

**Contra Costa County
Aviation Advisory Committee
Meeting Agenda
550 Sally Ride Drive
Thursday, December 10, 2015, 10:00 a.m.**

The Aviation Advisory Committee will provide reasonable accommodations for persons with disabilities who plan to attend its scheduled meetings. Call the Director of Airports Office at (844) 359-8687 at least 24 hours in advance.

Any disclosable public records related to this meeting are available for public inspection at the Director of Airports Office, 550 Sally Ride Drive, Concord, during normal business hours.

- 1. Roll Call**
- 2. Opening Comments by Chair**
- 3. Public Comment Period**
- 4. Approval of Minutes (October 2015)**
- 5. Consider Consent Items**
 - a. Relevant Board Actions
 - b. Development Project Matrix (No Current or Ongoing Projects)
- 6. Presentations/Special Reports**
- 7. Discussion/Action Items**
 - a. Items Pulled from Consent
 - b. Airport Noise Report & Statistics Report (September and October)
 - c. Noise Program Changes
 - d. Buchanan Field/Byron Construction
 - e. Pleasant Hill Sign Issue
 - f. AAC Member Representation
 - g. AAC Annual Report
 - h. Super Bowl Aircraft Parking and Update
 - i. Airport Enterprise Fund Fiscal Year 2014/15 100% Budget Review
 - j. Rates and Charges
- 8. Updates and Announcements**
 - a. What is Happening at Buchanan Field & Byron Airports/Other Airports
 - b. Airport Land Use Commission (ALUC) Update
 - c. AAC Announcements
 - d. Airport Staff Announcements
- 9. Future Agenda Items**
- 10. Adjourn**

**Next AAC Meeting (Tentative): January 14, 2016 at 10:00 am
Next Airport Committee Meeting (Tentative): February, 2016 Time and Date TBD**

Aviation Advisory Committee

ATTENDANCE ROSTER FOR 2015

AAC Members	Representing	Contact Information	Jan 08	Feb 12	Mar 12	Apr 09	May 14	Jun 11	Jul 09	Aug 13	Sep 10	Oct 08	Nov 12	Dec 10	Total # Abs
Rudi Raab	District 1	rudi1julie@aol.com	Y	Y	Y	Y	Y	Y	Y	Y	Y	ABS	N		
Mike Bruno	Airports Bus. Assoc.	michael@sterlingav.com	Y	Y	Y	Y	Y	ABS	Y	Y	Y	Y	O		
DeWitt Hodge	Member at Large	dewitt.hodge@comcast.net	Y	Y	Y	Y	ABS	Y	Y	Y	Y	ABS	-		
Ronald Reagan	District 3	ron@rmsea.com	Y	ABS	Y	Y	Y	Y	Y	Y	Y	Y	M		
Derek Mims	City of Pleasant Hill	derekmims@hotmail.com	Y	ABS	Y	ABS	Y	Y	Y	ABS	Y	ABS	E		
Russell Roe	District 5	russroe@pacbell.net	ABS	Y	ABS	Y	Y	ABS	Y	Y	Y	Y	E		
Keith McMahon	City of Concord	keithcmcmahon@gmail.com	Y	Y	Y	Y	Y	ABS	Y	ABS	Y	ABS	T		
Roger Bass	District 2	twofivexray@yahoo.com	Y	Y	Y	Y	ABS	Y	Y	Y	ABS	Y	I		
Maurice Gunderson	Member at Large	mauricegunderson@mac.com	-	-	-	Y	Y	Y	Y	Y	Y	Y	N		
Tom Weber	District 4	tr-weber@sbcglobal.net	Y	ABS	Y	Y	Y	Y	Y	Y	Y	Y	G		
Tina Dodson	DVC	tdodson@dvc.edu	-	Y	ABS	ABS	ABS	Y	ABS	Y	ABS	Y	-		

Was There a Quorum? Y or N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	
----------------------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--

ABS = Absent
Y = Present

DRAFT



**CONTRA COSTA COUNTY
AVIATION ADVISORY COMMITTEE
MINUTES OF MEETING
October 8, 2015**

MEETING CALLED: Chair Ronald Reagan called the meeting to order at 10:03 a.m. at the Byron Airport Administrative Office.

PRESENT: **Roger Bass**, District II
Mike Bruno, Vice Chair, CCC Airports Business Association
Tina Dodson, DVC
Maurice Gunderson, Member at Large
Ronald Reagan, Chair, District III
Russell Roe, District V
Tom Weber, District IV

ABSENT: **DeWitt Hodge**, Secretary, Member at Large
Keith McMahon, City of Concord
Derek Mims, City of Pleasant Hill
Rudi Raab, District I

STAFF: Keith Freitas, Director of Airports

**OPENING COMMENTS
BY CHAIR:** Ronald Reagan thanked the assembly for their interest and involvement in the meeting and proceeded with roll call and introductions.

**PUBLIC COMMENT
PERIOD:** None

**APPROVAL OF
MINUTES:** Moved by Maurice Gunderson; seconded by Mike Bruno. Approved unanimously. Yes: Roger Bass, Mike Bruno, Tina Dodson, Maurice Gunderson, Ronald Reagan, Russell Roe, and Tom Weber. No: None. Abstained: None. Absent: DeWitt Hodge, Keith McMahon, Derek Mims, Rudi Raab.

**APPROVAL OF
CONSENT ITEMS:**

Moved by Mike Bruno; seconded by Maurice Gunderson. Approved unanimously. Yes: Roger Bass, Mike Bruno, Tina Dodson, Maurice Gunderson, Ronald Reagan, Russell Roe, and Tom Weber. No: None. Abstained: None. Absent: DeWitt Hodge, Keith McMahon, Derek Mims, Rudi Raab.

PRESENTATION/SPECIAL REPORTS:

a. Byron Airport Connector—Contra Costa Transportation Authority

Martin Engelmann, Deputy Executive Director for Planning at the Contra Costa Transportation Authority (CCTA), gave a brief update on the TriLink (SR 239) project. The project will address logistical issues and includes:

- Freeway connecting Tracy to Brentwood
- Improvements to Byron Highway
- Improvements to Airport Connector to make a good connection between Vasco Road and Bryon Highway (along Armstrong Road)
- Create a new highway link connecting the Valley to Highway 4

Steven R. Morton, Project Manager from Parson's Transportation Group discussed what has already been done and future plans for the project.

- Contra Costa County was awarded a \$14,000,000 grant in 2005
- TriLink study was transferred to CCTA in 2012
- Environmental issues include:
 - Planned development in Mountain House and Tracy
 - Farmland on the Delta side
 - Land acquired for conservation through habitat conservation plans
 - Alkali soils
 - Vernal pools
 - Pre-existing infrastructure i.e. aqueducts and transmission lines
 - Wind resource area
 - Delta protection zone
 - Byron Hot Springs – a historical site
- The TriLink program was developed as a series of projects so that it could be implemented incrementally as funding becomes available.
- Three freeway route options will be taken to the environmental process
- Other improvements include:
 - Improvements to Byron Highway called South Link
 - Airport connector to connect Byron Highway and Vasco Road
 - Long-term vision to establish transit from Tracy ultimately to Brentwood
- Benefits of the project include:
 - Potential to reduce traffic by 10%
 - Help realize planned economic growth (project is not intended to generate new growth)
 - Opportunities in manufacturing logistics
- Website: www.trilink239.org
- Next Steps:
 - Obtain additional funding (\$100,000,000)
 - Investigate potential for public-private partnership (P3)

- Look at other funding opportunities
 - Put together funding and delivery plan
- Mr. Morton and Mr. Engelmann answered questions and took comments from the public and the AAC members.

