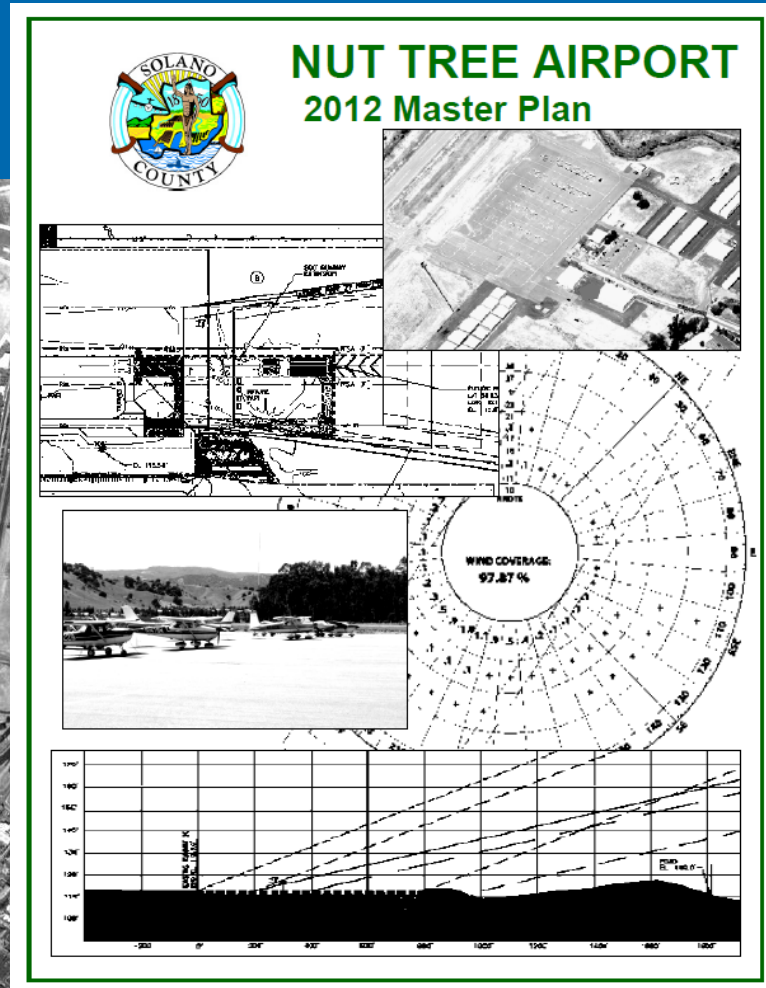
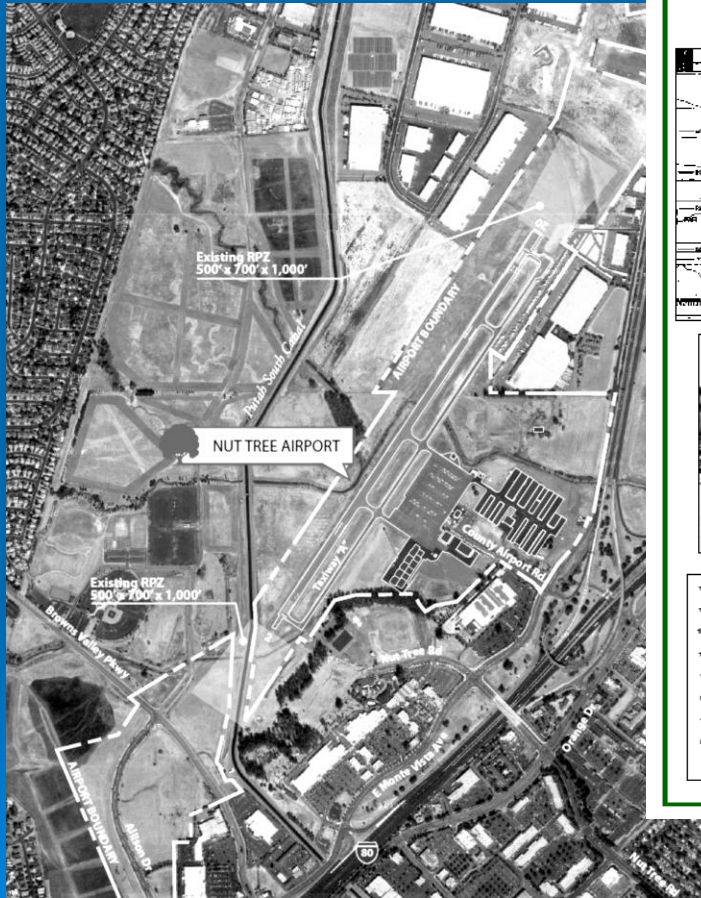


