



INTRODUCTION

Since the Wright Brothers first succeeded in attaining heavier-than-air human flight off the sands of Kitty Hawk, North Carolina in 1903, aviation has transformed the world. In less than a century, aeronautics evolved from primitive flying machines to supersonic jet aircraft. Travel times that used to be measured in days or weeks, are now measured in hours connecting people, businesses, and cultures to create a global society. Airports, a vital component of the worldwide aviation system, serve as hubs for the transportation of people and goods creating economic engines for the local and regional community in which it is located. It is also a location at which various modes of transportation converge to form a transportation network that includes roadways, railroads, and the airways. Apple Valley Airport is one of over 3,356 existing airports in the Federal Aviation Administration's *National Plan*



of Integrated Airport Systems (NPIAS). Each of these airports plays an integral role in providing air transportation services.

The preparation of this Master Plan is evidence that the County of San Bernardino recognizes the importance of air transportation to the Victor Valley region and the associated challenges inherent in providing for its unique operating improvement needs. The cost of maintaining an airport is an investment which yields impressive benefits for the community. With a sound and realistic Master Plan, Apple Valley Airport can maintain its role as an important link to the national air transportation system for the community while being wholly compatible with the environment.



An Airport Master Plan evaluates the airport's capabilities and role, forecasts future aviation demand, and plans for the timely development of new or expanded facilities that may be required to meet that demand. The ultimate goal of the Master Plan is to provide systematic guidelines for the future development, operation, and maintenance of the airport.

The Master Plan is intended to be a proactive document which identifies and then plans for future facility needs well in advance of the actual need. This is done to ensure that San Bernardino County can coordinate project approvals, design, financing, and construction in a timely manner, prior to experiencing the negative effects of inadequate facilities.

An important result of the Master Plan is reserving sufficient areas for future facility needs. This protects development areas and allows the airport to readily meet future demands when required. The intended result is a detailed land use concept which outlines specific uses for all areas of airport property.

Apple Valley Airport, located approximately three miles north of downtown Apple Valley, was established by San Bernardino County in March 1970. The last Airport Master Plan was completed in December 1992. A re-evaluation of the airport's needs was conducted in 2006 with the completion of the *Apple Valley Airport Layout Plan Update*. San Bernardino County is responsible for funding all capital improvements at the airport and obtaining Federal Aviation Administration (FAA) and California Department

of Transportation's Division of Aeronautics (CALTRANS) development grants. This Master Plan is intended to provide guidance through an updated capital improvement program (CIP) to demonstrate the future investments required by San Bernardino County at Chino Airport. Many national, regional, and local aviation factors have changed since the completion of the previous Master Plan. The County has undertaken this Master Plan to account for those changes as they relate to future planning for the airport.

High oil prices and the economic recession have caused general aviation activity to fall in recent years. The downturn in the economy has dampened the near-term prospects for the general aviation industry; however, as the United States economy recovers, general aviation demand is anticipated to rebound and grow. The national general aviation fleet mix is projected to shift towards more complex, turbine-powered aircraft in the future; therefore, Apple Valley Airport needs to examine its facilities now to ensure it is capable of accommodating that future demand.

On a regional level, Victor Valley is a rapidly growing region with a strong economic base that includes several Fortune 500 companies. Population and economic growth potential in the region is significant and will be considered in the Master Plan Update.

On a local level, the Town of Apple Valley has grown by almost three percent annually since 2000. With this influx of residents has come economic growth. The Town of Apple Valley

understands that Apple Valley Airport serves as an economic engine to the community and, in its General Plan, identified the Apple Valley Airport and the immediate surrounding area as a “Special Study Area.” A development plan for the “Special Study Area,” including the airport, was prepared to provide the town with long term economic growth and vitality, job growth, and revenue. This Master Plan Update will consider facility needs to meet demand, but it will also serve to maximize the potential commercial and industrial growth of north Apple Valley.

MASTER PLAN GOALS AND OBJECTIVES

The primary objective of the Apple Valley Airport Master Plan is to develop a financially feasible, long term development program which will satisfy aviation demand and be compatible with area development, other transportation modes, and the environment. Accomplishing this objective requires an evaluation of the existing airport so as to make a determination of what actions should be taken to maintain adequate, safe, and reliable airport facilities. The completed Master Plan will provide a detailed development plan which will provide responsible officials with a schedule of future capital needs to aid in planning, scheduling, and budgeting.