Ronald Reagan gave his comments.

- He fully supports the 239 project and appreciates all the work that has been done to date.
- Byron Airport is subsidized by the Airport Enterprise Fund in the amount of approximately \$500,000 per year.
- Would like to see Byron Airport be self-sustaining and the way to do that is to create access to the Airport.
- Stressed the importance of the extender to Armstrong Road within 3-5 years as it would create business and job opportunities.
- When Byron Airport is self-sustaining, money would be available to do needed work at Buchanan Field.
- Access to Byron Airport must be a priority.

DISCUSSION/ACTION ITEMS:

a. Items Pulled from Consent

None

b. Buchanan Field/Byron Construction

Keith Freitas gave an update on both Airports

Buchanan Field – East Ramp pavement project is on schedule and tenants could move in as early as Friday, October 9, 2015. Fencing still needs to be completed.

Byron Airport – Byron pavement project begins Monday, October 12, 2015. It is about a 45-day project which includes rejuvenation of the asphalt on taxiways and runways, removing and re-marking pavement markings, and replacement of Airport signs. One runway will be closed at a time, each for about a week. Will coordinate with tenants to move them to tie-downs when work is being done between the taxi-lanes.

c. Economic Development Incentive Program (EDIP)

Keith Freitas reported that a final recommendation was made to the Airport Committee based on feedback from the EDIP group and AAC. Supervisor Mitchoff and Supervisor Piepho both supported the recommendation and requested Airports staff to make a presentation to the full Board of Supervisors early next year.

d. AAC Member Representation

Ronald Reagan briefly explained that the AAC was asked to consider the possibility of another At Large position for the DVC district. However, if Tina Dodson decides she would like to be reappointed as the DVC representative then this will not happen. Mr. Reagan requested to put this agenda item off until next month's meeting.

e. Aircraft Display – Mt. Diablo Pilots Association (MDPA) Maurice Gunderson

Maurice Gunderson, incoming president of the Mount Diablo Pilots Association, gave a brief update on the Aircraft Display Area project. The people in charge of the

current MDPA Historic Aircraft Display are very interested in expanding the program to attract people from outside the area as well as the general public.

Tom Weber commented that the AAC should reach out within the community as well as outside the community by attending the various flight club meetings.

Mr. Gunderson added that Keith Freitas began attending flight club meetings this year and that level of involvement has attained positive results.

f. Super Bowl Aircraft Parking

Keith Freitas reported that Super Bowl 50 will be in Santa Clara (49er's Stadium) the first weekend of February 2016, and will be an extremely busy time from an aviation perspective. From Thursday, February 4, 2016, through Sunday, February 7, 2016, reservations will be required when taking off and landing in most Bay Area airports.

Approximately 1200 corporate jets are expected in the Bay Area during the Super Bowl. The County is requesting bids from the Fixed-Base Operators (FBO's) for aircraft parking spaces at Buchanan Field.

Ronald Reagan asked what kind of transportation services will be provided for people flying into the County Airports. Mr. Freitas responded that the FBO's will handle transportation issues.

g. 120 Acre Parcel Donation

Keith Freitas explained that there is a 120 acre parcel along Armstrong Road near Byron Hot Springs that is being offered as a donation to the County. This land has already been designated as mitigation land (environmentally protected land) and would be managed by the County.

UPDATES/ANNOUNCEMENTS

a. What is happening at Buchanan Field & Byron Airports/Other Airports

Nothing more to add

b. Airport Land Use Commission (ALUC) Update

Tom Weber reported that at the last ALUC meeting they discussed the fee schedule for the land use permit process. He explained that the Airport Enterprise Fund currently funds the Department of Conservation & Development (DCD) staffing of the ALUC. The ALUC is working on a fee recovery program.

There is currently a vacant position on the ALUC and there are three applicants. It is an At Large position so it does not have to go to the Board of Supervisors for approval.

Ronald Reagan added that Jamar Stamps, Senior Planner for DCD, did a study regarding the fee schedule and discovered that most airports charge for these fees.

c. **AAC Announcements**

None

d. **Airport Staff Announcements**

None

FUTURE AGENDA ITEMS/COMMENTS

- Tom Weber has requested a representative of the Mariposa Power Plant to come to a future AAC meeting to discuss pilot/aviation related concerns regarding impact and safety issues.
- AAC Member Representation

ADJOURNMENT: The meeting was adjourned by the Chair at 11:36 a.m.

FINAL



**CONTRA COSTA COUNTY
AVIATION ADVISORY COMMITTEE
MINUTES OF MEETING
September 10, 2015**

MEETING CALLED: Chair Ronald Reagan called the meeting to order at 10:01 a.m. at the Director of Airports Office.

PRESENT: **Mike Bruno, Vice Chair, CCC Airports Business Association**
Maurice Gunderson, Member at Large
DeWitt Hodge, Secretary, Member at Large
Keith McMahon, City of Concord
Derek Mims, City of Pleasant Hill
Rudi Raab, District I
Ronald Reagan, Chair, District III
Russell Roe, District V
Tom Weber, District IV

ABSENT: **Roger Bass, District II**
Tina Dodson, DVC

STAFF: Keith Freitas, Director of Airports
Beth Lee, Assistant Director of Airports
Judy Evans, Clerical

**OPENING COMMENTS
BY CHAIR:** Ronald Reagan expressed his thanks to those in attendance and asked for introductions.

**PUBLIC COMMENT
PERIOD:** None

**APPROVAL OF
MINUTES:** **Moved by Maurice Gunderson; seconded by Mike Bruno. Approved unanimously. Yes: Mike Bruno, Maurice Gunderson, DeWitt Hodge, Derek Mims, Rudi Raab, Ronald Reagan, Russell Roe, and Tom Weber. No: None. Abstained: Keith McMahon. Absent: Roger Bass, Tina Dodson.**

**APPROVAL OF
CONSENT ITEMS:**

Moved by Mike Bruno; seconded by Maurice Gunderson. Approved unanimously. Yes: Mike Bruno, Maurice Gunderson, DeWitt Hodge, Keith McMahon, Derek Mims, Rudi Raab, Ronald Reagan, Russell Roe, and Tom Weber. No: None. Abstained: None. Absent: Roger Bass, Tina Dodson.

PRESENTATION/SPECIAL REPORTS:

a. AAC Tenant Recognition Award Presentation

Ronald Reagan announced that Civil Air Patrol was awarded the AAC Tenant Recognition Award last month for their role in locating the Buchanan aircraft that went missing and wanted it reflected officially on the record since the award was not presented during the meeting.

Mike Bruno presented the AAC Tenant Recognition Award to Scott Achelis, Richard Johnson, and Roland Williams, for fulfilling an ailing young boy's dream to fly in an airplane and participate in other aviation related activities.

b. Aircraft Display - Maurice Gunderson and DeWitt Hodge

Maurice Gunderson and DeWitt Hodge gave a PowerPoint presentation on the Aircraft Display program.