Board of Supervisors

April 3, 2012



Board Item

- Receive a Presentation on the 2012 Master Plan
- Hold a Public Hearing
- Discuss 2012 Master Plan – Preferred Alternative
- **Select Preferred Alternative** (to conduct environmental review)

Airport Dates and Stats

- Privately Constructed in 1955
- Owned by Solano County since 1969
- 286 Acres
- 4,700 foot Runway (existing)
- 198 Based Aircraft
- 117 Aircraft Hangars
- Home to eight business operators
- 101,500 Annual Aircraft Operations

Estimated Airport Economic Values – 2010/11

• Hangar & Aircraft Taxes:	\$267,900
• State Fuel Taxes:	\$32,100
• Fed Fuel Taxes:	\$44,900
• CA Fuel Sales Taxes:	<u>\$28,300</u>
Total:	\$373,200

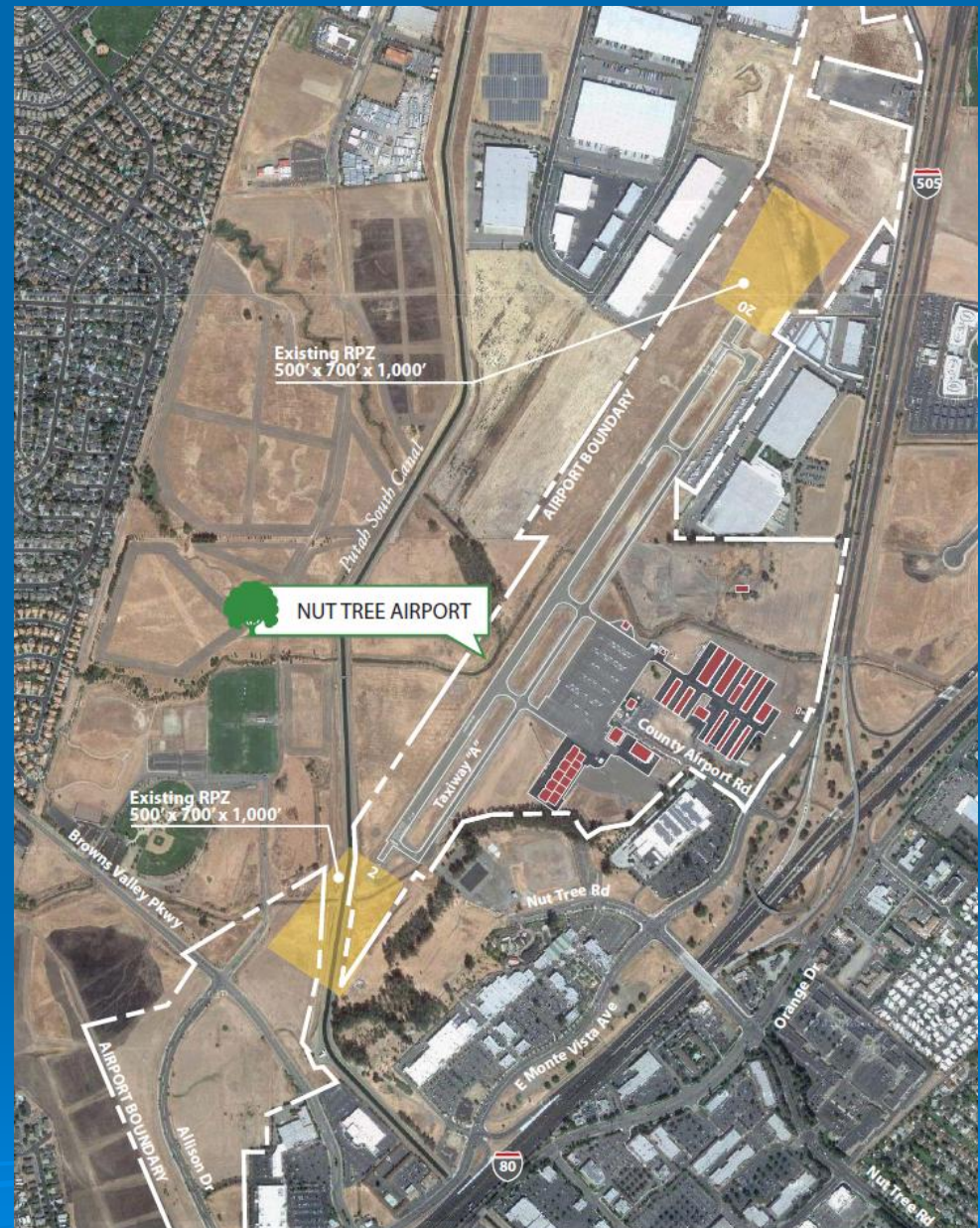
• Gross Value of all Rents:	\$466,300	
• Gross Value of Services:	\$2,450,000*	(9 Businesses)
• Gross Value of Jobs:	<u>\$880,000</u>	(22 Jobs)
Total:	\$3,876,300	

