

**Contra Costa County  
Aviation Advisory Committee  
Meeting Agenda  
550 Sally Ride Drive, Concord, CA 94520  
Thursday, August 13, 2020, 10:00 a.m.**

**REMOTE  
MEETING**

**SIGN IN WITH THESE ZOOM INSTRUCTIONS:**

- No registration is required
- Copy the link and paste into your browser to sign in from your computer or smartphone:
- <https://zoom.us/j/98394991359>
- Follow the prompts to open Zoom and enable computer video and audio.
- Meeting ID: **983 9499 1359**

To call in from mobile or landline phone (audio only, no video), call the following number and enter the meeting ID above: **1 669 900 6833**

- 1. Roll Call**
- 2. Public Comment Period**
- 3. Approval of the Aviation Advisory Committee's July 9, 2020 Meeting Minutes**
- 4. Consider Consent Items**
  - a. Accept the airport Noise & Statistics Report (June 2020)
  - b. Accept relevant Board Orders (July 2020)
- 5. Discussion/Action Items**
  - a. Review and Discuss Byron General Plan Amendment Update
  - b. Review and Discuss Airport Business/Development items
    - 4.14-Acre Phase 1 Development, Byron
    - 3-Acre Light Industrial Development, Buchanan
    - 4.6-Acre Development, Buchanan
    - 0.86-Acre Development, Buchanan
    - Terminal Building/ARFF/Administration Office
  - c. Provide overview of the airport development review process
  - d. Discuss Fuel Flowage Reports (Jan-Jun 2019 vs 2020)
  - e. Discuss FAA to Expand Operational Hours (8 am to 6 pm), effective 8/2/20
  - f. Discuss status of Runway 14L/32R Project
  - g. 2020 – 2035 FAA Airport Capital Improvement Program mtg set for 8/19/20
  - h. Bay Area Test Site Update (Testing by Dive Delivery and Promo Video)
  - i. Discuss Byron Airport Infrastructure Analysis (water, wastewater, and utilities)
  - j. Buchanan Field Security Upgrade Project
  - k. Discuss Byron Airport ARFF/maintenance storage building
- 6. Future Agenda Items**
- 7. Adjourn**

**Next AAC Meeting (tentative): Thursday, September 10, 2020 at 10:00am  
Next Airport Committee Meeting (tentative): Thursday, November 5, 2020 at 11:00am**

## AVIATION ADVISORY COMMITTEE

### ATTENDANCE ROSTER FOR 2020

AAC Members	Representing	Contact Information	Jan 9	Feb 13	Mar 12	Apr 9	May 14	Jun 11	Jul 9	Aug 13	Sep 10	Oct 8	Nov 12	Dec 10	Total # Abs
Dale Roberts	District 1	datenkale@netscape.net	ABS	Y	Y	N	Y	Y	Y						
Cody Moore	Airports Bus. Assoc.	cody@ccrjet.com	Y	Y	ABS	O	Y	ABS	Y						
Eric Meinbress	Member at Large	ericmeinbress@comcast.net	Y	ABS	Y	-	Y	Y	Y						
Ronald Reagan	District 3	ron@rmsea.com	Y	ABS	ABS	M	Y	Y	ABS						
Derek Mims	City of Pleasant Hill	derekmims@hotmail.com	Y	Y	ABS	E	Y	ABS	Y						
Russell Roe	District 5	russroe@pacbell.net	Y	Y	Y	E	---	---	---	---	---	---	---	---	0
Keith McMahan	City of Concord	keithmcmahan@gmail.com	Y	Y	Y	T	Y	Y	Y						
Roger Bass	District 2	twofivexray@yahoo.com	Y	Y	ABS	I	Y	Y	Y						
Maurice Gunderson	Member at Large	mauricegunderson@mac.com	Y	ABS	Y	N	Y	Y	Y						
Tom Weber	District 4	Tr-weber@sbcglobal.net	ABS	Y	Y	G	Y	Y	Y						
Emily Barnett	Member at Large	emilyebarnett@gmail.com	Y	Y	ABS	-	Y	Y	Y						
Donna Dietrich	Airport Neighbor - Pacheco	concordcascade_mgr@equitylifestyle.com	ABS	ABS	Y	-	ABS	ABS	ABS						
Steven Starratt	Airport Neighbor - Byron	starratt@pacbell.net	Y	Y	Y	-	Y	Y	Y						
Christopher Baker	District 5	Cirruspro@hotmail.com	---	---	---	---	---	---	---						
Was There a Quorum? Y or N			Y	Y	Y	-	Y	Y	Y						

ABS = Absent, Y = Present, N = No

### TERM EXPIRATION AND TRAINING CERTIFICATION

AAC Members	Representing	Term Expiration Date	Brown Act & Better Gov't Ordinance Video Completion Date	Ethics Orientation for County officials Completion Date
Dale Roberts	District 1	2/28/23	8/6/17	9/13/17
Cody Moore	Airports Bus. Assoc.	2/28/22	3/20/19	3/21/19
Eric Meinbress	Member at Large	2/28/23	1/7/18	1/7/18
Ronald Reagan	District 3	2/28/21	4/12/16	4/12/16
Derek Mims	City of Pleasant Hill	2/28/21	1/12/17	1/12/17
Christopher Baker	District 5	2/28/23		
Keith McMahan	City of Concord	2/28/22	3/4/18	3/4/18
Roger Bass	District 2	2/28/21	5/9/18	6/25/18
Maurice Gunderson	Member at Large	2/28/21	4/5/16	4/6/16
Tom Weber	District 4	2/28/23	4/12/18	4/12/18
Emily Barnett	Member at Large	2/28/22	3/10/17	3/10/17
Donna Dietrich	Pacheco Neighbor	2/28/21	7/31/19	12/9/18
Steven Starratt	Byron Neighbor	2/28/21	9/7/18	10/10/18

## **DRAFT**

### **CONTRA COSTA COUNTY AVIATION ADVISORY COMMITTEE MEETING MINUTES July 9, 2020**

**MEETING CALLED:** Chair Maurice Gunderson called the meeting to order at 10:00 AM Remotely on Zoom meeting technology.

**PRESENT:** **Emily Barnett, Vice Chair, Member At-Large**  
**Roger Bass, District II**  
**Maurice Gunderson, Chair, Member At-Large**  
**Keith McMahon, City of Concord**  
**Eric Meinbress, Member At-Large**  
**Derek Mims, City of Pleasant Hill**  
**Cody Moore, Airports Business Association**  
**Dale Roberts, District I**  
**Steven Starratt, Airport Neighbor – Byron Airport**  
**Tom Weber, Secretary, District IV**

**ABSENT:** **Donna Dietrich, Airport Neighbor – Pacheco**  
**Ronald Reagan, District III**

**STAFF PRESENT:** Keith Freitas, Director of Airports  
Russel Milburn, Assistant Director of Airports – Operations  
Judith Evans, Administrative Analyst  
Daniel Barrios, Department of Conservation & Development, Planner  
Will Nelson, Department of Conservation & Development, Planner

#### **COMMENTS**

**BY CHAIR:** Chair, Maurice Gunderson called the meeting to order and asked for roll call.

#### **PUBLIC COMMENT PERIOD:**

Keith Freitas commented that he received a question about notification to the public concerning new development. This will be added to the next AAC agenda.