- The ultimate location for this project is the transient ramp. However, initially, the display area will be at the Clubhouse and the East Ramp during the trial phase. DeWitt Hodge explained that the Clubhouse location would allow for safe public interaction with pilots and aircraft.
- MDPA already has a monthly historic aircraft display program. Maurice Gunderson and DeWitt Hodge would like to see this program expanded considerably. MDPA has agreed to take on promotional, organizational, and administrative responsibilities. Mr. Gunderson and Mr. Hodge will attend the next MDPA board meeting to discuss the details of the collaboration.
- AAC members gave their input and expressed their gratitude to Mr. Gunderson and Mr. Hodge for their efforts on this project. Mr. Gunderson reminded everyone that Bill Austin also deserves credit for starting this project and for the amount of work he put into it prior to the involvement of the current project team.
- Members of the public provided their input.
- The project team hopes to have the Aircraft Display area up and running in November.
- Ronald Reagan requested MDPA to come and make a presentation since they are taking a lead role in the Aircraft Display program.

DISCUSSION/ACTION ITEMS:

a. Items Pulled from Consent

None

b. Buchanan Field/Byron Construction

Byron Airport - Keith Freitas reported that the Airport has secured approximately \$815,000 in FAA funding for the Byron pavement enhancement project. The project is expected to begin around September 28, 2015, and will take about 45 days. Pavement markings will be removed, pavement will be rejuvenated and slurry sealed, markings will be repainted and signs will be replaced. All Byron tenants will be notified and Airports staff will meet with the Patriots Jet Team, Northern California Soaring Association, and Bay Area Skydiving regarding project logistics. The intent is to keep one runway open during the project, but depending on winds, it is possible that the cross-wind runway may not be available.

Buchanan Field – East Ramp pavement project is on schedule. When the asphalt was removed, it was discovered that the electrical conduit was damaged. The Airport is working with PG&E to repair the problem. Keith gave a brief overview of the work being performed and said that the pavement should last another 40 to 50 years. He also explained that some of the work is being done behind the hangars so the workers may not be visible at times. The project should be completed by the end of October.

c. Economic Development Incentive Program (EDIP)

Beth Lee went over the results of the rankings by the EDIP group and the AAC:

Both Airports

1. Marketing/Public Relations
2. Remove Dilapidated Aircraft
3. Improve Maintenance
3. Bring More People to Airports

Buchanan Field

1. Improve Airport Signage
2. Develop Heart of Airport
2. Display Area
3. Install Gutters
3. Storage Area

Byron Airport

1. Runway Extension
2. Utility Connections
3. Jet A Fuel

Airports staff will use the stakeholder report to make a recommendation to the Airport Committee. This list helps to focus primary energy, but all items will stay on the list and will be re-addressed as opportunities present themselves.

On behalf of the committee, Ronald Reagan expressed his appreciation to the EDIP group.

d. October Meeting Location

The October 8, 2015, meeting will be held in the Administration building at Byron Airport.

e. Outreach Meeting – Russell Roe

Russell Roe explained that several years ago, the AAC held meetings in other locations in order to get more involvement from the public and let them know that the AAC cares about the entire county. Mr. Roe suggests doing this once or twice a year or at least every couple of years. The committee would have to come to an agreement about where to have the meeting and contact the venue and make arrangements.

Ronald Reagan suggested a high school or local college to get input from students and to educate them. Tom Weber added that it is important to look to the venues to

promote the meetings in their local communities to ensure there is community interest and ensure attendance at these off-site meetings.

DeWitt Hodge suggested this may be an opportunity to make presentations in the community to promote the Airport and let them know why the Airport is important to our communities.

Mike Bruno asked Airports staff if coordinating outreach meetings could be easily executed. Keith Freitas responded that unless an area has an issue with the Airport, participation would be doubtful. Beth Lee stated that a more proactive way to reach out to communities is to get on the agenda of a meeting that they already have scheduled, i.e. city council or town council meetings, and bring the information to them. If there is interest, then the AAC may be invited back to do another meeting.

f. Aviation Museum

Mike Haus is interested in the TDMC hangar as the location for the Vietnam Helicopter Museum. The TDMC hangar was originally set up to be a Fixed-Base Operator (FBO), but the FBO-required office facilities were not constructed and, per the lease, it reverted to an executive hangar use with a rental rate associated with that type of use. He is proposing to generate income for the Airport in order to offset the rent for the next 30 years, and is requesting the County to revise the lease to reflect this arrangement. He proposes building hangars to offset the rent.

Ronald Reagan likes the idea of the museum, but requested that Mr. Haus provide a written business plan describing how he would provide the income to offset the rent without the Airport losing any revenue.

Several members of the AAC and a member of the public encouraged Mr. Haus to submit a written proposal. Numerous individuals expressed that the emotional support is there, but it is essential to have something that the committee can review in order to give any recommendation on the proposal.

Tom Weber requested that Airports staff provide a brief overview of the TDMC lease and changes over time, plus executive hangar rates for a future meeting.

Ronald Reagan formally requested Mike Haus to make a formal presentation with a written business plan to the AAC for the Museum project.

UPDATES/ANNOUNCEMENTS

a. What is happening at Buchanan Field & Byron Airports/Other Airports

Already discussed.

b. Airport Land Use Commission (ALUC) Update

Tom Weber gave the following update on the ALUC:

- There will be an ALUC meeting to review rates and charges as Airport Enterprise Fund is currently paying for the DCD staffing of the ALUC.
- The City of Pleasant Hill is going forward with retail oriented plans for the DVC Plaza.

- There is an opening on the ALUC for the At Large position and it closes in about a week.

c. AAC Announcements

Ronald Reagan announced that Martin Engelmann, from the Contra Costa Transportation Authority will be at the AAC meeting in Byron next month (October 8, 2015) to discuss the Byron Airport connector project.

d. Airport Staff Announcements

None

FUTURE AGENDA ITEMS/COMMENTS

- Byron Airport Connector – Martin Engelmann, Contra Costa Transportation Authority
- Aircraft Display – MDPA Maurice Gunderson
- Outreach Meetings – Russell Roe
- Executive Hangar Rates

ADJOURNMENT: The meeting was adjourned by the Chair at 11:50 a.m.

Contra Costa County Board of Supervisors APPROVED Board Orders Relating to County Airports

The following certified Board Orders are attached:

- October 6, 2015 *APPROVE and AUTHORIZE the Director of Airports, or his designee, to execute on behalf of the County a Consent to Assignment of Lease between the County and the current tenant, Crown Automotive, Inc., and the new tenant, Lithia Motors, Inc.*
- October 13, 2015 *A. APPROVE and AUTHORIZE the Director of Airports, or his designee, to execute on behalf of the County, the Consent to Assignment that will permit the County's current tenant, NWK2, Inc., to assign its lease of the County-owned property located at 1448-50 Sally Ride Drive, Concord (the Lease) to Concord Jet Services, Inc.; B. APPROVE and AUTHORIZE the Director of Airports, or his designee, to execute on behalf of the County an amendment to the Lease to make its terms consistent with those of comparable airport leases. (100% Airport Enterprise Fund)*
- October 20, 2015 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute an on-call contract with C & S Engineers, Inc. effective November 1, 2015 to October 31, 2020, in an amount not to exceed \$300,000, to provide on-call design, engineering, and planning services for the Buchanan Field and Byron Airports.*
- October 20, 2015 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute an on-call contract with Mead & Hunt, Inc. effective November 1, 2015 to October 31, 2020, in an amount not to exceed \$300,000, to provide on-call design, engineering, and planning services for the Buchanan Field and Byron Airports.*
- November 3, 2015 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute an on-call contract with The KPA Group and Stevens + Associates effective November 1, 2015 to October 31, 2020, in an amount not to exceed \$300,000, to provide on-call design, engineering, and planning services for the Buchanan Field and Byron Airports.*
- November 3, 2015 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute hangar rental agreements for T-hangars at Buchanan Field Airport in the monthly amounts of \$394.10 each. Hangar rental agreements are with Michael O'Brien effective October 16, 2015, and, Scott Achelis and Andrea Laird effective October 17, 2015. Pacheco area. (District IV)*
- November 10, 2015 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Bright Apps, LLC for a Shade-hangar at Buchanan Field Airport effective October 11, 2015 in the monthly amount of \$177.07, Pacheco area. (District IV)*

November 17, 2015

APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Sean McLellan for a Large T-hangar at Buchanan Field Airport effective November 1, 2015 in the monthly amount of \$748.23, Pacheco area. (District IV)

November 17, 2015

APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Ken Ericsson for a T-hangar at Buchanan Field Airport effective November 21, 2015 in the monthly amount of \$394.10, Pacheco area. (District IV)



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: October 6, 2015

Subject: Approval of Consent to Assignment of Lease between Contra Costa County & Crown Automotive, Inc. & Lithia Real Estate, Inc. located at 4901 Marsh Dr.

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director of Airports, or his designee, to execute on behalf of the County a Consent to Assignment of Lease between the County and the current tenant, Crown Automotive, Inc., and the new tenant, Lithia Motors, Inc. Pacheco Area

FISCAL IMPACT:

The Airport Enterprise Fund will continue to receive lease and other revenues provided for in the Lease. The County General Fund will continue to receive property, sales and possessory interest tax revenues from the Lease.

BACKGROUND:

The subject property is used in the operation of an automobile dealership, including the sale of new and used vehicles, vehicle leasing and rental, vehicle repairs, and other related services. Crown Automotive, Inc. now desires to assign all of its interest in the lease to Lithia Real Estate, Inc. An assignment of the lease requires the prior written consent of the County. Under the terms of the lease, if the County refuses its consent, the lessee may terminate the lease with a 30 day notice to the County.

This

APPROVE

OTHER

RECOMMENDATION OF CNTY
ADMINISTRATOR

RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: 10/06/2015 APPROVED AS
RECOMMENDED

OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II
Supervisor
Mary N. Piepho, 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: October 6, 2015

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

By: June McHuen, Deputy

Contact: Beth Lee, (925) 681-4200

BACKGROUND: (CONT'D)

action authorizes consent to the assignment. This action does not amend or alter the terms of the existing lease. The lease will provide significant revenue to the Airport Enterprise Fund and the County General Fund. The lease is comparable to other executed leases and is consistent with the Airport Master Plan.

CONSEQUENCE OF NEGATIVE ACTION:

The County will not consent to the assignment of the lease and Crown Automotive, Inc. will have the option to terminate the lease.

ATTACHMENTS

Assignment of Lease

Consent to Assignment of Lease



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: October 13, 2015

Subject: Approval of Consent to Assign. of Lease between CCCounty, NWK2, Inc. & Concord Jet Serv. & Approval of 1st Amend to Lease for Concord Jet Serv. at CCR

RECOMMENDATION(S):

A. APPROVE and AUTHORIZE the Director of Airports, or his designee, to execute on behalf of the County, the Consent to Assignment that will permit the County's current tenant, NWK2, Inc., to assign its lease of the County-owned property located at 1448-50 Sally Ride Drive, Concord (the Lease) to Concord Jet Services, Inc. Pacheco Area

B. APPROVE and AUTHORIZE the Director of Airports, or his designee, to execute on behalf of the County an amendment to the Lease to make its terms consistent with those of comparable airport leases.

FISCAL IMPACT:

The Airport Enterprise Fund will continue to receive lease and other revenues provided for in the Lease. The County General Fund will continue to receive property, sales and possessory interest tax revenues from the Lease.

APPROVE

OTHER

RECOMMENDATION OF CNTY
ADMINISTRATOR

RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: 10/13/2015 APPROVED AS
RECOMMENDED

OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II
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: October 13, 2015

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

ABSENT: Mary N. Piepho, District III
Supervisor

By: June McHuen, Deputy

Contact: Beth Lee, (925) 681-4200

cc:

BACKGROUND:

The County originally entered into the Lease with APEX Aviation Corporation (APEX) in 2005 for the purposes of providing specialty aviation services. As permitted by the Lease, APEX entered into a leasehold mortgage that gave the lender a lien in the leasehold estate. The holder of the leasehold estate, Rabobank, N.A. (Bank) foreclosed and assigned its interest in the Lease to an affiliate of the Bank, NWK2, Inc., on July 12, 2012.

NWK2 desires to assign all of its interest in the lease to Concord Jet Services, Inc. An assignment of the Lease requires the written consent of the County. This action authorizes consent to the assignment.

The Lease has certain terms that are inconsistent with the terms of other airport leases. For example, the Lease contains a maintenance improvement obligation that requires a minimum level of financial investment for property maintenance, rather than determining what improvements are necessary based on a property inspection. In addition, its "percentage rent and other additional rent" and "rental operations" provisions are not standard. The proposed amendment will correct the date on which the revaluation of the rent occurs, modify the terms for percentage rent and other additional rent, modify the type of operations permitted, modify the property maintenance requirements and modify the terms under which the County may cancel the Lease, all in a manner that will make the terms of the Lease consistent with those of other specialty aviation service leases that are in effect at the Buchanan Field and Byron Airports.

CONSEQUENCE OF NEGATIVE ACTION:

NWK2, Inc. will not be able to assign its interest in the Lease and the Lease will continue to have provisions that are not consistent with those of other comparable leases.

ATTACHMENTS

Consent to Assignment of Lease

First Amendment to Lease



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: October 20, 2015

Subject: On-Call Contract with C & S Engineers Inc. for the Buchanan Field and Byron Airports

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director of Airports, or designee, to execute an on-call contract with C & S Engineers, Inc. effective November 1, 2015 to October 31, 2020, in an amount not to exceed \$300,000, to provide on-call design, engineering, and planning services for the Buchanan Field and Byron Airports.

FISCAL IMPACT:

All costs associated with this on-call contract will not exceed \$300,000 and will be funded 100% by the Airport Enterprise Fund.

BACKGROUND:

The Airports Division manages the two County airports; Buchanan Field and Byron. As part of this responsibility, contract services are required to augment staff and provide special technical assistance on an on-call basis. After a solicitation process, five consulting firms (Mead & Hunt, Inc., The KPA Group, C & S Engineers, Inc., Stevens + Associates, and Kimley Horn and Associates, Inc.) were selected to provide the design, engineering and planning services.

