

**Contra Costa County
Aviation Advisory Committee
Meeting Agenda
550 Sally Ride Drive, Concord, CA 94520
Thursday, March 14, 2019 at 10:00 a.m.**

*The Aviation Advisory Committee (AAC) 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. Public Comment Period**
- 3. Approval of the Aviation Advisory Committee's February 14, 2019 Meeting Minutes**
- 4. Consider Consent Items**
 - a. Accept the airport Noise & Statistics Report (January 2019)
 - b. Accept the relevant Board actions that occurred on February 12 and February 26, 2019
- 5. Presentations**
 - a. Discuss the comprehensive plans/regulations related to the zoning surrounding Byron Airport
- 6. Discussion/Action Items**
 - a. Discuss items pulled from consent
 - b. Discuss and take action as deemed necessary relative to the Byron Airport General Plan Amendment. Schedule, Milestones and Status of Deliverables
 - c. Discuss the 36-acre FAA release of property for non-aeronautical use at Byron Airport
 - d. Discuss UAS/drone/technology testing at Buchanan Field and Byron Airports
 - e. Discuss the 3-acre development at Buchanan Field Airport
 - f. Discuss Highway 4 construction project and use of cranes affecting Buchanan Field operations
 - g. Discuss the 11th annual Tenant Appreciation Barbeque to take place on Thursday, May 2, 2019 at Buchanan Field Airport
 - h. Select two AAC members to participate on the new hangar/tie-down agreements working group
 - i. Discuss the ConFire Station 9 proposal to relocate to Center Avenue and Willow Street at Buchanan Field Airport
 - j. Discuss the 16-acre FAA release of property request for non-aeronautical use at Buchanan Field Airport
 - k. Discuss the draft Airport Layout Plan for Buchanan Field Airport
 - l. Discuss the status of Federal Aviation Administration review of Runway 14L/32R pavement design project
- 7. Future Agenda Items**
- 8. Adjourn**

**Next AAC Meeting (tentative): April 11, 2019 at 10:00am
Next Airport Committee Meeting (tentative): May 8, 2019 at 11:00am**

AVIATION ADVISORY COMMITTEE

ATTENDANCE ROSTER FOR 2019

AAC Members	Representing	Contact Information	Jan 10	Feb 14	Mar 14	Apr 11	May 9	Jun 13	Jul 11	Aug 8	Sep 12	Oct 10	Nov 14	Dec 12	Total # Abs
Dale Roberts	District 1	datenkale@netscape.net	Y	Y											
Cody Moore	Airports Bus. Assoc.	cody@ccrjet.com	----	----											
Eric Meinbress	Member at Large	ericmeinbress@comcast.net	Y	Y											
Ronald Reagan	District 3	ron@rmsea.com	ABS	ABS											2
Derek Mims	City of Pleasant Hill	derekmims@hotmail.com	ABS	Y											1
Russell Roe	District 5	russroe@pacbell.net	Y	Y											
Keith McMahan	City of Concord	keithcmcmahan@gmail.com	ABS	Y											1
Roger Bass	District 2	twofivexray@yahoo.com	Y	ABS											1
Maurice Gunderson	Member at Large	mauricegunderson@mac.com	Y	Y											
Tom Weber	District 4	Tr-weber@sbcglobal.net	Y	Y											
Emily Barnett	Member at Large	emilyebarnett@gmail.com	Y	Y											
Donna Dietrich	Airport Neighbor - Pacheco	concordcascade_mgr@equitylifestyle.com	Y	ABS											1
Steven Starratt	Airport Neighbor - Byron	starratt@pacbell.net	Y	Y											
Was There a Quorum? Y or N			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	2/29/20	8/6/17	9/13/17
Cody Moore	Airports Bus. Assoc.	2/28/22		
Eric Meinbress	Member at Large	2/29/20	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
Russell Roe	District 5	2/29/20	1/15/18	1/15/18
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	2/29/20	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	12/9/18	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
FEBRUARY 14, 2019**



MEETING CALLED: Chair Maurice Gunderson called the meeting to order at 10:03 AM at Buchanan Field Airport.