Maurice Gunderson reported that long time pilot, Thomas Yount passed away.

#### **APPROVAL OF 6/11/20 MINUTES:**

**Moved by Steven Starratt; seconded by Derek Mims; Yes: Emily Barnett, Roger Bass, Maurice Gunderson, Keith McMahon, Eric Meinbress, Cody Moore, Dale Roberts, Tom Weber. No: None. Abstained: None. Absent: Donna Dietrich, Ronald Reagan.**

**APPROVAL OF  
CONSENT ITEMS:**

**Moved by Keith McMahon; seconded by Steven Starratt; Yes: Emily Barnett, Roger Bass, Maurice Gunderson, Eric Meinbress, Cody Moore, Dale Roberts, Tom Weber. No: None. Abstained: None. Absent: Donna Dietrich, Ronald Reagan.**

**5. DISCUSSION/ACTION ITEMS:**

**a. Review and Discuss Byron General Plan Amendment Update**

Daniel Barrios reported that the Department of Conservation and Development (DCD) continues to work with consultant DUDEK to set milestones to complete transportation impact analysis by year end.

**b. Review and Discuss Airport Business/Development Items**

• **4.14-Acre Phase I Development, Byron:**

Keith Freitas reported that a signed lease is anticipated in the next 30-60 days with Mark Scott Construction and break ground in the Fall.

• **4.6-Acre Development, Buchanan:**

This development project (a storage facility) is expected to go before the City of Concord's Planning Commission in September with construction anticipated to begin upon approval.

• **0.86-Acre Development, Buchanan:**

Volans-i selected as developer and intends to put hangar and office space. Construction not expected until sometime in 2021.

• **Terminal Building/ARFF/Administration Office:**

Keith Freitas discussed progression of the terminal building project.

**c. Discuss JSX 2020 Performance Report**

Keith Freitas reviewed JSX's enplanement statistics. Enplanement numbers are down across the board due to the pandemic.

**d. Discuss 2020 Fuel Flowage Report:**

Fuel flowage numbers were down due to the pandemic but is increasing. The County Airports are fortunate to have diverse income sources.

**e. Request for FAA to Expand Operational Hours (now 8am to 4pm)**

Russell Milburn reported that Airports Division has requested FAA to increase operational hours due to increase in flights, runway project, and for increased safety.

**f. Runway 14L/32R Project Update**

Russell Milburn gave an update on the 14L/32R runway project.

**g. 2020 – 2035 FAA Airport Capital Improvement Program**

Keith Freitas reviewed the list of future projects for Buchanan Field and Byron Airports, including Buchanan Field security upgrades, terminal building project and Master Plan.

**h. Bay Area Test Site Update**

Keith Freitas recognized and thanked Maurice Gunderson for his efforts with the Bay Area Test Site (BATS) and a possible partnership with Stanford University. Mr. Gunderson talked about the growing field of academic start-up interest in aviation technology.

**i. Buchanan Field Security Upgrade**

Russell Milburn reported on the new security signs at Buchanan Field and Byron Airports. Keith Freitas reported on the comprehensive Buchanan Field security upgrades which will likely be fully funded by FAA grant funds.

**j. Discuss AAC Meeting Minutes**

Keith Freitas talked about vacancies and low staffing levels at the Airports. As such, AAC minutes will be scaled back to capture actions taken. There was agreement that minutes should be simplified as is typical for all private and government bodies.

**FUTURE AGENDA ITEMS/COMMENTS**

- Overview of development process

**ADJOURNMENT:** The Chair adjourned the meeting at 11:13 am. Moved by Emily Barnett, seconded by Dale Roberts. Passed unanimously.

# FINAL

## CONTRA COSTA COUNTY AVIATION ADVISORY COMMITTEE MEETING MINUTES June 11, 2020

**MEETING CALLED:** Chair Maurice Gunderson called the meeting to order at 10:01 AM Remotely on Zoom meeting technology.

**PRESENT:** **Emily Barnett, Vice Chair, Member At-Large**  
**Roger Bass, District II**  
**Maurice Gunderson, Chair, Member At-Large**  
**Keith McMahan, City of Concord**  
**Eric Meinbress, Member At-Large**  
**Ronald Reagan, District III**  
**Dale Roberts, District I**  
**Steven Starratt, Airport Neighbor – Byron Airport**  
**Tom Weber, Secretary, District IV**

**ABSENT:** **Donna Dietrich, Airport Neighbor – Pacheco**  
**Derek Mims, City of Pleasant Hill**  
**Cody Moore, Airports Business Association**

**STAFF PRESENT:** Keith Freitas, Director of Airports  
Beth Lee, Assistant Director of Airports – Administration  
Russel Milburn, Assistant Director of Airports – Operations  
Judith Evans, Administrative Analyst  
Daniel Barrios, Department of Conservation & Development, Planner  
Will Nelson, Department of Conservation & Development, Planner

### COMMENTS

**BY CHAIR:** Chair, Maurice Gunderson thanked everyone for joining the meeting.

### PUBLIC COMMENT PERIOD:

Russell Milburn reported on the Byron Airport self-serve fuel outage and failure of the M4000 fuel dispensing system in May 2020. The service provider shut down all M4000 systems due to an undisclosed issue on the service providers end. A backup plan was put in to place but service was restored before the backup plan was used. The backup plan will be available for future fuel outages.

Steven Starratt provided an update on his new drone system. It includes ADS-B in and gets notified of other aircraft in the area. The ADS-B in provides the location, but it does not provide altitude, which increases safety for all aviation users.

Dale Roberts reported that the National Transportation Safety Board has published their preliminary findings on the crash at the Byron Airport involving the Northern California Soaring

Association tow plane.

**APPROVAL OF  
5/14/20 MINUTES  
WITH REVISIONS:**

Minutes were revised to include “at Byron” to the end of the first sentence of the public comment made by Dale Roberts.