A Board Order for consideration of the contracts for Mead & Hunt, Inc., The KPA Group, Stevens + Associates, and Kimley Horn &

APPROVE

OTHER

RECOMMENDATION OF CNTY
ADMINISTRATOR

RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: 10/20/2015 APPROVED AS
RECOMMENDED

OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II
Supervisor
Mary N. Piepho, 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: October 20, 2015

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

By: June McHuen, Deputy

Contact: Beth Lee, (925) 681-4200

cc:

BACKGROUND: (CONT'D)

Associates, Inc. will be submitted separately.

The proposed list of projects and services include but are not limited to: preparation of Federal Aviation Administration and Caltrans grant funding documents/elements, geotechnical studies, pavement evaluation studies, drainage studies, value engineering, cost estimating, review of airport development proposals, airport master planning, airport layout plan development and changes, terminal area planning, facilities construction, land acquisition, land use planning, environmental planning, updates to airport plans and manuals, lighting analysis and plans, security upgrades, airfield markings and many other professional service needs.

CONSEQUENCE OF NEGATIVE ACTION:

Delay in project approval will result in a delay of completing a multitude of airport related projects and may cause inconsistency with current Federal, State and County requirements, policies and standards.

ATTACHMENTS

C & S Engineers, Inc. CSA-2015



**Contra
Costa
County**

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: October 20, 2015

Subject: On-Call Contract with Mead & Hunt, Inc. for the Buchanan Field and Byron Airports

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director of Airports, or designee, to execute an on-call contract with Mead & Hunt, Inc. effective November 1, 2015 to October 31, 2020, in an amount not to exceed \$300,000, to provide on-call design, engineering, and planning services for the Buchanan Field and Byron Airports.

FISCAL IMPACT:

All costs associated with this on-call contract will not exceed \$300,000 and will be funded 100% by the Airport Enterprise Fund.

BACKGROUND:

The Airports Division manages the two County airports; Buchanan Field and Byron. As part of this responsibility, contract services are required to augment staff and provide special technical assistance on an on-call basis. After a solicitation process, five consulting firms (Mead & Hunt, Inc., The KPA Group, C & S Engineers, Inc., Stevens + Associates, and Kimley Horn and Associates, Inc.) were selected to provide the design, engineering and planning services.

A Board Order for consideration of the contracts for C & S Engineers, Inc., The KPA Group, Stevens + Associates, and Kimley Horn

APPROVE

OTHER

RECOMMENDATION OF CNTY
ADMINISTRATOR

RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: 10/20/2015 APPROVED AS
RECOMMENDED

OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II
Supervisor
Mary N. Piepho, 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: October 20, 2015

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

By: June McHuen, Deputy

Contact: Beth Lee, (925) 681-4200

cc:

BACKGROUND: (CONT'D)

& Associates, Inc. will be submitted separately.

The proposed list of projects and services include but are not limited to: preparation of Federal Aviation Administration and Caltrans grant funding documents/elements, geotechnical studies, pavement evaluation studies, drainage studies, value engineering, cost estimating, review of airport development proposals, airport master planning, airport layout plan development and changes, terminal area planning, facilities construction, land acquisition, land use planning, environmental planning, updates to airport plans and manuals, lighting analysis and plans, security upgrades, airfield markings and many other professional service needs.

CONSEQUENCE OF NEGATIVE ACTION:

Delay in project approval will result in a delay of completing a multitude of airport related projects and may cause inconsistency with current Federal, State and County requirements, policies and standards.

ATTACHMENTS

Mead & Hunt, Inc. CSA-2015



**Contra
Costa
County**

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: November 3, 2015

Subject: On-Call Contract with The KPA Group and Stevens + Associates for the Buchanan Field and Byron Airports

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director of Airports, or designee, to execute an on-call contract with The KPA Group and Stevens + Associates effective November 1, 2015 to October 31, 2020, in an amount not to exceed \$300,000, to provide on-call design, engineering, and planning services for the Buchanan Field and Byron Airports.

FISCAL IMPACT:

All costs associated with these on-call contracts will not exceed \$300,000 and will be funded 100% by the Airport Enterprise Fund. There will be no impact to the County General Fund.

BACKGROUND:

The Airports Division manages the two County airports; Buchanan Field and Byron. As part of this responsibility, contract services are required to augment staff and provide special technical assistance on an on-call basis. After a solicitation process, five consulting firms (Mead & Hunt, Inc., The KPA Group, C & S Engineers, Inc., Stevens + Associates, and Kimley Horn and Associates, Inc.) were selected to provide the design, engineering and planning services.

A Board Order for consideration

APPROVE OTHER
 RECOMMENDATION OF CNTY RECOMMENDATION OF BOARD
ADMINISTRATOR COMMITTEE

Action of Board On: 11/03/2015 APPROVED AS OTHER
RECOMMENDED

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Mary N. Piepho, 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: November 3, 2015
David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (925) 681-4200

cc:

BACKGROUND: (CONT'D)

of the contracts for C & S Engineers, Inc., Mead & Hunt, Inc., and Kimley Horn & Associates, Inc. will be submitted separately.

The proposed list of projects and services include but are not limited to: preparation of Federal Aviation Administration and Caltrans grant funding documents/elements, geotechnical studies, pavement evaluation studies, drainage studies, value engineering, cost estimating, review of airport development proposals, airport master planning, airport layout plan development and changes, terminal area planning, facilities construction, land acquisition, land use planning, environmental planning, updates to airport plans and manuals, lighting analysis and plans, security upgrades, airfield markings and many other professional service needs.

CONSEQUENCE OF NEGATIVE ACTION:

Delay in project approval will result in a delay of completing a multitude of airport related projects and may cause inconsistency with current Federal, State and County requirements, policies and standards.

ATTACHMENTS

The KPA Group CSA-2015

Stevens + Associates CSA 2015



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: November 3, 2015

Subject: APPROVE and AUTHORIZE the Director of Airports, or designee, to execute hangar rental agreements with Buchanan Field Airport Hangar tenants

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director of Airports, or designee, to execute hangar rental agreements for T-hangars at Buchanan Field Airport in the monthly amounts of \$394.10 each. Hangar rental agreements are with Michael O'Brien effective October 16, 2015, and, Scott Achelis and Andrea Laird effective October 17, 2015.

FISCAL IMPACT:

The Airport Enterprise Fund will realize \$4,729.20 annually per hangar for a total of \$9,458.40 per year.

BACKGROUND:

On September 1, 1970, Buchanan Airport Hangar Company entered into a 30-year lease with Contra Costa County for the construction of seventy-five (75) hangars and eighteen (18) aircraft shelters at Buchanan Field Airport. Buchanan Airport Hangar Company was responsible for the maintenance and property management of the property during that 30-year period.

On September 1, 2000, the County obtained ownership

APPROVE

OTHER

RECOMMENDATION OF CNTY

RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: 11/03/2015 APPROVED AS RECOMMENDED

OTHER

Clerks Notes:

VOTE OF SUPERVISORS

- AYE: John Gioia, District I Supervisor
- Candace Andersen, District II Supervisor
- Mary N. Piepho, 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: November 3, 2015

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

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (925) 681-4200

cc:

BACKGROUND: (CONT'D)

of the aircraft hangars and shelters, pursuant to the terms of the above lease.

On February 13, 2007, Contra Costa County Board of Supervisors approved the new Large Hangar Lease Agreement for use with the larger East Ramp Hangars.

On February 3, 2008, Contra Costa County Board of Supervisors approved the amended T-Hangar Lease Agreement which removed the Aircraft Physical Damage Insurance requirement. The new amended T-hangar Lease Agreement will be used to enter into this aircraft rental agreement.