*Does not include Solano County Airport Services or Operations

Master Plan Process

- Airport Advisory Committee
- Community Workshops
- Airport Groups and Organizations
- Local Residents
- City of Vacaville
- Airport Land Use Commission
- Travis AFB
- Local Property Owners
- Adjacent Development

Current Airport Layout



What is an Airport Master Plan?

- Evaluates Short and Long-Term Aviation Activity
- A Long-Term Capital Facilities Improvement Plan
- Identifies Aviation and Non-Aviation Development Areas
- Basis to receive FAA Funding for Capital Improvements
- Basis for Environmental Review
- Not a Business Plan or Economic Development Plan

Examples of Airport Capital Improvements

- Runway or Taxiway Lights
- Automated Weather Reporting Station
- Runway or Taxiway Rehab
- Landing Approach Indicators
- Runway Safety Area Improvement
- Sewer and Water Utilities
- Airport Buildings and Aircraft Hangars

2012 Master Plan Forecasts thru 2032

- 127,316 Aircraft Operations (21% Increase)
- 252 Based Aircraft (22% Increase)
- Comparable Fleet Mix but with increase in Business Aircraft (3.37% - 7.51%)
- Demand for Large and Small Aircraft Hangars
- Current size of Airport supports Non-Aviation Business Development Areas