**Moved by Tom Weber; seconded by Roger Bass; Yes: Maurice Gunderson, Keith McMahon, Eric Meinbress, Ronald Reagan, Dale Roberts, Steven Starratt, Tom Weber. No: None. Abstained: None. Absent: Donna Dietrich, Derek Mims, Cody Moore.**

**APPROVAL OF  
CONSENT ITEMS:**

**Moved by Emily Barnett; seconded by Steven Starratt; Yes: Roger Bass, Maurice Gunderson, Keith McMahon, Eric Meinbress, Ronald Reagan, Dale Roberts, Tom Weber. No: None. Abstained: None. Absent: Donna Dietrich, Derek Mims, Cody Moore.**

**5. DISCUSSION/ACTION ITEMS:**

**a. Review and Discuss Byron General Plan Amendment Update**

Daniel Barrios reported that COVID-19 has created some delays in the project. Department of Conservation & Development (DCD) continues to work with Dudek on the Traffic Impact Assessment (TIA) study and on May 26<sup>th</sup> Dudek submitted a new technical memo to DCD on the revised TIA study. The latest proposal for the TIA included County requirements pursuant to Contra Costa Transportation Authority (CCTA) technical procedures. DCD had minor comments on the proposal with the largest comment on the proposal cost, which was expanded since the original scope, resulting in a \$33,000 recent cost increase. Previous Dudek TIA studies ignored County guidance and feedback regarding the technical procedures required which is the basis for the increased cost. DCD staff is disputing the additional charges. DCD is still reviewing the draft version of the Environmental Impact Report (EIR) and East Contra Costa County Habitat Conservancy staff is finalizing comments on the biology section and providing some proposed mitigation measures. DCD expects Dudek to complete the TIA study within six (6) weeks from the time of agreement on the additional costs.

**b. Review and Discuss Airport Business/Development Items**

**• 4.14-Acre Phase I Development, Byron:**

Beth Lee reviewed the status of this aviation development. This project is with DCD for entitlement review and Airport staff is in final lease language discussions with the developer. The lease is expected to go to the Board of Supervisors in approximately 4-6 weeks. The lease is expected to have an effective date of August 1<sup>st</sup> or September 1<sup>st</sup>.

**• 4.6-Acre Development, Buchanan:**

The 4.6-acre development, also known as Parcel C, is going through the entitlement process with the City of Concord. The development has already gone to the Design Review Board (DRB) once and additional information has been resubmitted and

deemed complete. It will be on the DRB either later this month or in their next meeting in July. The development is working toward entitlements with construction estimated for fall 2020. The draft lease is currently in review by County Counsel and will be sent to the developer for review.

- **0.86-Acre Development, Buchanan:**

The 0.86-acre development project, located at the north end of Sally Ride Drive, is intended to be developed by the adjacent user, Volans-I (1500 Sally Ride Drive), to put expand their aviation use. Airport staff is in discussions regarding the deal terms for the site.

- **Terminal Building/ARFF/Administration Office:**

The Terminal Building/ARFF/Administration Office site plan and layout are moving forward to construction plans. Grant funding from the Federal Aviation Administration (FAA) is anticipated in 2021 and the construction start date is still on schedule for 2021.

c. **Discuss FAA Coronavirus Aid, Relief, and Economic Security (CARES) Act - \$1,122,000**

Both Buchanan Field and Byron received funds from the CARES Act. Byron Airport received \$69,000 which was standard for a general aviation airport. Buchanan Field, because of JSX and their 10,000 annual enplanements, received \$1,053,000. The CARES Act funding is to support operational expenses, i.e. salaries, as the airports are listed as critical infrastructure by the FAA.

d. **Airport Enterprise Fund Status Update COVID-19 (75% Budget)**

The 75% budget is calculated through March 2020 and shows the Airports are on target with the projected annual revenues and expenses. At this time, revenue is at about 88% and the Airports have not used any airport reserve funds at this point as projected.

e. **Review and Discuss Sustainable Farm Project**

Nothing new to report. At this time one acre of property is being farmed and Airport staff is reviewing what wildlife attractant at the farm may mean to Buchanan Field. So far, Buchanan Field has not seen any impacts to airport operations.

f. **Review and Discuss Fire Station 9 Development Project**

Airport staff is working with the Fire District to develop a new fire station at Buchanan Field which now includes a helicopter air ambulance component from their arrangement with REACH Air Medical Services. Airport staff has requested a determination from the FAA as to whether the fire station qualifies as an aviation use due to the helicopter component. If the FAA approves, the development area will most likely move slightly to the north as the current location has run in to delays related to environmental issues. The new development location will most likely allow the project to proceed quicker through the development process. Airport staff is hopeful a determination will be made by the FAA next month.

**g. Review and Discuss Runway 14L/32R Construction Project**

The construction project is still in phase 1 due to an unforeseen circumstance regarding the asphalt thickness on a part of the runway that differed from the core samples. The project engineers are reviewing alternatives to improve the sub-base and allow Phase 1 paving to begin next week. Components of phase 2 have been started to keep the project moving forward.

**h. Discuss FAA Grant Funding for Buchanan Field Security Upgrades - \$3,145,000**

Airport staff has discussed this project with the FAA for a few years and previously submitted the project for a supplemental round of funding. The supplemental project list was used for CARES Act projects and the Buchanan Field security upgrades was selected. The immediate component of the project will be installing fencing and barb wire to meet current regulation. In addition, the project will look at security gates and CCTV. Airport staff is currently in the process of selecting consultants for the project design and construction is expected to begin in the first part of 2021.

**i. Bay Area Test Site Update**

Airport staff completed an agreement with the University of Alaska Fairbanks in March of 2020 to become an official FAA test site. The Byron Airport 4-acre development is a part of putting test site facilities in place to attract businesses. Keith Freitas thanked Maurice Gunderson for all of his efforts to develop the technology program. Maurice Gunderson noted that the test site is expected to create jobs within Contra Costa County.

**j. Review and Discuss Property Inspection Schedule Change**

Inspections are currently at each airport every 4 years so that one airport is inspected every two years. Due to the COVID-19 restrictions, current Airport staffing levels, and minimal hangar use problems arising from previous inspections, it has been discussed to move the inspections at each airport to every 6 years so that one airport is inspected every 3 years.

**FUTURE AGENDA ITEMS/COMMENTS**

- **9 Acre Development Project**

**ADJOURNMENT:** The Chair adjourned the meeting at 10:40 am. Moved by Roger Bass, seconded by Steven Starratt. Passed unanimously.