CONSEQUENCE OF NEGATIVE ACTION:

A negative action will cause a loss of revenue to the Airport Enterprise Fund.

CHILDREN'S IMPACT STATEMENT:

Not Applicable

ATTACHMENTS

O'Brien hangar rental agreement

Achelis hangar rental agreement



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: November 10, 2015

Subject: APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement with Buchanan Field Airport Hangar tenant

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Bright Apps, LLC for a shade hangar at Buchanan Field Airport effective October 11, 2015 in the monthly amount of \$177.07, Pacheco area.

FISCAL IMPACT:

The Airport Enterprise Fund will realize \$2,124.84 annually.

BACKGROUND:

On September 1, 1970, Buchanan Airport Hangar Company entered into a 30-year lease with Contra Costa County for the construction of seventy-five (75) hangars and eighteen (18) aircraft shelters at Buchanan Field Airport. Buchanan Airport Hangar Company was responsible for the maintenance and property management of the property during that 30-year period.

On September 1, 2000, the County obtained ownership of the aircraft hangars and shelters, pursuant to the terms of the above lease.

On February 13, 2007, Contra Costa County Board

APPROVE

OTHER

RECOMMENDATION OF CNTY
ADMINISTRATOR

RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: 11/10/2015 APPROVED AS
RECOMMENDED

OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II
Supervisor
Mary N. Piepho, District III
Supervisor
Karen Mitchoff, District IV
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: November 10, 2015

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

ABSENT: Federal D. Glover, District V
Supervisor

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (925) 681-4200

cc:

BACKGROUND: (CONTD)

of Supervisors approved the new Large Hangar Lease Agreement for use with the larger East Ramp Hangars.

On February 3, 2008, Contra Costa County Board of Supervisors approved the amended shade hangar Lease Agreement which removed the Aircraft Physical Damage Insurance requirement. The new amended shade hangar Lease Agreement will be used to enter into this aircraft rental agreement.

CONSEQUENCE OF NEGATIVE ACTION:

A negative action will cause a loss of revenue to the Airport Enterprise Fund.

ATTACHMENTS

Hangar Rental Agreement



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: November 17, 2015

Subject: APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement with Buchanan Field Airport Hangar tenant

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Sean McLellan for a Large T-hangar at Buchanan Field Airport effective November 1, 2015 in the monthly amount of \$748.23, Pacheco area.

FISCAL IMPACT:

The Airport Enterprise Fund will realize \$8,978.76 annually.

BACKGROUND:

On September 1, 1970, Buchanan Airport Hangar Company entered into a 30-year lease with Contra Costa County for the construction of seventy-five (75) hangars and eighteen (18) aircraft shelters at Buchanan Field Airport. Buchanan Airport Hangar Company was responsible

APPROVE

OTHER

RECOMMENDATION OF CNTY
ADMINISTRATOR

RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: 11/17/2015 APPROVED AS
RECOMMENDED

OTHER

Clerks Notes:

VOTE OF SUPERVISORS

- AYE: John Gioia, District I Supervisor
- Candace Andersen, District II Supervisor
- Mary N. Piepho, 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: November 17, 2015

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

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (925) 681-4200

cc:

BACKGROUND: (CONT'D)

for the maintenance and property management of the property during that 30-year period.

On September 1, 2000, the County obtained ownership of the aircraft hangars and shelters, pursuant to the terms of the above lease.

On February 13, 2007, Contra Costa County Board of Supervisors approved the new Large Hangar Lease Agreement for use with the larger East Ramp Hangars.

On February 3, 2008, Contra Costa County Board of Supervisors approved the amended T-Hangar Lease Agreement which removed the Aircraft Physical Damage Insurance requirement. The new amended T-hangar Lease Agreement will be used to enter into this aircraft rental agreement.

CONSEQUENCE OF NEGATIVE ACTION:

A negative action will cause a loss of revenue to the Airport Enterprise Fund.

ATTACHMENTS

Sean McLellan Hangar Agreement



**Contra
Costa
County**

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: November 17, 2015

Subject: APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement with Buchanan Field Airport Hangar tenant

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Ken Ericsson for a T-hangar at Buchanan Field Airport effective November 21, 2015 in the monthly amount of \$394.10, Pacheco area.

FISCAL IMPACT:

The Airport Enterprise Fund will realize \$4,729.20 annually.

BACKGROUND:

On September 1, 1970, Buchanan Airport Hangar Company entered into a 30-year lease with Contra Costa County for the construction of seventy-five (75) hangars and eighteen (18) aircraft shelters at Buchanan Field Airport. Buchanan Airport Hangar Company was responsible for the maintenance and property management of the property during that 30-year period.

On September 1, 2000, the County obtained ownership of the aircraft hangars and shelters, pursuant to the terms of the above lease.

On February 13, 2007, Contra Costa County Board of Supervisors approved the new Large Hangar Lease Agreement for use with the larger East Ramp

APPROVE OTHER
 RECOMMENDATION OF CNTY ADMINISTRATOR RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: 11/17/2015 APPROVED AS RECOMMENDED OTHER

Clerks Notes:

VOTE OF SUPERVISORS

- AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Mary N. Piepho, 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: November 17, 2015

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

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (925) 681-4200

cc:

BACKGROUND: (CONT'D)

Hangars.

On February 3, 2008, Contra Costa County Board of Supervisors approved the amended T-Hangar Lease Agreement which removed the Aircraft Physical Damage Insurance requirement. The new amended T-hangar Lease Agreement will be used to enter into this aircraft rental agreement.

CONSEQUENCE OF NEGATIVE ACTION:

A negative action will cause a loss of revenue to the Airport Enterprise Fund.

ATTACHMENTS

Ken Ericsson Hangar Agreement

Noise Abatement Statistics

September 2015

	# Of Callers	Complaints		YTD	YTD	% CHANGE
	2015	2015	2014	2015	2014	
TOTAL NUMBER OF COMPLAINTS	10	11	9	123	72	71%
LOCATION OF COMPLAINTS						
Concord	1	1	2	12	7	71%
Pleasant Hill	3	3	1	32	28	14%
Pacheco	2	2	4	10	18	-44%
Martinez	2	3	1	28	8	250%
Byron	0	0	0	0	0	0%
Other	2	2	1	26	10	160%
Subtotal	10	11	9	108	71	52%
Special Events	0	0	0	15	1	1400%
Total Number of Complaints	10	11	9	123	72	71%
COMPLAINTS ASSOCIATED WITH						
Buchanan Field Airport		8	4	98	54	
Byron Airport		0	0	0	0	
Law Enforcement/Lifeguard Lights		0	1	0	3	
Non-associated		3	4	25	15	
TIME OF INCIDENT						
Day (0700 - 1700)		8	6	90	54	
Evening (1700 - 2200)		3	1	24	9	
Night (2200 - 0700)		0	2	8	4	
All Times		0	0	1	5	
TYPE OF COMPLAINT						
Noise		6	3	48	29	
Low Flying		2	2	12	10	
Noise and Low Flying		3	4	49	20	
Too Many Aircraft		0	0	11	6	
Other		0	0	4	7	
TYPE OF AIRCRAFT						
Jet		3	1	12	9	
Propeller		6	5	84	42	
Helicopter		2	3	16	11	
All Types		0	0	9	7	
Unknown		0	0	2	3	
	0	0	0	0	0	
	0	0	0	0	0	
TOTAL AIRCRAFT OPERATIONS		9,374	10,314	84,688	80,836	5%
COMPLAINTS PER 10,000 OPERATIONS		12	9	15	9	63%
COMPLAINTS PER 10,000 OPERATIONS - BUCHANAN ONLY		9	4	12	7	73%

Sept -

2 complaint - Mobile Home Park regarding tight pattern training ops

1 complaint - Arrival 1L over Pleasant Hill

1 complaint - Jet Departure over Pleasant Hill

1 complaint - Fire Survey Planes over Danville/Alamo

1 complaint - Helicopter over Walnut Creek Carrying Pole

2 complaint - Blum Road Area pattern work complaint.