An Airport Master Plan must be developed according to FAA requirements which contain specific components. These components, to be detailed in the following section, are

guidelines which allow for a systematic and technical approach to reach the final development plan.

The Master Plan will provide a vision for the airport covering the next 20 years and beyond. With this vision, San Bernardino County will have advance notice of potential future airport funding needs so that appropriate steps can be taken to ensure that adequate funds are budgeted and planned.

Specific goals and objectives of the Apple Valley Airport Master Plan Update are:

- **Preserve Public and Private Investments**

San Bernardino County, the United States Government (through the FAA), and the State of California (through CALTRANS) have made considerable investments in the airport’s infrastructure. Private individuals and businesses have made investments in buildings and other facilities. The Master Plan will provide for continued maintenance, as well as necessary improvements, to the airport’s infrastructure to ensure maximum utility of public and private facilities at Apple Valley Airport.

- **Be Reflective of Community Goals and Objectives**

Apple Valley Airport is a public facility serving the needs of the local residents and businesses. The Master Plan needs to be reflective of the goals

and visions of the surrounding area, especially those related to quality of life, business and development, and land use. As a result, the Master Plan will incorporate existing planning efforts by San Bernardino County and other appropriate entities into the ultimate design and use of the airport.

- **Maintain Safety**

Safety is an essential consideration in planning and development at the airport. The Master Plan will focus on maintaining the highest levels of safety for airport users, visitors, employees, and the surrounding community in general.

- **Preserve the Environment**

Protection and preservation of the local environment are essential concerns in the Master Plan. Any improvements called for will be mindful of environmental sensitivities.

- **Attract Public Participation**

To ensure that the Master Plan reflects the concerns of the public, the local community, airport tenants, airport users, and businesses throughout the region, the Master Plan process will include an active public outreach program. The intent of the program will be to solicit comments and suggestions which then will be included in the final Master Plan report, as appropriate.

- **Strengthen the Economy**

In continuing support of the area's economy, the Master Plan is aimed at retaining and increasing jobs and revenue for the area and its businesses. The airport serves as an important economic resource for the area and should be planned and developed accordingly.

MASTER PLAN TASKS

The Master Plan will accomplish these objectives by carrying out the following:

- Examine the projected aviation demand and identify the facilities necessary to accommodate the demand.
- Determine projected needs of airport users for the next 20 years by which to support airport development alternatives.
- Recommend improvements that will enhance the airport's safety and capacity to the maximum extent possible.
- Evaluate runway safety area requirements as well as other FAA design criteria.
- Produce current and accurate airport base maps and Airport Layout Plans.
- Establish a schedule of development priorities and a program for the improvements proposed in the Master Plan.

- Prioritize the airport capital improvement program and develop a detailed financial plan.
- Prepare an airport economic benefit study.
- Prepare a new Airport Layout Plan in accordance with FAA and CALTRANS guidelines.
- Identify all existing airport property and prepare a new property map.
- Evaluate the potential for non-aviation land uses and revenue development on excess airport property.
- Conduct active and productive public involvement throughout the planning process.
- Southern California Logistics Airport will continue to operate as the regional airport serving air cargo and large corporate aviation aircraft operations and maintenance.
- Apple Valley Airport intends to seek general aviation and corporate business aviation based tenants and transient operations.
- The aviation industry on the national level will grow as forecast by the FAA in its annual Aerospace Forecasts.
- The socioeconomic characteristics of the region will remain as forecast in Chapter Two.
- Both a federal and a state program will be in place through the planning period to assist in funding future capital development needs.