PRESENT: **Maurice Gunderson, Chair**, Member At-Large
Emily Barnett, Secretary, Member At-Large
Tom Weber, Vice Chair, District IV
Steven Starratt, Airport Neighbor – Byron Airport
Russell Roe, District V
Eric Meinbress, Member At-Large
Dale Roberts, District I
Keith McMahon, City of Concord
Derek Mims, City of Pleasant Hill

ABSENT: **Roger Bass**, District II
Ronald Reagan, District III
Mike Bruno, Airport Business Association
Donna Dietrich, Airport Neighbor – Pacheco

STAFF: Keith Freitas, Director of Airports
Beth Lee, Assistant Director of Airports – Administration
Russell Milburn, Assistant Director of Airport – Operations
Alina Zimmerman, Administrative Assistant
Will Nelson, Principal Planner

**OPENING
COMMENTS**

BY CHAIR: Chair Maurice Gunderson welcomed the attendees.

PUBLIC COMMENT PERIOD:

Airport staff announced: 1) 100% completion of required Brown Act and Ethics Training for the Aviation Advisory Committee (AAC); 2) the Airport Committee is recommending Emily Barnett for the member at large position; 3) 11th Tenant Appreciation Barbeque scheduled for Thursday, May 2, 2019; and 4) the Aircraft Rescue and FireFighting (ARFF) emergency exercise is scheduled for October 7-11, 2019.

The AAC Chair announced, on behalf of District III staff, that Byron Airport will be included in discussions of the Northern Waterfront Economic Development Initiative Ad Hoc Committee (NWEDI) meetings for the purpose of improving the Town of Byron and the Byron Airport. This item will be placed on the April AAC agenda for further discussions and possible presentation.

APPROVAL OF

1/10/19 MINUTES:

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

APPROVAL OF

CONSENT ITEMS:

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

DISCUSSION/ACTION ITEMS:

a. Discuss items pulled from consent

No items were pulled from consent.

b. Discuss and take action as deemed necessary relative to the Byron Airport General Plan Amendment. Schedule, Milestones and Status of Deliverables

On February 1, 2019, Will Nelson with the Department of Conservation and Development (DCD) sent chapters from the Administrative Draft Economic Impact Report (ADEIR) to Contra Costa County (County) staff for review for the Byron Airport General Plan Amendment. Most of the ADEIR has been submitted to the County, but the Cumulative Impact Analysis section is still outstanding. The review timeframe will depend on how quickly County staff can review the ADEIR and how many revisions are necessary. The next step will be to distribute the Draft EIR for public review. Going forward, the AAC is expected to receive updates at their scheduled monthly meetings until the project is complete.

c. Discuss the Selection Committee ranking to lease the maintenance hangar located at 505 Eagle Court at Byron Airport

Airport staff received two proposals from West Coast Air Sports dba Bay Area Skydiving and Skyview Aviation who does aviation maintenance and operates a flight school. The Selection Committee ranked the two proposals and unanimously ranked Skyview Aviation as the number one entity. Approval to negotiate a long-term lease for the County-owned maintenance hangar is scheduled to go before the Board of Supervisors (Board) on February 26, 2019. Staff explained the value of having a maintenance and flight school business as there has never been one before at the Byron Airport.

d. Discuss the F-row improvement project at Buchanan Field Airport

The F-row reskin and door replacement project began on September 11, 2018 and was completed on January 22, 2019. There were no reports of theft in the hangars during the project as storage containers and additional security monitoring locks were provided. Since the completion of the project, there have been some minor warranty issues, but Airport staff are working closely with the

tenants to make sure these issues get resolved as quickly as possible. This is the first time a reskinning and door replacement has been done on the County-owned hangars. Staff plans to perform the same project for each row as time and funds become available. Staff thanked the tenants for their continued patience during the project and plans to improve the project process overtime for the rest of the hangar rows on the east ramp at Buchanan Field Airport.

e. Discuss the 4.6-acre development at Buchanan Field Airport

This property is located at the northwest corner of Marsh Drive and Solano Way. 80% is within the City of Concord (City) and 20% is within the County. One of the partners decided to step out of the proposed development; however, a new partner, Claremont Companies, LLC., has stepped in and are working closely with the City and County to move through the development process. There is some investigating regarding a possible fault line that may be proximate. Once that is resolved, the partnership is expected to submit a development application with the City within 30-45 days.

f. Discuss the construction activity related to the 3-acre industrial business park development at Buchanan Field Airport