Master Plan - Runway Alternatives

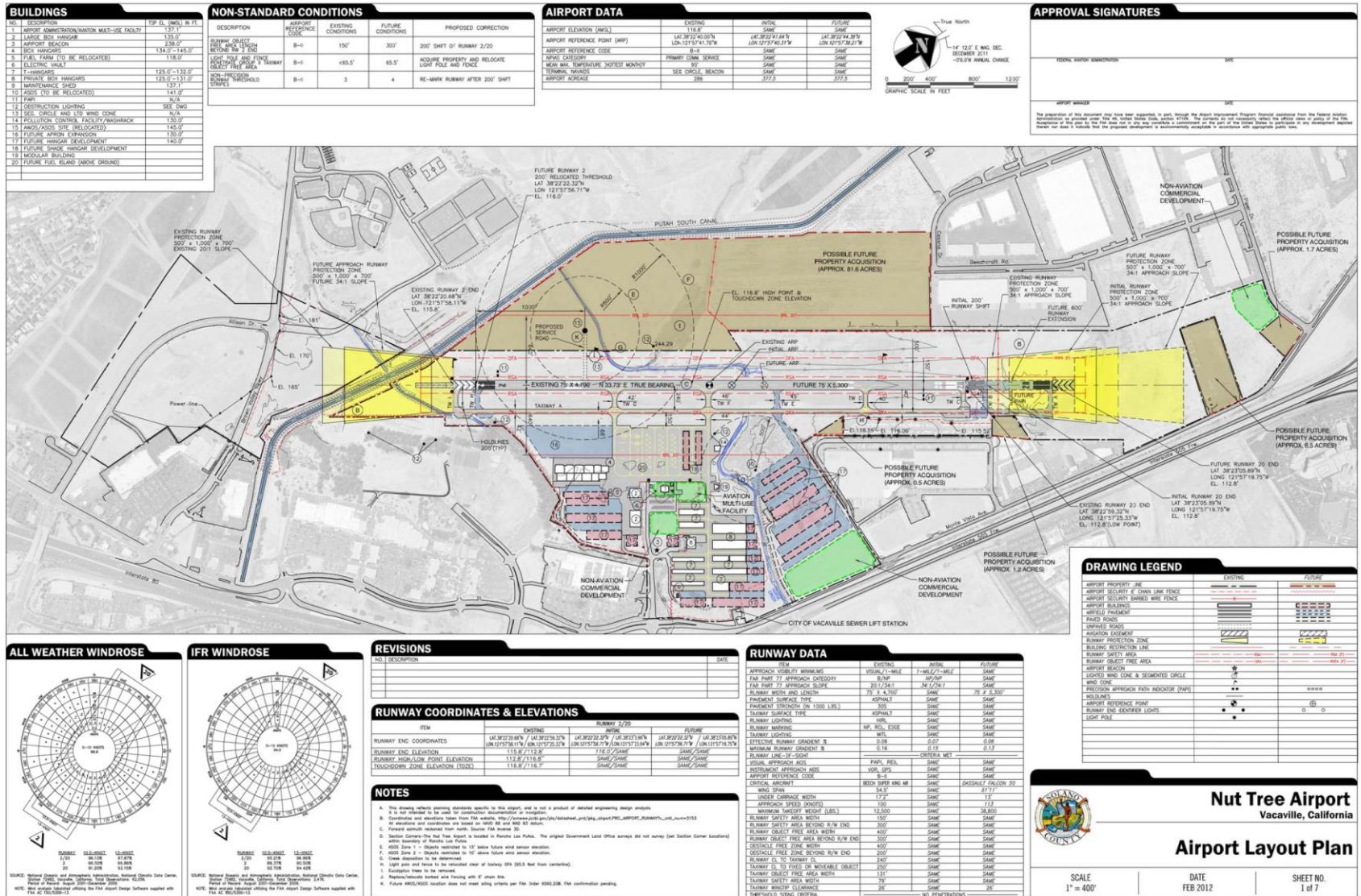
Five Runway Alternatives were considered and evaluated throughout the Master Plan process -

- Alternative 1: No Change – 4,700' Runway
- Alternative 2: Move Runway Threshold 200'
- Alternative 3: 800' Runway Extension to 5,500'
- Alternative 4: Reduction of Visibility Minimums – 5,500' Runway
- Alternative 5: Precision Approach - 5,600' Runway

Preferred Alternative (Alternative 3 Modified)