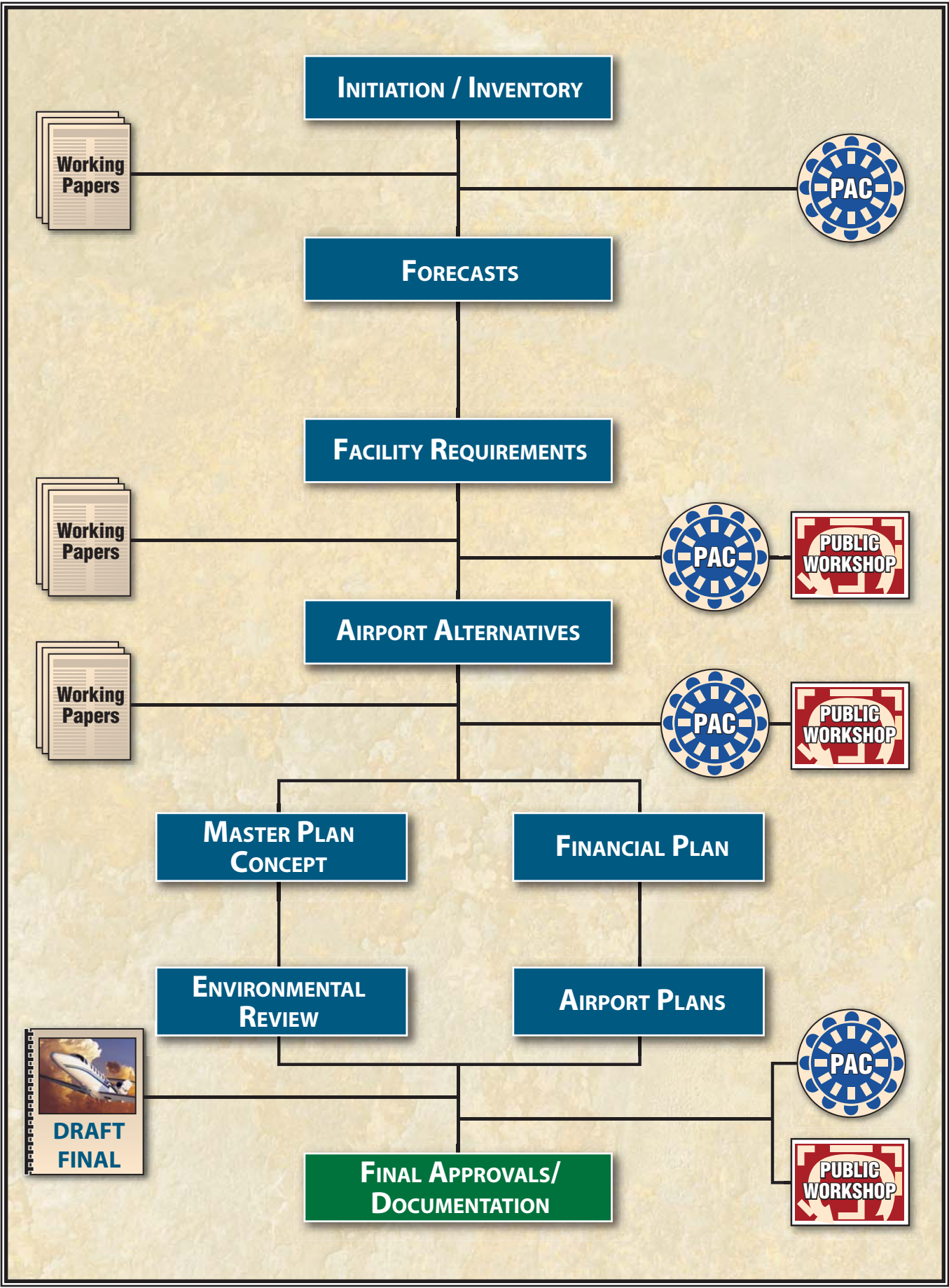
BASELINE ASSUMPTIONS

A study such as this typically requires some baseline assumptions that will be used throughout the planning process. The baseline assumptions for the Apple Valley Airport Master Plan are as follows:

- Apple Valley Airport will continue to operate as a publicly owned general aviation airport through the planning period.
- The other general aviation airports in San Bernardino County and the surrounding area will remain open for the foreseeable future.

MASTER PLAN ELEMENTS AND PROCESS

The Apple Valley Airport Master Plan is being prepared in a systematic fashion following FAA guidelines and industry-accepted principles and practices. **Exhibit IA** provides a graphical depiction of the elements and process involved in the study. The master plan has six elements that are intended to assist in the discovery of future facility needs and provide the supporting rationale for their implementation.