This property is located northwest corner of Marsh Drive and Sally Ride Drive. The development is proceeding at a slow pace; however; the development team (Montecito Commercial Group) anticipates applying for building permits within the next few months once the environmental mitigation compliance review is complete. Montecito expects to break ground in spring 2019.

g. Discuss the potential assignment of Pacific States Aviation's lease at Buchanan Field Airport

Airport staff were recently approached by Pacific States Aviation, Inc. (PSA) about getting Board approval for a potential lease assignment of 51 John Glenn Drive, which is needed before a transition can occur. Staff received approval from the Board on December 4, 2018, but nothing has progressed since the initial request by PSA.

h. Discuss FAA funding related to the Runway 14L/32R project at Buchanan Field Airport

Airport staff reported funding for the Runway 14L/32R rehabilitation project is underway and expected around July/August 2019. Staff are still waiting for approval from the Federal Aviation Administration (FAA) for the Runway design method using Cold In-Place Recycling (CIR). In September 2017, staff submitted a letter to the FAA to review and consider a Modification of Airport Standards to re-pave the existing pavement using the proposed CIR method. This method is preferred as it is lower in cost, more environmentally friendly and has a quicker turnaround time. Staff expects a formal response from the FAA within the next 60 days.

i. Discuss the Taxiway B closures at Buchanan Field Airport

Airport staff reported parts of Taxiway B, from Runway 19L to Taxiway M, have been closed for safety reasons related to pavement failure issues. Airport Operations staff plans to remove the lighting, marking, and barricades. A permanent Notice to Airmen has been issued. The remaining portion of Taxiway B will have some rehab completed in 2019.

j. Discuss pilot-controlled lighting at Buchanan Field Airport

Over the years, pilots have asked whether or not pilot-controlled lighting could be installed for energy cost savings and noise abatement purposes. Airport staff reported while the idea is favorable, the airfield is currently not setup to have pilot-controlled lighting as having intersecting runways could cause a potential aircraft safety hazard at night. AAC member Russell Roe volunteered to do more research on the proposed idea. The project will be further researched with the airfield lighting project scheduled in a few years.

k. Follow-up discussion on the Buchanan Field and Byron Airport Airport Capital Improvement Plan

Included in the AAC meeting packet was the Buchanan Field and Byron Airports Capital Improvement Plan (ACIP) for 2019-2034. The ACIP is a FAA nationwide planning tool for identifying and prioritizing critical airport development and associated capital needs. There was concern regarding the airfield electrical system assessment not being completed until 2034; however, items on the ACIP may be moved up depending on funding availability, change in priorities and/or critical need. Since this project has a low dollar amount cost, it is most likely to be moved up the list to be completed at a sooner time. Airport staff will evaluate if this project could be considered earlier.

l. Discuss updates of the hangar and tie-down agreements for Buchanan Field and Byron Airport

Due to the adoption of the new Airport rates and charges, all hangar and tie-down agreements will need to be re-executed to reflect lower rent. As such, staff is looking at revising all of the agreements to have consistency between both airports, to be more clear on terms and conditions, and to update provisions consistent with industry standards.

m. Discuss the Buchanan Field and Byron Airport 2018 fuel flowage report

Included in the AAC meeting packet was the 2018 fuel flowage report for both airports. Airport staff reported there was a significant decrease in 100 low lead (100LL) fuel and increase in Byron Jet A fuel. Staff also pointed out there was a slight decrease in 100LL fuel in 2018 with the Buchanan Field fixed-base operators due to the California Wildfires. Byron Airport continues to have one of the lowest fuel prices in an effort to get more traffic at the airport.

FUTURE AGENDA ITEMS/COMMENTS

- Byron Airport General Plan Amendment
- Byron Airport 36-acre development
- Summary of simplified/comprehensive plans/regulations related to the zoning surrounding Byron Airport
- NWEDI discussion and possible presentation related to Byron Airport for April AAC meeting

ADJOURNMENT: The Chair adjourned the meeting at 11:13 a.m. in memory of Ward Comeaux and Pradeep Panikar.

FINAL

**CONTRA COSTA COUNTY
AVIATION ADVISORY COMMITTEE
MEETING MINUTES
JANUARY 10, 2019**



MEETING CALLED: Chair Maurice Gunderson called the meeting to order at 10:00 AM at Buchanan Field Airport.