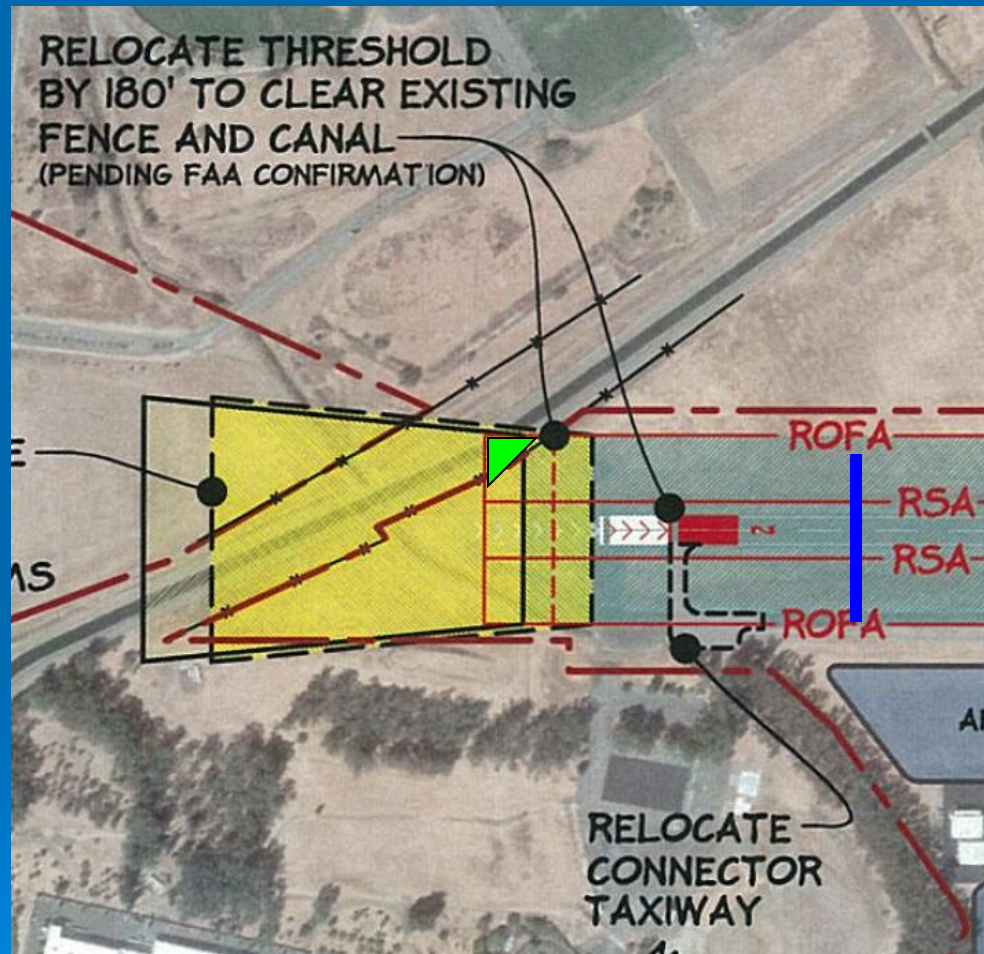
- Plans for and accommodates Current and Long-Term Aviation Demand
- Includes 200' move of Runway Threshold to Comply with FAA Standards
- Preserves area for possible Long-Term Extension of Runway (600 feet) to total length of 5,300' (2030 – 2032)
- Provides for Aviation and Non-Aviation Development of Airport Property
- Provides for Short and Long-Term Capital Facility Improvements

