

NOTICE OF PREPARATION OF AN EIR NUT TREE AIRPORT MASTER PLAN UPDATE

Solano County will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed 2012 Nut Tree Airport Master Plan, in compliance with the California Environmental Quality Act (CEQA). The Lead Agency is requesting input as to the scope and content of the environmental information that should be contained in the Draft EIR. Solano County has selected a preferred alternative for the purpose of conducting an environmental review and is reflected in the proposed 2012 Nut Tree Airport Master Plan.

The 2012 Nut Tree Airport Master Plan (Master Plan) is a comprehensive planning document that establishes the guidelines for improving the Nut Tree Airport's (Airport's) facilities over the next 20 years. The Master Plan identifies the type and extent of facilities that are required to meet forecasted aviation demand and Federal Aviation Administration (FAA) standards for a public use airport designated as a general aviation airport in the National Plan of Integrated Airport Systems (NPIAS).

The Airport is located at County Airport Road and E. Monte Vista Avenue [38° 22' 28.51" N / 121° 57' 35.16" W]. The Airport property is approximately 286 acres in size (see attached figures).

The Master Plan identifies three phases of airport development that would occur over the next 20 years. The following list identifies the projects proposed in the Master Plan under each phase:

- | <u>Phase I (Years 1 – 5)</u> | <u>Phase II (Years 6 – 10)</u> | <u>Phase III (Years 11 – 20)</u> |
|--|---|---|
| <ul style="list-style-type: none"> ➤ Stabilized Runway 20 safety area ➤ Solarized shade hangars (36,000 square feet (sf)) ➤ Shift Runway 2/20 200-foot north and relocate the associated runway edge light, signs, and markings ➤ Install new Precision Approach Path Indicators (PAPIs) ➤ Relocate the Automated Surface Observing System/Automated Weather Observing System (ASOS/AWOS) ➤ Relocate fencing, light poles, and other obstructions ➤ South corporate hangar (100,000 sf) ➤ Airfield perimeter fencing and gates ➤ South apron expansion (221,000 sf) ➤ Hangars 1-9 refurbishment ➤ Taxiway and Taxiway Rehabilitation ➤ Apron Lighting and New Rotating Beacon ➤ Airfield Lights Replacement | <ul style="list-style-type: none"> ➤ North T-hangar development – Phase I Utilities and Access ➤ North T-hangar development – Phase II West (46,500 sf T-hangar space) ➤ Airfield pavement rehabilitation ➤ East corporate hangars (20,000 sf) ➤ North T-hangar development – Phase III Middle (47,500 sf box hangars) ➤ North T-hangar development – Phase IV East (33,000 sf T-hangar space) ➤ North T-hangar development – Phase IV East (56,000 sf box hangars) ➤ Expand the multi-use arrival/departure facility | <ul style="list-style-type: none"> ➤ North land acquisition for Runway 20 approach protection (~10 acres) ➤ Airfield Pavement Rehabilitation ➤ Westside land acquisition (~82 acres) ➤ East hangar expansion (16,000 sf T-hangars, 100,000 sf box hangars) ➤ Extend Runway 20 to 5,300 feet (600 ft x 75 ft) |

In addition to the elements identified above, the Master Plan also proposes the development of non-aviation facilities within the Airport's boundaries. These facilities would potentially include a professional office building located on a 1.3 acre site, two general commercial/light industrial

developments located on 5.5 and 2.75 acres sites, respectively, and a joint-use airport administration and retail building that will include a restaurant and public lobby/meeting space on a 1.4 acres site. Though the Master Plan does not identify a specific timeframe for the development of these uses, for the purposes of this EIR, the assumed timeframe for construction of non-aviation uses shall be within Phase I (years 1 – 5).

The Master Plan also forecasts an annual growth rate of 1.1 percent for aircraft operations and a 0.9 percent growth rate of based aircraft over the 20-year planning horizon. The following table provides forecasted operations and based aircraft at the Airport over the next 20 years:

<u>Year</u>	<u>Based Aircraft</u>	<u>Operations</u>
2011 (Current)	198	101,500
2017	233	108,286
2022	244	114,290
2032	267	127,329

Potentially significant environmental issues that may need to be addressed include: air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services and utilities, and transportation.

Because of the time-sensitive nature of the EIR process, we request your response at the earliest possible date, and not later than October 14, 2012 (30 days from publication of this notice).

Solano County will hold a public meeting to identify and receive input on the potentially significant environmental effects to be discussed in the EIR.

Meeting Time:

Wednesday, September 26, 2012, 6:30 P.M. – 8:00 P.M.

Meeting Location:

Nut Tree Airport, Administration Building
301 County Airport Road
Vacaville, CA 95688

If you have any questions regarding this matter, please contact Dave Daly, Airport Manager, at (707) 469-4600 or drdaly@solanocounty.com. An electronic copy of the Master Plan can be accessed at http://www.co.solano.ca.us/depts/genserv/nta/master_plan.asp.

Comments may be submitted in writing during the review period and addressed to:

Dave Daly, Airport Manager
Nut Tree Airport
301 County Airport Road, Suite 205
Vacaville, CA 95688