# Noise Abatement Statistics

## June 2020

	# Of Callers	Complaints		YTD	YTD	% CHANGE
	2020	2020	2019	2020	2019	
<b>TOTAL NUMBER OF COMPLAINTS</b>	<b>10</b>	<b>10</b>	<b>12</b>	<b>40</b>	<b>105</b>	<b>-62%</b>
<b>LOCATION OF COMPLAINTS</b>						
Concord	3	3	3	6	19	-68%
Pleasant Hill	5	5	1	17	29	-41%
Pacheco	0	0	1	0	2	-100%
Martinez	1	1	4	6	7	-14%
Byron	0	0	0	0	0	0%
Other	1	1	0	11	15	-27%
Subtotal	10	10	9	40	72	-44%
Special Events	0	0	3	0	33	0%
<b>Total Number of Complaints</b>	<b>10</b>	<b>10</b>	<b>12</b>	<b>40</b>	<b>105</b>	<b>-62%</b>
<b>COMPLAINTS ASSOCIATED WITH</b>						
Buchanan Field Airport		6	12	20	82	
Byron Airport		0	0	0	0	
Law Enforcement/Lifeguard Lights		1	0	7	7	
Non-associated		3	0	13	16	
<b>TIME OF INCIDENT</b>						
Day (0700 - 1700)		7	8	26	70	
Evening (1700 - 2200)		1	3	9	10	
Night (2200 - 0700)		2	0	5	12	
All Times		0	1	0	13	
<b>TYPE OF COMPLAINT</b>						
Noise		2	2	14	42	
Low Flying		2	1	6	5	
Noise and Low Flying		5	9	14	56	
Too Many Aircraft		1	0	2	0	
Other		0	0	4	2	
<b>TYPE OF AIRCRAFT</b>						
Jet		2	1	8	13	
Propeller		2	6	13	61	
Helicopter		4	3	10	9	
All Types		2	1	3	7	
Unknown		0	1	6	15	
<b>TOTAL AIRCRAFT OPERATIONS</b>						
		5,241	8,786	32,108	48,135	-33%
<b>COMPLAINTS PER 10,000 OPERATIONS</b>						
		19	14	12	22	-43%
<b>COMPLAINTS PER 10,000 OPERATIONS - BUCHANAN ONLY</b>						
		11	14	6	17	-63%

**February**  
 (2)- non-assoc., WC, telecommunications complaint  
 (1) - non-assoc, Antioch

**March**  
 (1)non-assoc. low flying Bethel Island

**April**  
 (2) non-assoc. Military Jet PH  
 (1)- other, WC, telecommunications complaint

**May**  
 1 other Sheriff Helo- Clayton  
 1 non-assoc. Fedex Jet, Martinez  
 1 non-assoc. unknown, Alamo

**June**  
 (2) non-assoc., unknwn helicopter, Concord  
 (1) non-assoc., helicopter, San Jose

# Contra Costa County Airports Monthly Operations Report

**June 2020**

	June 2020	June 2019	YTD 2020	YTD 2019	% CHANGE 2019/2020
<b>AIRCRAFT OPERATIONS</b>					
Total Operations	5,241	8,786	32,108	48,135	-33%
Local Operations	2,552	3,559	14,992	22,998	-35%
Itinerant Operations	2,136	3,973	12,954	18,499	-30%
Total Instrument Ops	433	989	3,331	5,475	-39%
<b>FUEL FLOWAGE</b>					
100 Octane	16,819	30,627	80,324	126,678	-37%
Jet Fuel	84,779	113,262	463,633	625,612	-26%
Total	101,598	143,889	543,957	752,290	-28%
<b>BYRON INFORMATION</b>					
Byron Fuel	9,799	13,884	57,480	53,508	7%
Bay Area Skydiving Fuel Purchased (gallons)	400	2,000	1,700	8,756	-81%
Glider Operations <sup>%</sup>					
Tow Aircraft	0	150	484	980	-51%
Glider Aircraft	0	150	485	980	-51%

**Contra Costa County  
Board of Supervisors  
Approved Board Orders  
Relating to County Airports**

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***The following certified Board Orders are attached:***

*July 28, 2020*

***APPOINT*** the following individual to the District V Representative Seat on the Aviation Advisory Committee to a new term ending March 1, 2023.  
*Christopher E. Baker*



Contra  
Costa  
County

To: Board of Supervisors  
From: Federal D. Glover, District V Supervisor  
Date: July 28, 2020

Subject: Appoint Christopher E. Baker to the Aviation Advisory Committee

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**RECOMMENDATION(S):**

APPOINT the following individual to the District V Representative Seat on the Aviation Advisory Committee to a new term ending March 1, 2023.

Christopher E. Baker

**FISCAL IMPACT:**

There is no fiscal impact.

**BACKGROUND:**

The Aviation Advisory Committee provides advice and recommendations to the Board of Supervisors on the aviation issues related to the economic viability and security of airports in Contra Costa County. The Committee may initiate discussions, observations, or investigations, in order to make its recommendations to the Board. The Committee may hear comments on airport and aviation matters from the public or other agencies for consideration and possible recommendations to the Board of Supervisors or their designees. The Aviation Advisory Committee shall cooperate with local, state, and national aviation interests for the safe and orderly operation of airports. The Aviation Advisory Committee shall advance and promote the interests of aviation and protect the general welfare of the

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APPROVE

OTHER

RECOMMENDATION OF CNTY

RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

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Action of Board On: **07/28/2020**  APPROVED AS RECOMMENDED  OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Diane Burgis, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: July 28, 2020

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Vincent Manuel (925)  
608-4200