2012 Nut Tree Airport Master Plan - Preferred Alternative

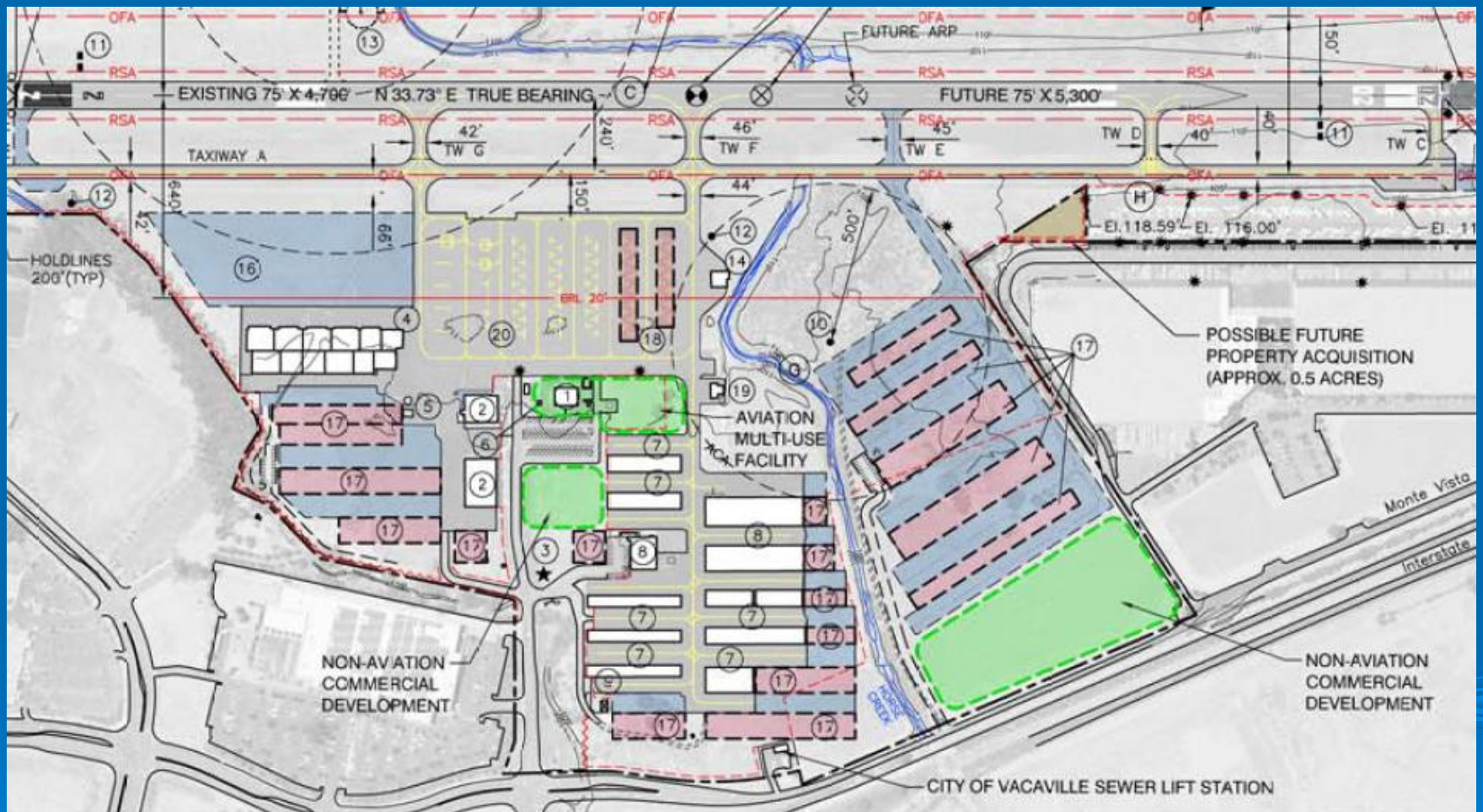


Runway Object Free Area

- Move Runway Threshold 200' -