PRESENT: **Maurice Gunderson, Chair**, Member At-Large
Emily Barnett, Secretary, Member At-Large
Tom Weber, Vice Chair, District IV
Roger Bass, District II
Steven Starratt, Airport Neighbor – Byron Airport
Donna Dietrich, Airport Neighbor – Pacheco
Russell Roe, District V
Eric Meinbress, Member At-Large
Dale Roberts, District I

ABSENT: **Ronald Reagan**, District III
Keith McMahon, City of Concord
Mike Bruno, Airport Business Association
Derek Mims, City of Pleasant Hill

STAFF: Beth Lee, Assistant Director of Airports – Administration
Russell Milburn, Assistant Director of Airport – Operations
Alina Zimmerman, Administrative Assistant
Will Nelson, Principal Planner

**OPENING
COMMENTS**

BY CHAIR: Chair Maurice Gunderson welcomed the attendees.

PUBLIC COMMENT PERIOD:

Airport staff reported Nut Tree Airport has chosen a different radio traffic frequency to use and is awaiting approval from the Federal Aviation Administration (FAA). Awhile back, staff received a two week notice that Nut Tree Airport switched to the same frequency as Byron Airport. Staff immediately notified the FAA and the Federal Communications Commission.

There was public comment from an airport tenant regarding updates on the on-going F-row improvement project at Buchanan Field Airport. Staff could not comment; but will put this item on the AAC agenda for February.

There was public comment from an AAC member regarding the change in ownership at a business located at Buchanan Field Airport. Staff could not comment; but will put this item on the AAC agenda for February.

APPROVAL OF

12/13/18 MINUTES: Moved by Emily Barnett; seconded by Donna Dietrich. Yes: Roger Bass, Dale Roberts, Maurice Gunderson, Eric Meinbress, Russell Roe, Tom Weber, and Steven Starratt. No: None. Abstained: None. Absent: Ronald Reagan, Keith McMahon, Mike Bruno, Derek Mims

APPROVAL OF

CONSENT ITEMS: Moved by Tom Weber; seconded by Roger Bass. Yes: Donna Dietrich, Dale Roberts, Maurice Gunderson, Eric Meinbress, Russell Roe, Emily Barnett, and Steven Starratt. No: None. Abstained: None. Absent: Ronald Reagan, Keith McMahon, Mike Bruno, Derek Mims

DISCUSSION/ACTION ITEMS:

a. Discuss items pulled from consent

No items were pulled from consent.

b. Discuss the Buchanan Field and Byron Airports' Airport Capital Improvement Program for fiscal years 2019-2034

Included in the AAC meeting packet was the Buchanan Field and Byron Airports, Airport Capital Improvement Plan (ACIP) for 2019-2034. The ACIP is a nationwide planning tool for identifying and prioritizing critical airport development and associated capital needs. There was concern regarding pilot-controlled lighting at Buchanan Field Airport. This issue will be placed on the AAC agenda to be discussed in February.

c. Discuss the three positions on the Aviation Advisory Committee that are due to expire in February 2019

The Member at-large, City of Concord, and Airport Business Associate positions are due to expire February 28, 2019. Letters for reappointment were sent to the City of Concord office and the three Fixed Based Operators at Buchanan Field Airport. A press release for the at-large position was distributed with an application deadline of 5:00 p.m. on January 28, 2019. Interviews for the at-large position will be on February 13, 2019, during the Airport Committee meeting.

d. Discuss a proposed transient ramp pedestrian gate access relocation at Buchanan Field Airport

Airport staff are looking to relocate the transient ramp gate at Buchanan Field Airport. The Crowne Plaza hotel installed a security gate for customers parking that encloses the transient ramp gate. Staff are looking at the potential to relocate the transient ramp gate closer to the fire swing gate to make it easier for pick-up and drop off of pilots not staying at the hotel.

e. Discuss noise concerns that were raised from a Concord resident during public comment at the December 13, 2018 Aviation Advisory Committee meeting (standing item)

A Concord resident brought up noise concerns during public comment at the December AAC meeting. This item was placed on the agenda to discuss in depth with the Concord resident; however, the resident did not attend meeting. The AAC and Airport staff have met with the resident to discuss noise concerns. Staff reported the meeting went well. The AAC gave kudos to staff for their great customer service.