1 complaint - Helicopter over Pleasant Hill

1 complaint - Jet Arrival over Concord to 32R

Contra Costa County Airports Monthly Operations Report

September 2015

	September 2015	September 2014	YTD 2015	YTD 2014	% CHANGE 2014/2015
AIRCRAFT OPERATIONS					
Total Operations	9,374	10,314	84,689	80,836	5%
Local Operations	4,669	5,831	45,883	44,130	4%
Itinerant Operations	3,687	3,597	30,119	28,876	4%
Total Instrument Ops	705	693	6,689	5,839	15%
FUEL FLOWAGE					
100 Octane	25,768	21,488	210,995	177,146	19%
Jet Fuel	82,071	66,789	571,782	499,273	15%
Total	107,839	88,277	782,777	676,419	16%
BYRON INFORMATION					
Byron Fuel	5,630	4,019	46,335	30,235	53%
SKYDIVERS					
Number of Flights	86	139	1,068	1,294	-17%
Experienced Jumps	698	1,205	8,662	11,068	-22%
First Time Jumps	243	263	2,545	2,357	8%
Student Jumps	17	24	225	303	-26%

Noise Abatement Statistics

October 2015

	# Of Callers	Complaints		YTD	YTD	% CHANGE
	2015	2015	2014	2015	2014	
TOTAL NUMBER OF COMPLAINTS	12	16	5	139	77	81%
LOCATION OF COMPLAINTS						
Concord	2	2	1	14	8	75%
Pleasant Hill	3	3	0	35	28	25%
Pacheco	1	1	1	11	19	-42%
Martinez	3	7	3	35	11	218%
Byron	0	0	0	0	0	0%
Other	3	3	0	29	10	190%
Subtotal	12	16	5	124	76	63%
Special Events	0	0	0	15	1	1400%
Total Number of Complaints	12	16	5	139	77	81%
COMPLAINTS ASSOCIATED WITH						
Buchanan Field Airport		12	4	110	58	
Byron Airport		0	0	0	0	
Law Enforcement/Lifeguard Lights		0	0	0	3	
Non-associated		4	1	29	16	
TIME OF INCIDENT						
Day (0700 - 1700)		14	3	104	57	
Evening (1700 - 2200)		2	0	26	9	
Night (2200 - 0700)		0	0	8	4	
All Times		0	2	1	7	
TYPE OF COMPLAINT						
Noise		13	3	61	32	
Low Flying		0	0	12	10	
Noise and Low Flying		3	2	52	22	
Too Many Aircraft		0	0	11	6	
Other		0	0	4	7	
TYPE OF AIRCRAFT						
Jet		2	0	14	9	
Propeller		13	3	97	45	
Helicopter		1	2	17	13	
All Types		0	0	9	7	
Unknown		0	0	2	3	
	0	0	0	0	0	
	0	0	0	0	0	
TOTAL AIRCRAFT OPERATIONS		10,169	9,963	94,857	90,799	4%
COMPLAINTS PER 10,000 OPERATIONS		16	5	15	8	73%
COMPLAINTS PER 10,000 OPERATIONS - BUCHANAN ONLY		12	4	12	6	82%

October

1 complaint - Jet departing over PH

2 complaint - Pattern Work over PH

1 complaint - Jet traffic over Martinez

1 complaint - Aerobatics over Antioch/Deer Valley area

1 complaint - Military helicopter over mobile home park

6 complaints - Pattern work over Blum Road - Runway 32L

4 complaints - Surveying over Concord/WC

Contra Costa County Airports Monthly Operations Report

October 2015

	October 2015	October 2014	YTD 2015	YTD 2014	% CHANGE 2014/2015
AIRCRAFT OPERATIONS					
Total Operations	10,169	9,963	94,858	90,799	4%
Local Operations	5,482	5,400	51,365	49,530	4%
Itinerant Operations	4,458	3,641	34,577	32,517	6%
Total Instrument Ops	741	691	7,430	6,530	14%
FUEL FLOWAGE					
100 Octane	26,021	21,601	237,016	198,747	19%
Jet Fuel	82,071	63,002	653,853	562,275	16%
Total	108,092	84,603	890,869	761,022	17%
BYRON INFORMATION					
Byron Fuel	7,015	3,762	53,350	33,997	57%
SKYDIVERS					
Number of Flights	123	132	1,191	1,426	-16%
Experienced Jumps	884	1,045	9,546	12,113	-21%
First Time Jumps	219	256	2,764	2,613	6%
Student Jumps	54	34	279	337	-17%

Contra Costa County Aviation Advisory Committee
2015 Annual Report to Board of Supervisors

Advisory Board Meeting Time/Location: 10:00 AM on the 2nd Thursday of every month at either Buchanan Field or Byron Airport.

Advisory Body Chair: Ronald Reagan

Airport Staff: Keith Freitas/Beth Lee

Activities

- Monthly review of noise statistics, operations report and airport development projects.
- Discussions of airport projects and programs to disseminate information and solicit input from members and public.
- Discussions of issues facing the airports and airport community.
- Input to the Airport Director, Airport Committee and Board of Supervisors on issues affecting the County's airports and surrounding communities.
- Participation in community outreach efforts.
- Quarterly review of the airports year to date and end of year forecast financial reports.
- Annual review of input on the Part 150 Noise Mitigation recommendations.

Accomplishments

Discussed and advised on the following:

- Contra Costa County Airports website upgrade and associated videos to better promote airport activities and enhance usability
- Buchanan Field and Byron Airport security in to response to incidents at Buchanan Field
- Aerobatic Box Training Advisory Letter to Buchanan Field, and Byron Airport pilots, as well as to other surrounding area airports to increase awareness of public complaints regarding noise and safety concerns associated with aerobatic flights occurring in the Brentwood area
- Buchanan Field East Ramp Pavement and Rehabilitation Project including activities related to temporary displacement of tenant aircraft during resurfacing work
- Byron Airport General Plan Amendment including discussion to modify land use zoning, extend airport access to Vasco road and upgrade utilities to attract a broader tenant revenue base, and increase benefit to east county communities
- Byron Airport Pavement, Signage and Lighting Project including discussion regarding minimizing impact to tenants and airport operations during rejuvenation work
- 7th Annual Tenant Appreciation BBQ held at Buchanan Field in May
- Buchanan Field Museum proposal including discussion of requested lease rate concession, the merits of an aviation museum, and the lack of a formal business plan to evaluate the tangible cost and benefits to the public, airport and county