2012 Master Plan – Development Areas



2012 Master Plan – Land Use Plan

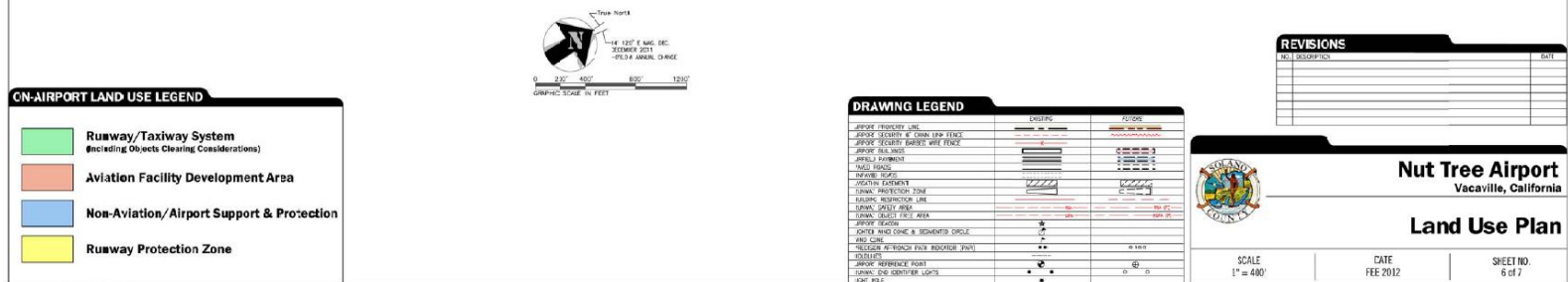
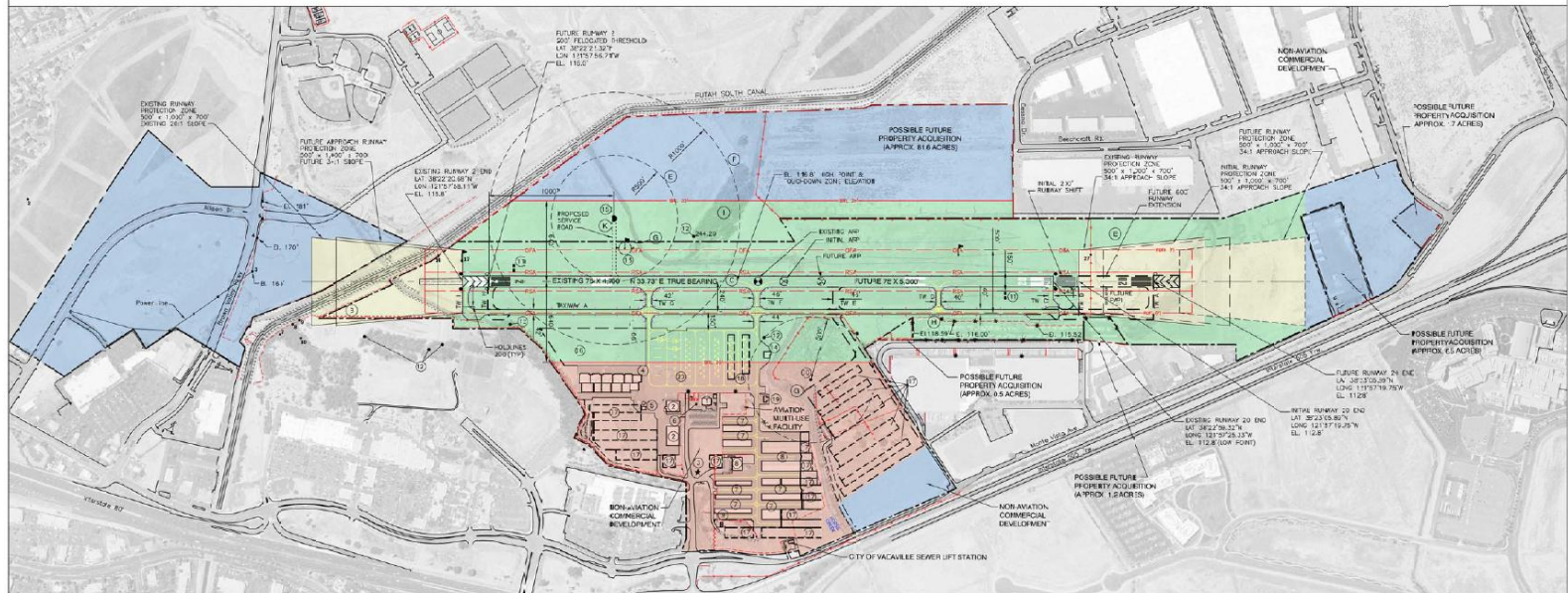