f. Discuss the Byron Airport General Plan Amendment

The department of Conservation and Development (DCD) staff reviewed portions of the draft Environmental Impact Report (DEIR) for the Byron Airport General Plan Amendment project and are currently waiting for other portions related to traffic and water supply. The remaining portions were expected to be completed in December; however, due to revisions and timing, the completion date to submit the remaining portions of the DEIR has been delayed to the end of January. Another update will be given at the February AAC meeting, along with a document to note a timeline schedule, milestones, status of deliverables and identifying next steps. If deemed necessary, the AAC will take their concerns to the Board of Supervisors' Airport Committee.

g. Discuss and select one individual on the Aviation Advisory Committee to participate on the bidder Selection Committee to lease the Byron Airport maintenance hangar located at 505

Airport staff are looking for a volunteer to participate on the bidder Selection Committee to lease the Byron Airport maintenance hangar. One of the volunteers that was selected at the December AAC meeting withdrew due to a possible perceived conflict of interest. A motion was made to appoint Donna Dietrich.

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

FUTURE AGENDA ITEMS/COMMENTS

- Byron Airport General Plan Amendment schedule, milestones and status of deliverables
- Byron Airport maintenance hangar lease ranking outcome
- Buchanan Field Airport F-row improvement project update
- Buchanan Field Airport Runway 32R project
- Buchanan Field Airport Taxiway B closures
- Buchanan Field Airport pilot-controlled lighting
- Buchanan Field Airport Pacific States Aviation lease assignment
- Buchanan Field Airport 3-acre industrial business park
- Airport Capital Improvement Plan follow-up
- 2018 fuel flowage report

ADJOURNMENT: The Chair adjourned the meeting at 10:52 a.m.

Noise Abatement Statistics

January 2019

	# Of Callers	Complaints		YTD	YTD	% CHANGE
	2019	2019	2018	2019	2018	
TOTAL NUMBER OF COMPLAINTS	10	13	12	13	12	8%
LOCATION OF COMPLAINTS						
Concord	5	8	7	8	7	14%
Pleasant Hill	3	3	3	3	3	0%
Pacheco	1	1	0	1	0	100%
Martinez	0	0	0	0	0	0%
Byron	0	0	0	0	0	0%
Other	1	1	2	1	2	-50%
Subtotal	10	13	12	13	12	8%
Special Events	0	0	0	0	0	0%
Total Number of Complaints	10	13	12	13	12	8%
COMPLAINTS ASSOCIATED WITH						
Buchanan Field Airport		9	9	9	9	
Byron Airport		0	0	0	0	
Law Enforcement/Lifeguard Lights		1	2	1	2	
Non-associated		3	1	3	1	
TIME OF INCIDENT						
Day (0700 - 1700)		10	9	10	9	
Evening (1700 - 2200)		1	1	1	1	
Night (2200 - 0700)		1	2	1	2	
All Times		1	0	1	0	
TYPE OF COMPLAINT						
Noise		7	4	7	4	
Low Flying		2	2	2	2	
Noise and Low Flying		3	5	3	5	
Too Many Aircraft		0	0	0	0	
Other		1	1	1	1	
TYPE OF AIRCRAFT						
Jet		3	5	3	5	
Propeller		5	2	5	2	
Helicopter		2	2	2	2	
All Types		1	2	1	2	
Unknown		2	1	2	1	
TOTAL AIRCRAFT OPERATIONS						
		6,891	8446	6891	8446	-18%
COMPLAINTS PER 10,000 OPERATIONS						
		19	14	19	14	33%
COMPLAINTS PER 10,000 OPERATIONS - BUCHANAN ONLY						
		13	11	13	11	23%

January

(4) - Complaints from (1) Concord Household

Contra Costa County Airports Monthly Operations Report

January 2019

	January 2019	January 2018	YTD 2019	YTD 2018	% CHANGE 2018/2019
AIRCRAFT OPERATIONS					
Total Operations	6,891	8,446	6,891	8,446	-18%
Local Operations	3,370	5,109	3,370	5,109	-34%
Itinerant Operations	2,444	2,255	2,444	2,255	8%
Total Instrument Ops	881	957	881	957	-8%
FUEL FLOWAGE					
100 Octane	14,863	15,475	14,863	15,475	-4%
Jet Fuel	91,017	84,866	91,017	84,866	7%
Total	105,880	100,341	105,880	100,341	6%
BYRON INFORMATION					
Byron Fuel	7,890	7,622	7,890	7,622	4%
Bay Area Skydiving*					
Fuel Purchased (gallons)	1,206	500	1,206	500	141%
Glider Operations					
Tow Aircraft	126	174	126	174	-28%
Glider Aircraft	126	174	126	174	-28%