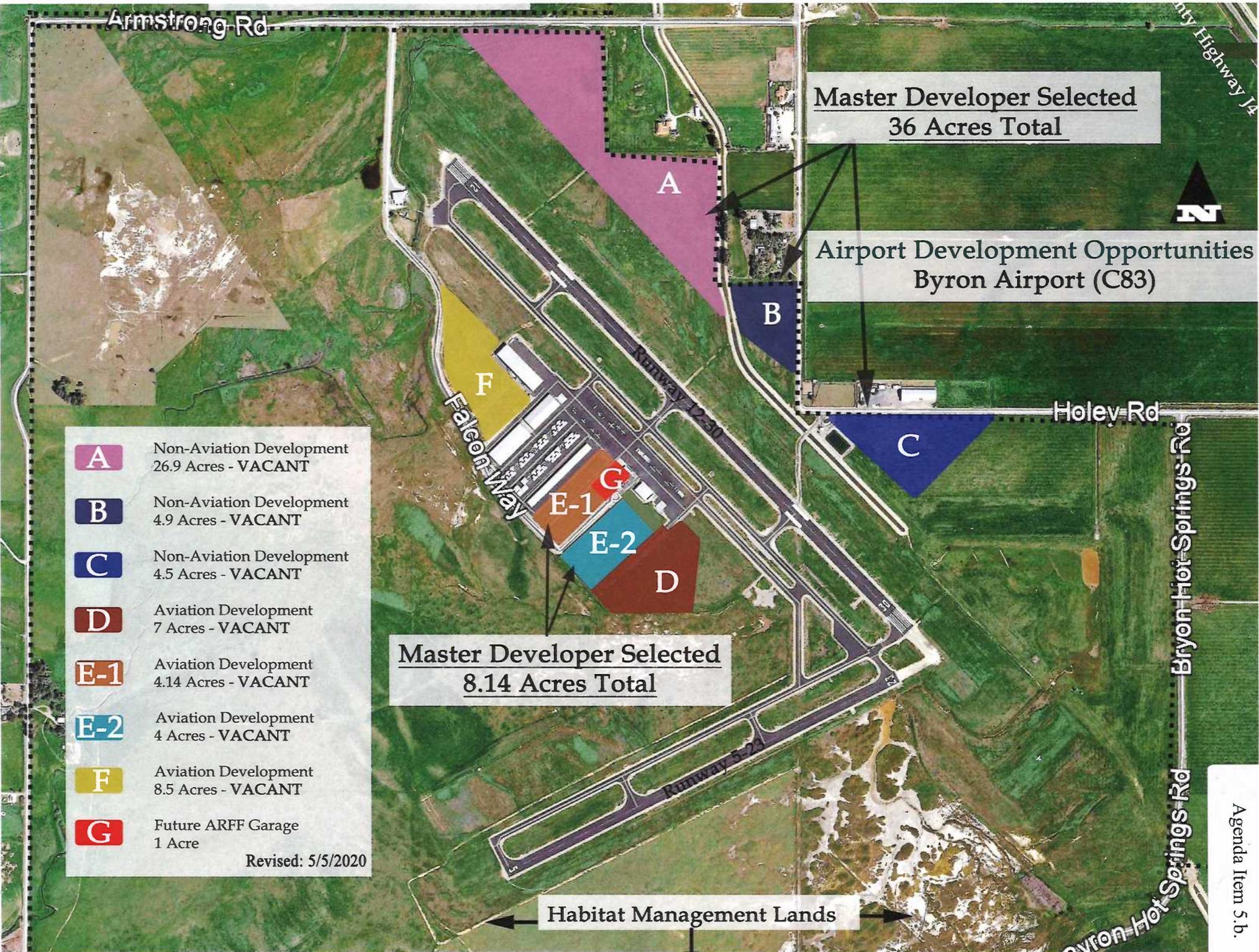
people living and working near the airport and the County in general. In conjunction with all of the above, the Aviation Advisory Committee shall provide a forum for the Director of Airports regarding policy matters at and around the airports.

CONSEQUENCE OF NEGATIVE ACTION:

The position would remain vacant.

CHILDREN'S IMPACT STATEMENT:

None.



**Master Developer Selected  
36 Acres Total**

**Airport Development Opportunities  
Byron Airport (C83)**

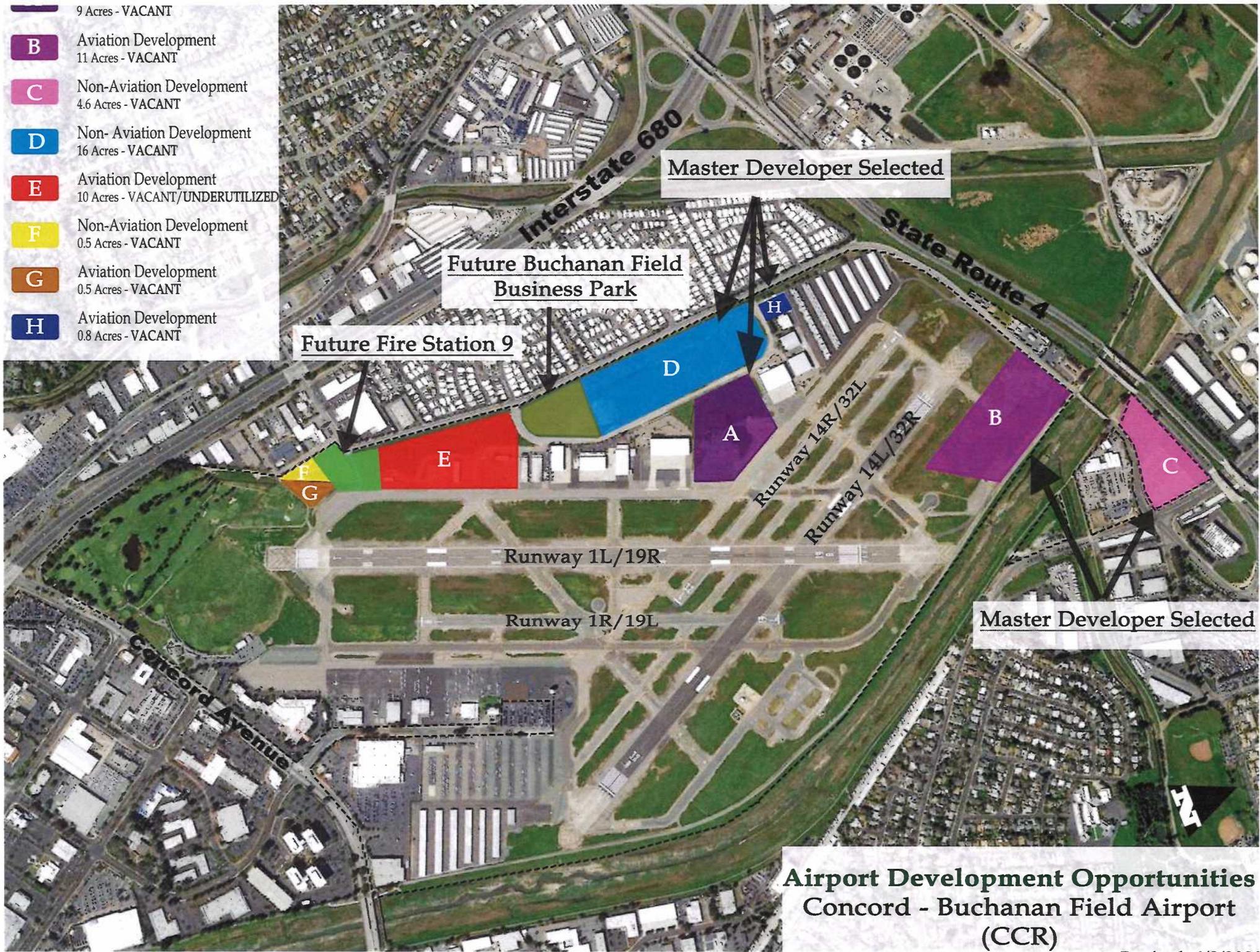
**Master Developer Selected  
8.14 Acres Total**

- A** Non-Aviation Development  
26.9 Acres - VACANT
- B** Non-Aviation Development  
4.9 Acres - VACANT
- C** Non-Aviation Development  
4.5 Acres - VACANT
- D** Aviation Development  
7 Acres - VACANT
- E-1** Aviation Development  
4.14 Acres - VACANT
- E-2** Aviation Development  
4 Acres - VACANT
- F** Aviation Development  
8.5 Acres - VACANT
- G** Future ARFF Garage  
1 Acre