Accomplishments (continued)

Discussed and advised on the following:

- Economic Development Incentive Program (EDIP) including providing input regarding efforts to increase airport usage, public benefit and revenue through projects focused on:

Both Airports

1. Marketing/Public Relations
2. Bring More People to Airports
3. Tenant Financial Incentives / Inducements

Buchanan Field

1. Improving Airport Signage
2. Developing Heart of the Airport
3. Dedicated Aircraft Display Area
4. Expand Recreational Opportunities (both public & pilots)
5. Improved Security
6. Improve John Glenn Dr. Appearance

Byron Airport

1. Extend Runway
2. Utility Connections / Services
3. Jet A Fueling Facility
4. Expand/Rehabilitate Facility
5. Improve Security

- 2015 CPI Hangar Rate Increase including recommendation to freeze current rates to make them competitive with other local airports, as well as retain existing tenants and attract new tenants
- Aircraft Tie Down Spaces Storage Box Usage Authorization including encouraging development of airport guidelines in response to tenant requests
- Aircraft Static Display Project including AAC workgroup strategy to develop a volunteer staff to manage activities related to aircraft display safety, scheduling, advertising, and aircraft showing verification.

Completed or performed the following:

- Through the Tenant Recognition Program recognition awards given to:
 - Civil Air Patrol Squadron 44 for their role in locating a downed aircraft based out of Buchanan Field, and
 - Scott Achelis, Richard Johnson, and Roland Williams for fulfilling the aviation wishes of an ailing child
- September 2015 Board of Supervisors Aviation Committee meeting briefed members on AAC activities year to date

Attendance/Representation

- AAC is composed of members representing each of the supervisorial districts, the cities of Concord and Pleasant Hill, Diablo Valley Community College, the Airport Business Association and 2 at-large positions for a total of 11.
- Quorums are achieved at all meetings with good participation from members.
- The AAC is a diverse group of aviation professionals, retired executives, consultants and educators. There is a balanced mix of pilots and non-pilots.
- Several committee members are also involved in other county and city advisory bodies, committees and commissions.

Attendance/Representation (continued)

- Current AAC member roster is as follows:

<u>AAC Members</u>	<u>Representing</u>	<u>2015 Appointment Status</u>
Rudi Raab	District 1	
Mike Bruno	Airport Business Assoc.	
DeWitt Hodge	Member at Large	
Ronald Reagan	District 3	Reappointed
Derek Mims	City of Pleasant Hill	Reappointed
Russell Roe	District 5	
Keith McMahon	City of Concord	
Roger Bass	District 2	Reappointed
Maurice Gunderson	Member at Large	Newly appointed
Tom Weber	District 4	
Tina Dodson	DVC	Newly appointed

- Current AAC Officers:

<u>AAC Member</u>	<u>Position</u>	<u>Election Status</u>
Ronald Reagan	Chair	Newly elected
Mike Bruno	Vice Chair	Former Chair
DeWitt Hodge	Secretary	Newly elected

Training/Certification

- Committee members requested to review and comply with Brown Act.

Proposed Objectives for 2016

- Continue to review and advise on the Byron Airport General Plan Amendment including encouraging expedited completion of the commissioned study and other efforts to improve infrastructure and road access.
- Continue to review and advise on the Economic Development Incentive Program (EDIP) including promoting progress on EDIP associated projects.
- Monitor and advise on additional Buchanan Field runway and taxiway maintenance projects planned.
- Continue to oversee AAC workgroup efforts to pilot the aircraft static display concept, and develop a volunteer staff to manage aircraft static display activities.
- Continue to monitor, review and advise on activities and incidents impacting airport security.
- Continue to pursue community and tenant outreach efforts at both airports.
- Continue to review and advise on airport budget, noise statistics and overall operations.
- Continue to work with community members relative to noise concerns or problems.
- Continue regular discussions with Airport Staff on airport development, projects and issues, as well as disseminate information, and offer recommendations and comment.
- Continue to provide the public an open forum for discussing airport matters.

Acknowledgements

Airport Staff:

The airport staff is applauded for the diligence and professionalism exercised in the operations of Buchanan Field and the Byron Airport, as well as their partnership with and support of the AAC. Their attention to detail and responsive customer service is emblematic of their commitment to the communities, tenants and pilots served by these airports. They strive to not only care for these valued resources, but are invested in enhancing their benefit to the public, local commerce and general aviation.

The Economic Development Incentive Program (EDIP):

The Economic Development Incentive Program (EDIP) is a game changing approach to revitalizing and enhancing the services and public benefit offered by Buchanan Field and the Byron Airport. With the guidance provided by airport management, the EDIP Committee and the AAC, EDIP focuses on addressing the challenges that impede the full potential of these facilities as a vibrant economic hub in the community. The program has already put into motion projects to enhance access to airport information and increase public interaction and visits. Other projects to follow with further infrastructure upgrades, increase public awareness and use, and facilitate greater tenant economic opportunities.

This work is exciting, necessary and multifaceted. Those who have come together to make this happen are to be congratulated.

**Enterprise Fund Pro Forma Income Statement
Fiscal Year 2014-15**

	2014-15 Actual		
	2014-15 (Budgeted)	Year to Date	YTD @117%
Enterprise Fund O & M Budget			
Buchanan O & M Revenues	\$3,577,551	\$3,860,387	107.91%
Byron O & M Revenues	\$458,732	\$483,985	105.50%
Total O & M Revenues Enterprise Fund	\$4,036,283	\$4,344,372	108%
Buchanan O & M Expenditures	\$3,067,395	\$2,579,899	84.11%
Buchanan Capital Expenses (Non AIP)	\$0	\$0	0.00%
Byron O & M Expenditures	\$743,585	\$718,814	96.67%
Byron Capital Expenses (Non AIP)	\$0	\$0	0.00%
Total O & M Expenditures Enterprise Fund	\$3,810,980	\$3,298,714	87%
Enterprise Fund O & M Revenues	\$4,036,283	\$4,344,372	107.63%
Enterprise Fund O & M Expenditures	\$3,810,980	\$3,298,714	86.56%
	\$225,303	\$1,045,658	464%
Enterprise Fund CIP Budget			
Buchanan C.I.P. Revenues (FAA)	\$13,847	\$35,849	258.89%
Buchanan C.I.P. Revenues (State)	\$0	\$0	0.00%
Byron C.I.P. Revenues (FAA)	\$600,000	\$61,178	10.20%
Byron C.I.P. Revenues (Mariposa)	\$93,202	\$4,490	4.82%
Byron C.I.P. Revenues (State)	\$0	\$0	0.00%
Total Enterprise Fund CIP Revenues	\$707,049	\$101,517	14%
Buchanan C.I.P. Expenditures	\$15,385	\$16,978	110.35%
Byron C.I.P. Expenditures	\$816,667	(\$18,484)	-2.26%
Total Enterprise Fund CIP Expenditures	\$832,052	(\$1,506)	0%
Enterprise Fund CIP Revenues	\$707,049	\$101,517	14.36%
Enterprise Fund CIP Expenditures	\$832,052	(\$1,506)	-0.18%
Enterprise Fund Contribution	\$125,003	(\$103,024)	-82.42%
	\$0	\$0	0%
Investment details:			
	Amount		
Airport Emergency Fund	\$400,000.00		
Mariposa	\$767,000.00		