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

The following certified Board Orders are attached:

February 12, 2019

APPROVE and **AUTHORIZE** the Director of Airports, or his designee to write off the uncollectible outstanding balance of former hangar and tie-down tenant, Walter Lyall, in the amount of \$1,053.86. (100% Airport Enterprise Fund)

February 26, 2019

AUTHORIZE the Director of Airports, or designee, to negotiate a long-term ground lease between the County, as Landlord, and one of the two parties, in priority ranking order, that have submitted a final proposal to lease a 7,500 square foot County-owned aircraft maintenance hangar building on the south side of Byron Airport. (100% Airport Enterprise Fund)

February 26, 2019

APPROVE and **AUTHORIZE** the use of Mariposa Energy Project Community Benefits Funds totaling \$204,000 for three Byron Airport Projects relating to: re-designation of property for non-aeronautical use; water service and environmental analysis relating to the Byron Airport General Plan Amendment Program; and installation of a modular Aircraft Rescue and Firefighting/maintenance storage building, as recommended by Supervisor Burgis. (100% Mariposa Community Benefit Funds)

February 26, 2019

AUTHORIZE the Director of Airports to promote and market Buchanan Field and Byron Airport as testing locations for emerging aeronautical and aeronautical related technologies. (100% Airport Enterprise Fund)

February 26, 2019

APPOINT Mr. Cody Moore of Concord Jet as a representative on the Airports Business Association seat on the Aviation Advisory Committee (AAC) to a term beginning March 1, 2019 and expiring February 28, 2022, as recommended by the Contra Costa County Airports Business Association. (No fiscal impact)

February 26, 2019

REAPPOINT Mr. Keith McMahon to the City of Concord seat on the Aviation Advisory Committee (AAC) to a term beginning March 1, 2019 and expiring February 28, 2022, as recommended by the Concord City Council. (No fiscal impact)



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: February 12, 2019

Subject: AUTHORIZE WRITE OFF OF UNCOLLECTABLE ACCOUNT RECEIVABLE BALANCE

RECOMMENDATION(S):

APPROVE and **AUTHORIZE** the Director of Airports or his designee to write off the uncollectible outstanding balance of former hangar and tie-down tenant, Walter Lyall, in the amount of \$1,053.86.

FISCAL IMPACT:

There will be no impact to the General Fund. The impact of the write off will be borne by the Airport Enterprise Fund.

BACKGROUND:

The Airport is carrying an outstanding balance on the account of Mr. Walter Lyall, a former hangar and tie-down tenant, in the amount of \$1,053.86 due to non-payment of assessed charges. Airport staff worked with Walter Lyall over the past two years in an effort to bring the account current. On October 24, 2018, to satisfy unpaid taxes, the County Assessor's Office held an Unsecured Property Tax Sale and sold the aircraft Mr. Lyall had stored at Buchanan Field

APPROVE OTHER
 RECOMMENDATION OF CNTY ADMINISTRATOR RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **02/12/2019** 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: February 12, 2019

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

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (925)
681-4200

BACKGROUND: (CONT'D)

Airport. A portion of the sale proceeds were used to reduce the amount owed to the Airport by Mr. Lyall. The remaining balance of \$1,053.86 is deemed unrecoverable as the cost of the recovery would be greater than the amount owed. For this reason, Airport staff recommends that the remaining balance be written off.

CONSEQUENCE OF NEGATIVE ACTION:

The Airport Enterprise Fund will be overstated by \$1,053.86.



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: February 26, 2019

Subject: Contra Costa Airports-Authorization to Negotiate Long-Term Lease for County-Owned Aircraft
Maintenance Bldg. at Byron Airport, Byron Area (District 3)

RECOMMENDATION(S):

AUTHORIZE the Director of Airports, or designee, to negotiate a long-term ground lease between the County, as Landlord, and one of the two parties, in priority ranking order, that have submitted a final proposal to lease a 7,500 square foot County-owned aircraft maintenance hangar building on the south side of Byron Airport.

FISCAL IMPACT:

There is no negative impact on the General Fund. The Airport Enterprise Fund could realize lease and other revenues. The County General Fund could realize sales tax and other revenues if a lease is successfully negotiated.