Revised: 5/5/2020

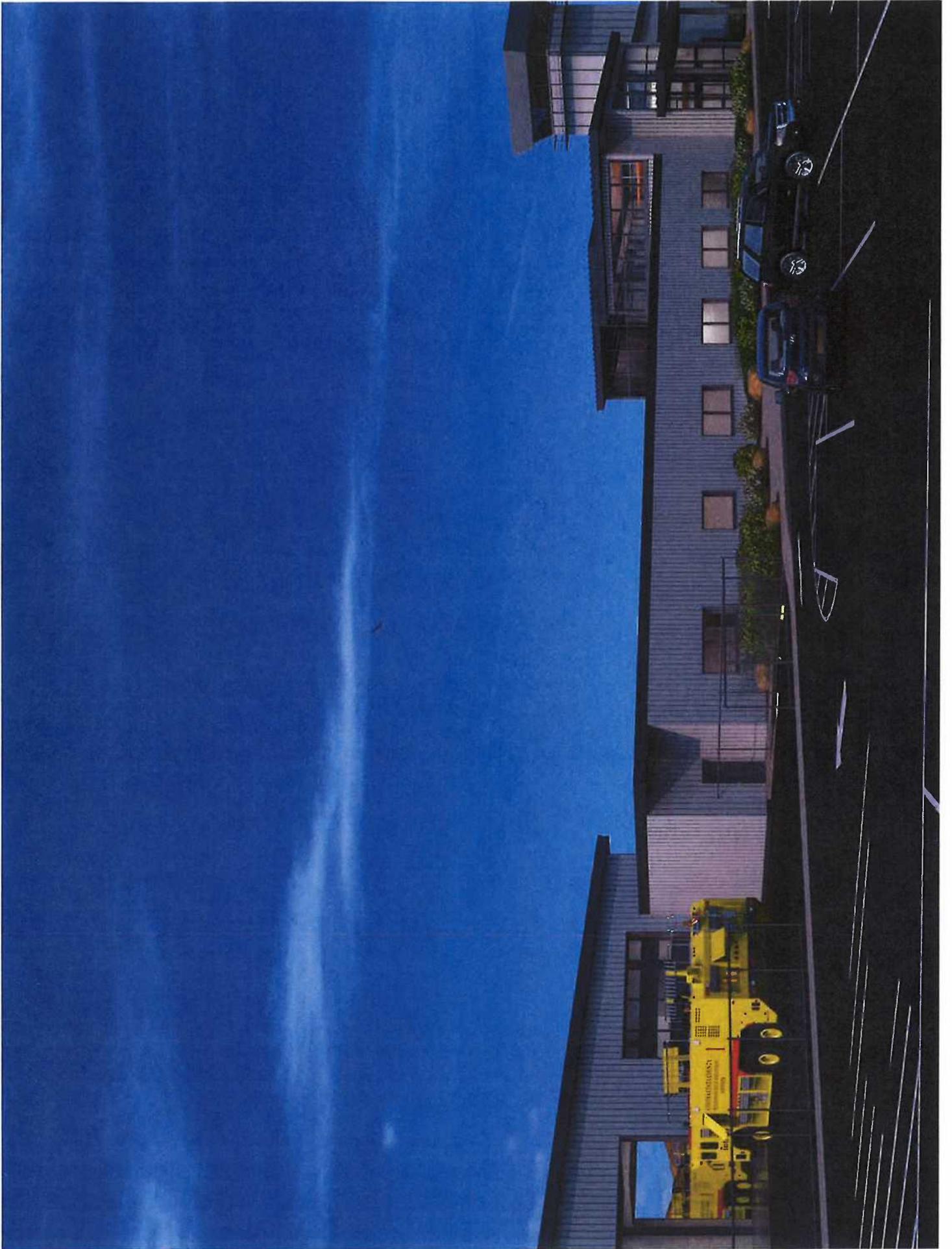
**Habitat Management Lands**

- 9 Acres - VACANT
- B Aviation Development  
11 Acres - VACANT
- C Non-Aviation Development  
4.6 Acres - VACANT
- D Non-Aviation Development  
16 Acres - VACANT
- E Aviation Development  
10 Acres - VACANT/UNDERUTILIZED
- F Non-Aviation Development  
0.5 Acres - VACANT
- G Aviation Development  
0.5 Acres - VACANT
- H Aviation Development  
0.8 Acres - VACANT



**Airport Development Opportunities  
Concord - Buchanan Field Airport  
(CCR)**









Contra Costa County Airports  
Fuel Flowage Report  
2020

Month	Concord Jet JetA	Sterling JetA	PSA JetA	Seecon JetA	Sterling 100LL	PSA 100LL	Byron Jet Center - Self Service - Jet A	Bay Area Skydiving - Self Service Jet A	Byron 100LL	Byron JetA	Total CCR JetA	Total CCR 100LL
January	68,207	0	23,746	6,547	327	13,530	0	700	6,933	700	98,500	13,857
February	68,187	0	18,214	11,198	0	18,306	7935	600	9,875	8,535	97,599	18,306
March	58,891	0	21,166	5,678	0	10,987	0	0	7,517	0	85,735	10,987
April	25,125	0	4,817	4,947	0	6,644	0	0	9,661	0	34,889	6,644
May	40,745	0	11,788	9,598	0	13,711	3959	0	13,695	3,959	62,131	13,711
June	61,322	0	14,683	8,774	0	16,819	0	400	9,799	400	84,779	16,819
July												
August												
September												
October												
November												
December												
<b>Total</b>	<b>322,477</b>	<b>0</b>	<b>94,414</b>	<b>46,742</b>	<b>327</b>	<b>79,997</b>	<b>11,894</b>	<b>1,700</b>	<b>57,480</b>	<b>13,594</b>	<b>463,633</b>	<b>80,324</b>

