



Memorandum

Date: January 26, 2022
To: Mayor and Council Members
From: Michael Rogers, City Manager *mh*
Via: Brian MacDonald, Parks and Recreation Director
CC: Paula Jessup, Airport Manager
Subject: Quarterly Update for Tracy Airport Layout Plan

This memo, per Council direction, provides a quarterly update on the Tracy Municipal Airport Layout Plan. Since 2020, the Tracy Municipal Airport has been undergoing a Master Plan Update that is a requirement of the Federal Aviation Administration (FAA) every fifteen to twenty years. This is to ensure that the airport continues to meet the needs of its users. The update is the revision of three parts: Airport Layout Plan, Master Plan Narrative, and an Obstruction Survey with Mitigation. The Airport Layout Plan will detail projects located on the airport for the next ten to fifteen years. The Master Plan Narrative will explain how the airport infrastructure is keeping pace with growth. Within this section, public comment is required as the City must document the expressed current or future needs of both the residential and the airport community regarding the airport. The Obstruction Survey will illustrate to the airport and FAA any obstructions near the airport and how best to mitigate them.

Airport Layout Plan

The bulk of the remaining work on the Airport Layout Plan drawings continues to be dependent upon the finalization and acceptance of Chapter 3, Aviation Forecasts for the Master Plan Narrative. This chapter details the quantity of flights in and out of Tracy Municipal Airport, the type of aircraft, and the size of the aircraft. This data is then used to designate the size of the airport, dimensions of runways and taxiways, as well as the need and size for helicopter parking spots. Because of this, the acceptance of the proposed critical aircraft by the FAA must occur before any more work is completed on the drawings. The remaining work includes preparing and laying out each sheet, adding the existing building infrastructure, current airport data, and obstruction information received from the obstruction survey completed at the beginning of 2021.

Master Plan Narrative

On August 30, 2021, Brandley Engineering submitted Chapter 3, Aviation Forecasts to the FAA seeking comments and approval. As stated above, the size of the airport, accompanying infrastructure such as runway and taxiway dimensions, and future projects relies upon the approval of the desired aircraft. Last week, we received comments from the FAA Planner reviewing Chapter 3. Staff will work with Brandley Engineering to address the comments and

concerns the planner had and resubmit to the FAA. Completion of the remaining chapters are contingent upon the FAA's approval of the Chapter 3 Aviation Forecasts.

Obstruction Survey with Mitigation

In the spring of 2021, Woolpert & Associates completed a ground and aerial survey of the surrounding area of the airport for the Obstruction Survey portion of the Master Plan update. The information was submitted to the FAA and approved later that year. Brandley Engineering will evaluate all possible obstructions designated by the Obstruction Survey and will create an Obstruction Mitigation Plan to be added to the Master Plan Narrative at time of submittal.

Airport Property Restrictions and FAA Compliance Audit

In the midst of collecting land use documents to update the last page of the Airport Layout Plan (ALP) showing property ownership, it became known to both staff and the FAA that the property deed restrictions built into the Instrument of Transfer executed May 27, 1947 between the United States Government and the City of Tracy may have been overlooked. Per the Instrument of Transfer, the City of Tracy can only construct on the airport if the intention of the project was to provide an airport use or benefit. Since the airport property was a part of a "war deed" it has the most stringent deed restrictions on it. Technically, the FAA has total control over what gets constructed on our airport. As a result of this discovery, the City was notified by the FAA on December 17, 2021 that the Tracy Airport will be in a compliance audit. This audit will clarify which areas of airport property have been used for non-aeronautical use and do not have FAA approval for such a use. City staff has been directed by the FAA Compliance division to have all requested documents delivered to them by February 3, 2021. The FAA will then evaluate and assist in mitigating any improper land use that may have occurred. This may cause a delay in the completion of the ALP and will also have impacts on future non-aeronautical uses on airport property, such as the installation of the Tracy Hills Phase 2 water line. Staff has been in contact with the Tracy Hills team to discuss timelines and options for moving their water line project forward.

Please feel free to contact me if you have any questions.