BACKGROUND:

The 7,500 square foot aircraft maintenance hangar building is owned by the County and located on the south side of Byron Airport, across the road from the Airport office building. The aircraft maintenance hangar building is designated for aviation use on the Byron Airport Master Plan.

APPROVE

OTHER

RECOMMENDATION OF CNTY
ADMINISTRATOR

RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **02/26/2019** 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: February 26, 2019

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

ABSENT: Diane Burgis, District III
Supervisor

By: Stephanie Mello, Deputy

Contact: Beth Lee, (925) 681-4200

The Contra Costa County Public Works Department - Airports Division received a letter of interest to lease the building for an aviation business. In accordance with the Airport Division's standard practices and at the request of the Airport District Office (ADO), on December 5, 2018, the Airport Division solicited for competitive interest in leasing the building prior to making a tenant selection. This solicitation of competitive interest was transmitted to the current commercial tenants of both County airports and to those persons who have asked to be included on a list for notification of development and use of County airport buildings at either of the County airports. The County received one additional letter of interest to lease this building.

Consistent with the master developer selection process that was approved by the Board of Supervisors on May 23, 2006, projects with a competitive interest are to be reviewed and ranked by a selection committee. The selection committee, consisting of members of the Aviation Advisory Committee and County staff, reviewed and ranked the proposals. The proposal ranking outcome was determined by the following factors:

-

BACKGROUND: (CONT'D)

Financial and lease terms

- Use of the hangar building and expansion of aviation services
- Track record and experience
- Compatibility with land use policies
- Enhancements to the building

Applying the above factors, the proposal submitted by Skyview Aviation was top ranked by the selection committee. The proposal received from West Coast Air Sports, Inc. was ranked second.

Negotiation of lease terms would expand economic activity, provide additional revenues to the Airport Enterprise Fund, and expand aviation-related business services at the Byron Airport. A business proposal must be consistent with the Airport Master Plan and General Plan for consideration. The proposed aviation development is consistent with the Byron Airport Master Plan and General Plan.

Unless and until a final lease agreement is fully executed by all parties, this Board Order, any draft lease agreement, other communications or conduct of the parties shall have absolutely no legal effect, may not be used to impose any legally binding obligation on the County and may not be used as evidence of any oral or implied agreement between the parties or as evidence of the terms and conditions of any implied agreement.

CONSEQUENCE OF NEGATIVE ACTION:

Delay in leasing the maintenance hangar will result in a delay in the expansion of aviation services at Byron Airport and may negatively impact the Airport Enterprise Fund and County General Fund.



Contra
Costa
County

To: Board of Supervisors
From: Diane Burgis, District III Supervisor
Date: February 26, 2019

Subject: Authorization to Use a Portion of the Mariposa Energy Project Community Benefits Fund for Three Byron Airport Projects

RECOMMENDATION(S):

APPROVE and AUTHORIZE the use of a portion of the Mariposa Energy Project Community Benefits Fund for three Byron Airport Projects as recommended by Supervisor Diane Burgis: (1) to complete the Federal Aviation Administration process to re-designate 36-acres for non-aeronautical use; (2) to complete a water service and environmental analysis related to the Byron Airport General Plan Amendment program; and (3) to purchase and erect a modular Aircraft Rescue and Firefighting/maintenance storage building (District III).

FISCAL IMPACT:

There is no negative impact on the General Fund. The total cost for these three combined Byron Airport projects is approximately \$204,000. These projects are not eligible for FAA funding and the Mariposa Energy Project Community Benefits Fund will provide project funds. The Mariposa Community Benefit Fund was established to enhance and support the Byron Airport.

<input checked="" type="checkbox"/> APPROVE	<input type="checkbox"/> OTHER
<input checked="" type="checkbox"/> RECOMMENDATION OF CNTY ADMINISTRATOR	<input type="checkbox"/> RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **02/26/2019** 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: February 26, 2019

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

ABSENT: Diane Burgis, District III Supervisor

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (925) 681-4200

BACKGROUND:

The Byron Airport (Airport) Master Plan, approved in 2005, identified a diversity of aviation and aviation-related land uses for the long-term build-out of the Airport. To fully implement the Airport Master Plan, it was necessary to undertake a General Plan Amendment (GPA) process to provide consistency with and allow for the range of contemplated land uses. The GPA also requires an environmental analysis of the proposed changes before the amendment can be considered for approval.