Element One - Inventory summarizes the inventory efforts. The inventory efforts are focused on collecting and assembling relevant data pertaining to the airport and the area it serves. Information is collected on existing airport facilities and operations. Local economic and demographic data is collected to define the local growth trends. Planning studies which may have relevance to the master plan are also collected.

Element Two - Forecasts examines the potential aviation demand for aviation activity at the airport. This analysis reviews and updates the Apple Valley Airport demand forecasts previously prepared for San Bernardino County in the *Apple Valley Airport Layout Plan Update, 2006*. The forecast effort takes into account local socioeconomic information, as well as national air transportation trends, to quantify the levels of aviation activity which can reasonably be expected to occur at Apple Valley Airport through the year 2030. The results of this effort are used to determine the types and sizes of facilities which will be required to meet the projected aviation demands on the airport through the planning period.

Element Three - Facility Requirements comprises the demand/capacity and facility requirements analyses. The intent of these analyses is to compare the existing facility capacities to forecast aviation demand and determine where deficiencies in capacities (as well as excess capacities) may exist. Where deficiencies are identified, the size and type of new facilities to accommodate the demand are identified. The airfield

analysis focuses on improvements needed to serve the type of aircraft expected to operate at the airport in the future, as well as navigational aids to increase the safety and efficiency of operations. This element also examines the terminal area facilities, general aviation facilities, and support needs.

Element Four - Airport Alternatives considers a variety of solutions to accommodate the projected facility needs. This element proposes various facility and site plan configurations which can meet the projected facility needs. An analysis is completed to identify the strengths and weaknesses of each proposed development alternative, with the intention of determining a conceptual direction for development.

Element Five - Recommended Master Plan Concept provides both a graphic and narrative description of the recommended plan for the use, development, and operation of the airport.

Element Six - Financial Plan/ Capital Improvement Program establishes the capital needs program, which defines the schedules and costs for the recommended development projects. The plan then evaluates the potential funding sources to analyze financial strategies for successful implementation of the plan. A detailed CIP will be included in this element.

Appendices - A detailed environmental analysis will also be conducted as part of the Master Plan. An environmental inventory of existing conditions on and adjacent to the airport

will first be analyzed. Further study will be conducted on potential issues related to development alternatives within the Master Plan. Finally, a review of the potential environmental impacts associated with proposed airport projects will be outlined. Environmental analysis will be included as an appendix to the Master Plan.

The official ALP drawings used by the FAA in determining grant eligibility and funding will also be included as an appendix to the Master Plan.

In addition to these elements and appendices, an economic benefit analysis will be conducted as part of the Master Plan to measure and analyze the economic impacts of Apple Valley Airport on its service area. Data will be collected from surveys of airport employers, airport tenants, based aircraft owners, and travelers utilizing the airport. Benefit measures will include total economic activity (revenues), payroll, employment, and tax revenues generated by the presence of the airport.

COORDINATION

Apple Valley Airport is of interest to many within the local community and surrounding area. This includes local citizens, community organizations, airport users, airport tenants, area-wide planning agencies, and aviation organizations. As an important component of the regional, state, and national aviation systems, the Master Plan is of importance to both state and federal agencies responsible for overseeing air transportation.

To assist in the development of the Apple Valley Airport Master Plan Update, a cross-section of interested persons has been identified to act in an advisory role. As members of this Planning Advisory Committee (PAC), the committee members will review phase reports and provide comments throughout the study to help ensure that a realistic, viable plan is developed.

To assist in the review process, draft working papers are prepared at various milestones in the planning process, as shown on **Exhibit IA**. The draft working papers process allows for input and review during each step of the Master Plan process to ensure that all issues are fully addressed as the recommended program develops. A series of public workshops are also included as part of the planned coordination so that information can be presented to the public. These open-house workshops give the public an opportunity to view the working materials, ask questions, and provide feedback with the consultant and airport administration. Notices of meeting times and locations will be advertised through appropriate media.

The draft working papers will be made available to the public on the San Bernardino County – Department of Airports website at:
www.co.sanbernardino.ca.us/Airports/.

In addition, the material can be found on the internet via a website dedicated to the study:
www.apvmasterplan.airportstudy.com