Contra Costa County Airports  
Fuel Flowage Report - 2019

Month	Concord Jet - JetA	Sterling JetA	PSA JetA	Seecon JetA	Sterling 100LL	PSA 100LL	Byron Jet Center - Self Service - Jet A	Bay Area Skydiving Self Service - Jet A	Byron 100LL	Byron JetA	Total CCR JetA	Total CCR 100LL
January	65,516	294	13,280	11,927	7,844	7,019	0	1,206	7,890	1,206	91,017	14,863
February	65,653	309	24,584	8,885	5,573	5,772	-	550	6,480	550	99,431	11,345
March	64,330	81	18,408	13,231	9,127	12,984	0	1,500	9,524	1,500	96,050	22,111
April	63,256	-	23,605	8,875	10,066	16,000	1,999	1,700	7,395	3,699	95,736	26,066
May	86,571	-	35,379	8,166	9,830	11,836	0	1,800	8,335	1,800	130,116	21,666
June	74,968	-	31,286	7,008	12,116	18,511	10,711	2,000	13,884	12,711	113,262	30,627
July	65,514	-	28,180	8,480	10,437	13,113	0	1,500	13,738	1,500	102,174	23,550
August	81,432	-	31,840	8,660	5,361	14,665	3,859	1,000	13,192	4,859	121,932	20,026
September	74,935	-	23,405	10,849	4,196	16,617	0	475	13,623	475	109,189	20,813
October	84,266	-	25,618	11,248	4,622	19,975	-	1,000	8,840	1,000	121,132	24,597
November	66,791	-	26,073	6,261	5,382	14,274	0	800	7,157	800	99,125	19,656
December	59,477	-	19,440	9,360	3,381	7,553	0	700	6,312	7,012	88,277	10,934
<b>Total</b>	<b>852,709</b>	<b>684</b>	<b>301,098</b>	<b>112,950</b>	<b>87,935</b>	<b>158,319</b>	<b>16,569</b>	<b>14,231</b>	<b>116,370</b>	<b>37,112</b>	<b>1,267,441</b>	<b>246,254</b>
<b>2018 Total</b>	<b>772,409</b>	<b>61,965</b>	<b>274,991</b>	<b>157,683</b>	<b>124,723</b>	<b>127,352</b>	<b>34,892</b>	<b>20,326</b>	<b>114,227</b>	<b>55,218</b>	<b>1,267,048</b>	<b>252,075</b>
<b>2017 Total</b>	<b>688,568</b>	<b>50,473</b>	<b>284,680</b>	<b>143,480</b>	<b>152,789</b>	<b>147,274</b>	<b>30,900</b>	<b>3,000</b>	<b>157,129</b>	<b>32,900</b>	<b>1,167,201</b>	<b>300,063</b>
<b>2016 Total</b>	<b>517,044</b>	<b>43,841</b>	<b>261,375</b>	<b>137,331</b>	<b>136,668</b>	<b>145,803</b>	<b>30,824</b>	<b>19,441</b>	<b>111,594</b>	<b>50,265</b>	<b>959,591</b>	<b>282,471</b>
<b>2015 Total</b>	<b>377,258</b>	<b>54,350</b>	<b>231,851</b>	<b>98,811</b>	<b>127,631</b>	<b>141,149</b>	<b>40,542</b>	<b>27,419</b>	<b>66,789</b>	<b>67,961</b>	<b>762,270</b>	<b>268,780</b>
<b>2014 Total</b>	<b>277,911</b>	<b>66,991</b>	<b>252,648</b>	<b>62,720</b>	<b>116,731</b>	<b>109,429</b>	<b>12,503</b>	<b>34,430</b>	<b>40,479</b>	<b>46,933</b>	<b>660,270</b>	<b>226,160</b>
<b>2013 Total</b>	<b>205,958</b>	<b>175,075</b>	<b>208,962</b>	<b>49,192</b>	<b>105,677</b>	<b>123,855</b>	<b>N/A</b>	<b>N/A</b>	<b>34,144</b>	<b>N/A</b>	<b>639,187</b>	<b>229,532</b>
<b>2012 Total</b>	<b>193,557</b>	<b>93,259</b>	<b>207,828</b>	<b>56,473</b>	<b>110,422</b>	<b>126,182</b>	<b>N/A</b>	<b>N/A</b>	<b>40,985</b>	<b>N/A</b>	<b>551,117</b>	<b>236,604</b>
<b>2011 Total</b>	<b>208,544</b>	<b>123,036</b>	<b>207,860</b>	<b>53,705</b>	<b>110,295</b>	<b>138,441</b>	<b>N/A</b>	<b>N/A</b>	<b>41,186</b>	<b>N/A</b>	<b>593,145</b>	<b>248,736</b>
<b>2010 Total</b>	<b>225,566</b>	<b>121,590</b>	<b>242,018</b>	<b>54,740</b>	<b>122,021</b>	<b>132,994</b>	<b>N/A</b>	<b>N/A</b>	<b>40,407</b>	<b>N/A</b>	<b>643,914</b>	<b>255,015</b>
<b>2009 Total</b>	<b>246,456</b>	<b>89,752</b>	<b>231,397</b>	<b>42,520</b>	<b>132,689</b>	<b>150,834</b>	<b>N/A</b>	<b>N/A</b>	<b>39,472</b>	<b>N/A</b>	<b>673,570</b>	<b>283,523</b>
<b>2008 Total</b>	<b>323,476</b>	<b>112,879</b>	<b>318,757</b>	<b>N/A</b>	<b>125,783</b>	<b>169,727</b>	<b>N/A</b>	<b>N/A</b>	<b>38,805</b>	<b>N/A</b>	<b>855,938</b>	<b>295,510</b>
<b>2007 Total</b>	<b>233,353</b>	<b>115,249</b>	<b>472,877</b>	<b>N/A</b>	<b>140,037</b>	<b>202,902</b>	<b>N/A</b>	<b>N/A</b>	<b>50,069</b>	<b>N/A</b>	<b>1,005,295</b>	<b>342,939</b>
<b>2006 Total</b>	<b>N/A</b>	<b>106,816</b>	<b>681,555</b>	<b>N/A</b>	<b>127,198</b>	<b>199,556</b>	<b>N/A</b>	<b>N/A</b>	<b>49,258</b>	<b>N/A</b>	<b>998,017</b>	<b>326,754</b>
<b>2005 Total</b>	<b>N/A</b>	<b>98,106</b>	<b>727,965</b>	<b>N/A</b>	<b>160,748</b>	<b>200,112</b>	<b>N/A</b>	<b>N/A</b>	<b>53,913</b>	<b>N/A</b>	<b>1,034,836</b>	<b>360,860</b>
<b>2004 total</b>	<b>N/A</b>	<b>118,264</b>	<b>668,253</b>	<b>N/A</b>	<b>170,279</b>	<b>209,452</b>	<b>N/A</b>	<b>N/A</b>	<b>53,916</b>	<b>N/A</b>	<b>1,064,621</b>	<b>380,181</b>
<b>2003 total</b>	<b>N/A</b>	<b>76,899</b>	<b>687,193</b>	<b>N/A</b>	<b>152,079</b>	<b>192,927</b>	<b>N/A</b>	<b>N/A</b>	<b>47,473</b>	<b>N/A</b>	<b>1,065,190</b>	<b>345,024</b>

