility issues and thereby, reduce compatibility issues.	■	■	■		<u>Primary Responsibility</u> <ul style="list-style-type: none"> Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> None Identified 			■
70	Encourage subdivision regulations to allow for clustering of units to minimize areas affected by operations at Beale AFB. See also Strategy 30.	■	■	■		<u>Primary Responsibility</u> <ul style="list-style-type: none"> Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> Beale AFB 		■	

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#	Strategy	MIA I	MIA IIa	MIA IIb	MIA III	Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
71	Modify subdivision regulations to require appropriate disclosures are recorded as part of a property's deed upon sale of land. Disclosure shall notify purchasing party of Beale AFB operations and potential compatibility issues. See also Strategy X4	■	■	■		<u>Primary Responsibility</u> <ul style="list-style-type: none"> ▪ Local Jurisdictions <u>Partners</u> <ul style="list-style-type: none"> ▪ Beale AFB 			■
Other									
82	Include measures to reduce bird and wildlife attractions as part of all mining applications, remediation plans, and other SMARA reviews. This includes mining operations as well as reclamation plans.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> ▪ State Department of Mines and Geology <u>Partners</u> <ul style="list-style-type: none"> ▪ Beale AFB ▪ Local Jurisdictions 			■
84	State and federal legislators will work with interested local jurisdictions, agencies, and organizations to advocate for additional, compatible missions at Beale AFB.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> ▪ Governor's Office ▪ DoD ▪ OEA <u>Partners</u> <ul style="list-style-type: none"> ▪ Beale AFB 			■
85	Encourage state and federal agencies to promote research and funding for noise attenuation and retrofit programs.	■	■	■	■	<u>Primary Responsibility</u> <ul style="list-style-type: none"> ▪ Governor's Office / OPR <u>Partners</u> <ul style="list-style-type: none"> ▪ Beale AFB 			■

Section 4.2 JLUS Areas of Concern (AOC)

The following strategies apply within the appropriate JLUS AOCs designated on Figure 4-Y and defined under Strategy Y1.

#	Strategy	AOC 1	AOC 2			Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
Disclosure									
<p>Prior to the transfer of real property to a new owner, California law requires sellers and/or their agents to disclose all actual know facts related to the condition of the property (California Civil Code, Section 1102). This disclosure should include noise or other proximity impacts associated with property located near a military installation or operations area.</p> <p>The purpose of real estate disclosure is to protect the seller, buyer, and sales agent from potential litigation resulting from specified conditions (i.e., hazard areas, existing easements). Real estate disclosure can be used to inform potential buyers and renters of the possible affects from nearby military installations. This disclosure can be one of the most practical and cost effective land use compatibility tools. California has enabled local governments, working in cooperation with the real estate industry, to establish noise disclosure by regulation or voluntary initiation (California Civil Code, Section 1102).</p> <p>For the JLUS AOCs, this disclosure is intended to notify activities at the machine gun range and PAVE PAWS are fully disclosed at the earliest possible point in the interaction between realtor/real estate agent and a buyer/renter. Such disclosure should include identifying the noise from the machine gun range, the potential for electromagnetic interference from PAVE PAWS, and an acknowledgement of available literature on potential health effects associated with the PAVE PAWS operation. Beale AFB should also provide to Yuba County information on devices that may interfere with transmissions to and from Beale AFB.</p>									
Y1	<p>Establish necessary JLUS AOCs to define areas where additional notification should be provided to perspective landowners and developers to assist in disclosing issues that they should considered.</p> <ul style="list-style-type: none"> ▪ Establish a JLUS AOC for the gunnery range located at the northwest edge of Beale AFB. This AOC, shown on Figure 4-Y, includes the areas likely to perceive a nuisance from the single-event noise at the range. Information from the US Army Center for Health Promotion & Preventive Medicine (USACHPPM) was used to establish this JLUS AOC based on a 65 dB, single event level for the use of an M-60 weapon. ▪ Establish a JLUS AOC for the PAVE PAWS facility on Beale AFB. Recommend that Yuba County, in consultation with Beale AFB, refine the size of this area. In the interim, and based on available information, recommend that a 3 mile radius be used (see Figure 4-Y). 	■	■			<p><u>Primary Responsibility</u></p> <ul style="list-style-type: none"> ▪ Local Jurisdictions ▪ Beale AFB <p><u>Partners</u></p> <ul style="list-style-type: none"> ▪ Regulatory Agencies 	■	■	■

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#	Strategy	AOC 1	AOC 2			Responsibility / Partners	0 – 2 Years	3 – 5 Years	On-Going
Y2	Work with California Department of Real Estate, local real estate professionals, and military representatives to develop and implement adequate language for inclusion within disclosure notices pertaining to noise and safety issues associated with the military missions.	■	■			<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ Local Jurisdictions ■ Beale AFB <u>Partners</u> <ul style="list-style-type: none"> ■ Regulatory Agencies ■ Real Estate Professionals ■ California Department of Real Estate 	■		■
77	Working with Beale AFB, investigate the development of an Electrical Interference Ordinance that would provide guidance on allowed uses, conditionally allowed uses, and disallowed applications.		■			<u>Primary Responsibility</u> <ul style="list-style-type: none"> ■ Local Jurisdictions ■ Beale AFB <u>Partners</u> <ul style="list-style-type: none"> ■ None Identified 		■	