Figure 36 Land Use Plan

Airport Capital Projects 2013 -2016

Table F1
PHASE I (1-5 YEARS) DEVELOPMENT PLAN PROJECT COSTS

Project Description	Total Costs	Federal (a)	Local (b)	Other (c)
2013 Projects				
1 Airport Pavement Management System (APMS)	\$15,000	\$14,250	\$750	\$0
2 Runway Safety Area (RSA) Stabilization – Runway 20 [Design/Construction]	\$50,000	\$47,500	\$2,500	\$0
3 Shade Hangars 36,000 sf (Solarized) [Design/Construction]	\$1,300,000	\$0	\$0	\$1,300,000
4 RW 2/20 Shift 200' North; Runway Pavement Rehab, Phase I; Relocate Edge Lighting, Signs & Markings; Purchase New PAPIs [Environmental/Design]	\$225,000	\$213,750	\$11,250	\$0
Sub-Total/2013 Projects	\$1,590,000	\$275,500	\$14,500	\$1,300,000
2014 Projects				
5 RW 2/20 Shift 200' North; Runway Pavement Rehab, Phase I; Relocate Edge Lighting, Signs & Markings; Purchase New PAPIs [Construction]	\$1,400,000	\$1,330,000	\$70,000	\$0
6 Relocation of ASOS/AWOS (Design/Construction)	\$160,000	\$152,000	\$8,000	\$0
7 Relocation of Fence, Light Poles, & Other Obstructions [Design/Construction]	\$200,000	\$190,000	\$10,000	\$0
8 South Corporate Hangar Development – 100,000sf (Private) [Environmental]	\$80,000	\$0	\$0	\$80,000
9 South Corporate Hangar Development – 100,000sf (Private) [Design]	\$1,600,000	\$0	\$0	\$1,600,000
10 South Corporate Hangar Development – 100,000sf (Private) [Construction]	\$16,000,000	\$0	\$0	\$16,000,000
Sub-Total/2014 Projects	\$19,440,000	\$1,672,000	\$88,000	\$17,680,000
2015 Projects				
11 Taxiway & Taxiway Pavement Rehabilitation [Construction]	\$300,000	\$285,000	\$15,000	\$0
12 Apron Lighting Refurbishment & New Rotating Beacon [Design/Construction]	\$170,000	\$161,500	\$8,500	\$0
Sub-Total/2015 Projects	\$470,000	\$446,500	\$23,500	\$0
2016 Projects				
13 Airfield Lights Replacement (RWY & TWY) [Design/Construction]	\$500,000	\$475,000	\$25,000	\$0
14 Airfield Perimeter Fencing & Gates [Design/Construction]	\$650,000	\$617,500	\$32,500	\$0
15 North T-Hangar Development - (incl. utilities) Project #: 19, 20, 26, 28, & 29, below [Environmental/Hydrology/Prelim Design]	\$200,000	\$190,000	\$10,000	\$0
Sub-Total/2016 Projects	\$1,350,000	\$1,282,500	\$67,500	\$0

Next Steps

- Environmental Analysis – April-Oct 2012
- Airport Advisory Committee – Summer 2012
- Community Meetings – Summer 2012
- Airport Land Use Commission – Fall 2012
- Airport Business Plan – Fall 2012
- Master Plan Action - Board of Supervisors – Fall / Winter 2012
- Airport Design Guidelines – Winter 2012/13

Board Action

- Receive a Presentation on the 2012 Master Plan
- Hold a Public Hearing
- Discuss 2012 Master Plan – Preferred Alternative
- **Select Preferred Alternative**
- Enable staff to conduct environmental review

Board of Supervisors

April 3, 2012

