

## Executive Summary

The 2012 Master Plan for Nut Tree Airport (VCB) establishes guidelines for improving the Airport's facilities over the next 20 years. The 2012 Airport Master Plan is comprehensive and is the first full-scale master planning effort to be undertaken for the Airport since 1993. This Airport Master Plan was prepared by Solano County (the County), which owns and operates the Airport, and was primarily funded by a grant from the Federal Aviation Administration (FAA).

The 2012 Master Plan identifies the type and extent of facilities that are required to meet forecast aviation demand at the Airport and evaluates a full range of alternatives for improving facilities consistent with forecast requirements. The 2012 Master Plan concentrates primarily on the physical aspects of the Airport and the associated development requirements to meet its intended future.

An expanded summary of the master plan preparation and public involvement process, the various alternatives considered and evaluated, and the resolution of issues through selection of a future airport layout are reflected in this 2012 Airport Master Plan.

### Vision Themes for Nut Tree Airport

Seven vision themes guide the development of a 20-year plan for improving facilities at Nut Tree Airport. *The vision themes are expressed in present tense and represent a "desired end state" that should be supported by the Master Plan's recommended physical development.* The visions for Nut Tree Airport's future are based on information gathered during the Master Plan's preparation and public review process.

VCB is designated as a general aviation airport in the National Plan of Integrated Airport Systems (NPIAS). In this important role, the Airport accommodates general aviation activity in the busy I-80 corridor between the East Bay and Sacramento. The following vision themes affirm the Airport's continued designation in the NPIAS as an airport of significance. Nut Tree Airport has seen the highs and lows of this segment of the aviation market and is a reflection of the

transformations that have taken place in general aviation over the past 30 years.

### Nut Tree Airport is Strategically Located

Perhaps the most significant asset for Nut Tree Airport is its location. Roughly equal distant to the Bay Area and Sacramento, Solano County is a great location for both corporate and residential value in a more relaxed atmosphere than found in San Francisco or the State Capitol. Both metropolitan areas are within an easy drive. This vision theme recognizes the value of the Airport's geographic location and states that the planning effort should incorporate this feature as a positive attribution of the Airport.

In addition, a locally-known benefit to this location is that Nut Tree Airport resides within an area that enjoys considerably more fair weather days than either the Bay Area or Sacramento. This is most noticeable in the number of Visual Flight Rules (VFR) days experienced annually. This metrological condition is a significant benefit for flight training activity, as well as corporate aviation.

### Nut Tree Airport is a Full-Service General Aviation Airport

Nut Tree Airport is a full-service aviation facility offering a wide range of services with room to grow, both in services provided and facilities to accommodate demand. Airside needs are met with adequate runway length to meet present and future needs. The Airport is supported by instrument approach capabilities for use during periods of inclement weather and landside development is provided by a full range of service providers. The Airport's tenants are a diverse group, offering aircraft fueling, aircraft maintenance and refurbishment, avionics repair, pilot training, aircraft storage, and aircraft rental.

This vision theme asserts that Nut Tree Airport will continue to offer an increasing range of general aviation services. The Master Plan should strive to ensure that this vision theme can be advanced by providing a development program that meets the needs of the Airport's diverse tenants and users.

### Nut Tree Airport is a Gateway to the Area

The Airport is a direct link to the community it serves, providing access to area restaurants, shopping, businesses, and attractions. This vision theme addresses the need for positioning Nut Tree Airport as a vital and supporting transportation link connecting Solano County, Travis AFB, and the cities of Vacaville, Fairfield, and Dixon to the region and beyond.

This theme asserts the Airport as a portal to the community. Physically, it suggests an ease of access to and from the Airport and retail centers, as well as other points of interest in the immediate area. Historically, Nut Tree Airport was directly linked to the Nut Tree via a small

rail line that carried visitors back and forth between the two developments as an item of convenience and a recreational novelty. Implementation of this theme will necessitate development that considers this linkage and facilitates this use.

### **Nut Tree Airport has a Storied History and is Part of the Local Community**

One of the important values of Nut Tree Airport is that it has “roots” in the community; seemingly, every area resident has a fond memory of visiting the Nut Tree during their youth. Moreover, Nut Tree Airport has notable name recognition outside of Solano County. This storied history and strong connection to the community can be for a stronger and more viable airport to emerge from this planning program.

Many airports struggle for market branding and name recognition. Nut Tree Airport still possesses this historical branding, but has lost much of its focus and linkage to area attractions over time. This vision theme seeks to recapture or improve this linkage and to help the Airport re-establish an important market niche access. In so doing the planning program may well serve to enhance community support and a sense of “ownership” by residents and business owners in Vacaville and Solano County.

### **Nut Tree Airport is Sustained by Supportive Intergovernmental Relationships**

Establishing positive and supportive relationships between the City of Vacaville and the County is a high priority. The purpose of this vision theme is to build these positive relationships and strong communications as the Airport moves into the future as reflected in this 2012 Airport Master Plan, and as an economic development aspect for the City and the County.

### **Nut Tree Airport is Compatible with and Valued by the Surrounding Community**

Nut Tree Airport is valued by its neighbors and recognized as a significant contributor to the local economy. The compatibility of Nut Tree Airport with its surroundings is an important concern of the Master Plan. The need to safely and efficiently accommodate future growth in aviation activity must be balanced with the need to minimize aircraft noise and traffic congestion concerns for the Airport’s neighbors. This vision theme recognizes the importance of maintaining compatibility between the Airport and its surroundings.