## Airport Capital Improvement Program - FISCAL YEARS 2020-2035

Buchanan Field Airport, Concord, CA - (NIPIAS #06-0050)

rev 6/23/20

Project Description	Federal Funds	State Funds	Local Funds		Total \$	Environmental Impact Reg	Funds To Be Obligated	Completion Date
			PFC	Other				
Complete second phase of perimeter fencing, security lighting, access control, CCTV security upgrades.	\$2,812,500	\$140,625	na	\$171,875	\$3,125,000	Yes	5/1/2021	12/31/2022
Construct new 13,500 sq/ft ARFF equipment storage bay, office space, locker rooms and training room	\$6,158,700	\$307,935	na	\$376,365	\$6,843,000	Yes	5/1/2021	5/1/2023
Design new general aviation terminal building <b>(Airport is prefunding this project)</b>	\$247,500	\$12,375	na	\$15,125	\$275,000	No	5/1/2022	12/31/2022
Construct new 6,500 sq/ft general aviation terminal building <b>(Airport is prefunding this project)</b>	\$5,490,000	\$274,500	na	\$335,500	\$6,100,000	Yes	5/1/2022	5/1/2023
Airport Master Plan and environmental review	\$765,000	\$38,250	na	\$46,750	\$850,000	Yes	5/1/2023	12/31/2025
Design, engineering and environmental analysis of bid package for pavement rehabilitation and overlay of Taxiway Golf and Runway 01L run-up area (6,600 sq/yd)	\$180,000	\$9,000	na	\$11,000	\$200,000	Yes	5/1/2024	5/1/2025
Asphalt pavement overlay of Taxiway Golf and Runway 01L run-up area (6,600 sq/yd).	\$612,000	\$30,600	na	\$37,400	\$680,000	Yes	5/1/2025	12/31/2026
Design, engineering and environmental analysis of bid package for pavement rehabilitation and overlay of Main Ramp (11,700 sq/yd)	\$270,000	\$13,500	na	\$16,500	\$300,000	Yes	5/1/2026	5/1/2027
Asphalt pavement rehabilitation and overlay of Main Ramp area (11,700 sq/yd).	\$1,080,000	\$54,000	na	\$66,000	\$1,200,000	Yes	5/1/2027	12/31/2028
Replace 1500 gallon ARFF Vehicle	\$810,000	\$40,500	na	\$49,500	\$900,000	No	5/1/2028	12/31/2029

## Airport Capital Improvement Program - FISCAL YEARS 2020-2035

Buchanan Field Airport, Concord, CA - (NIPIAS #06-0050)

rev 6/23/20

Project Description	Federal Funds	State Funds	Local Funds		Total \$	Environmental Impact Reg	Funds To Be Obligated	Completion Date
			PFC	Other				
Pavement reconstruction and overlay, with pavement marking removal/replacement for Runways 14R/32L (2799' x 75') and 01R/19L (2770' x 75')	\$3,420,000	\$171,000	na	\$209,000	\$3,800,000	Yes	5/1/2029	5/1/2030
Design and engineering of bid package for reconstruction and overlay of Taxiway Juliet (23,218 sq/yd)	\$472,500	\$23,625	na	\$28,875	\$525,000	Yes	5/1/2029	12/31/2030
Asphalt pavement overlay and reconstruction of Taxiway Juliet and Runway 32R run-up area (23,218 sq/yd).	\$2,070,000	\$103,500	na	\$126,500	\$2,300,000	Yes	5/1/2030	5/1/2031
Design, engineering and environmental analysis of bid package for reconstruction and overlay of Taxiway Alpha, Runway 19L and Runway 19R run-up areas (29,197 sq/yd)	\$652,500	\$32,625	na	\$39,875	\$725,000	Yes	5/1/2031	5/1/2032
Asphalt pavement overlay and reconstruction of Taxiway Alpha, Runway 19L run-up area, and Runway 19R run-up area (29,127 sq/yd).	\$2,610,000	\$130,500	na	\$159,500	\$2,900,000	Yes	5/1/2032	12/31/2033
Environmental, engineering, design, testing, purchase and installation of new taxiway edge lighting and airfield signs. Include magnetic runway heading evaluation. Replace all airfield electrical systems, i.e. wiring, regulators, etc.	\$2,250,000	\$112,500	na	\$137,500	\$2,500,000	Yes	5/1/2033	12/31/2034
Update FAR Part 150 - Noise Exposure Map.	\$436,500	\$21,825	na	\$26,675	\$485,000	No	5/1/2034	12/31/2035
Noise monitoring and flight track system	\$1,215,000	\$60,750	na	\$74,250	\$1,350,000	No	5/1/2034	12/31/2035
Airfield electrical system accessment to include runway and taxiway lighting, signage and regulators.	\$315,000	\$15,750	na	\$19,250	\$350,000	No	5/1/2034	12/31/2035

## Airport Capital Improvement Program - FISCAL YEARS 2020-2035

Byron Airport, Byron CA - (NIPIAS # 06-0008)  
NIPIAS # 06-0008

rev 6/23/20

Project Description	Federal Funds	State Funds	Local Funds		Total \$	Environmental Impact Req	Funds To Be Obligated	Completion Date
			PFC	Other				
Complete Wildlife Hazard Assessment	\$45,000	\$2,250	na	\$2,750	\$50,000	Yes	5/1/2023	12/31/2024
Design, engineering, environmental, wildlife hazard assessment and construction of perimeter fencing upgrades (includes approx 11,000 lf of fencing, 13 vehicle and ped gates)	\$1,068,750	\$53,438	na	\$65,313	\$1,187,500	Yes	5/1/2024	12/31/2025
Deign, engineering, and environmental analysis of taxiway edge lighting for entire airfield (approximately 18,000 lf)	\$360,000	\$18,000	na	\$22,000	\$400,000	Yes	5/1/2025	12/31/2026
Install Taxiway Alpha, Bravo and Charle edge lighting and associated airfield electrical upgrades.	\$1,350,000	\$67,500	na	\$82,500	\$1,500,000	Yes	5/1/2026	12/31/2027
Airport Master Plan update with narrative study	\$450,000	\$22,500	na	\$27,500	\$500,000	Yes	5/1/2027	12/31/2029
Environmental Assessment for 149 land purchase for approach protection Rwy 05/23	\$247,500	\$12,375	na	\$15,125	\$275,000	Yes	5/1/2028	12/31/2029
Purchase land for runway approach protection for Rwy 5/23 fee simple Parcel AP# 001-031-004(149.88 acres northeast portion of Airport)	\$1,980,000	\$99,000	na	\$121,000	\$2,200,000	Yes	5/1/2029	12/31/2030
Conceptional 25% design, engineering, environmental review and construction for proposed 1500' x 100' Runway 12/30 extension	\$315,000	\$15,750	na	\$19,250	\$350,000	Yes	5/1/2030	9/1/2031
Full Deisgn, Engineering and Bid Specifications/Drawings for construction of 1500 foot Runway 12/30 extension. Also address Caltrans ponding concerns	\$360,000	\$18,000	na	\$22,000	\$400,000	Yes	5/1/2031	12/31/2032
Construction of 1500 foot Runway 12/30 extension. Also address Caltrans ponding concerns	\$3,780,000	\$189,000	na	\$231,000	\$4,200,000	Yes	5/1/2033	12/31/2035