This process was initiated by the Department of Conservation and Development, working in collaboration with the Airports, in December 2012. The GPA and environmental processes were estimated to have a project cost range of \$90,000 to \$250,000. On December 11, 2012, the Board approved using up to \$250,000 of the Mariposa Community Benefit Fund for this GPA and related environmental processes. On August 14, 2018, the Board approved using an additional \$49,250 to update the Byron Airport Chapter of the Airport Land Use Compatibility Plan.

During the course of preparing the GPA process documents, additional land and environmental analysis were identified as necessary to complete the process and achieve consistency with governing policies and plans. Additional Mariposa Community Benefit Funds are being requested for the following items related to the Byron Airport GPA process:

1. On April 24, 2018, the Board authorized staff to negotiate a ground lease and development terms for approximately 36-acres of County owned land at the Byron Airport. The proposed use was for a compatible non-aviation development on land described for non-aviation use in the Byron Airport Master Plan (Airport Master Plan). This land, however, was not formally released for non-aeronautical use by the Federal Aviation Administration (FAA). A land release request package must be prepared in order for the FAA to make a determination. As the requested action could result in a change to the Airport Master Plan, the land release request package must comply with the National Environmental Policy Act (NEPA). The cost to prepare a documented categorical exclusion (CATEX) is approximately \$50,000. It is possible that an Environmental Assessment may be required if there are identified critical items during the preparation of the CATEX or if the FAA determines that a higher level NEPA evaluation is necessary. Completion of the GPA process and FAA release of the 36-acres for non-aeronautical use is required before a lease can be executed.
2. An additional \$49,000 from the Mariposa Community Benefit Fund is requested to perform a water supply assessment (WSA) and environmental studies for a 11.7-acre parcel adjacent to the Byron Airport. A WSA, under Senate Bill 610, determines the water supply sufficiency for the existing and other planned future land uses at the Byron Airport. The WSA is necessary in order to expedite implementation and development at the Byron Airport consistent with the Airport Master Plan and completion of the associated GPA process. The cost to prepare the WSA is about \$35,920.

The prospective developer (Developer) of the 36-acres discussed above has been preparing potential site plans for the proposed non-aviation development. The portion of the property adjacent to Armstrong Road is irregular in shape and has limited street access for ingress and egress. To improve the parcel configuration and future usage, the Developer discussed acquiring an adjacent 11.7-acre parcel with the landowner who is interested in selling the property. The intent would be to incorporate the added 11.7-acre property into the non-aviation development and to ultimately convey the property to the County for the Byron Airport. As a result, additional environmental studies are needed to include the 11.7-acre property in the Byron Airport GPA program. The cost for the environmental studies is about \$14,100.

An additional \$105,000 of Mariposa Community Benefit Funds are being requested to purchase and erect a modular building for storage of Aircraft Rescue and Firefighting (ARFF) apparatus and airport equipment. The ARFF apparatus and airport equipment has been stored in a County owned aircraft storage hangar. The replacement apparatus is too large to fit into the hangar and the Airport was going to use a portion of the 505 Eagle Court maintenance hangar for storage of the new apparatus. However, an aviation business expressed interest in that maintenance hangar. As such, the Airport would like to purchase and erect a 50' by 50' storage facility properly equipped to house the ARFF apparatus in addition to consolidating all other airport equipment at Byron Airport. This would also allow the rental of additional aircraft facilities that would generate additional revenue to the Airport Enterprise Fund.

The Mariposa Energy Project Community Benefits Fund was established to enhance and support the Byron Airport. The proposed use of the Mariposa Community Benefit Fund to update the Byron Airport Chapter of the ALUCP was reviewed and approved by the Aviation Advisory Committee at their December 13, 2018, and February 14, 2019 meetings.

On February 13, 2019, the Airport Committee approved forwarding a total combined approximate use of \$204,000 of the Mariposa Community Benefit Funds for added land and environmental analysis related to the Byron General Plan Amendment program and to purchase and erect a modular building for storage of the ARFF equipment to the full Board of Supervisors for their review and approval.

CONSEQUENCE OF NEGATIVE ACTION:

If the Airports Division is unable to proceed with the added work related to the Byron Airport GPA, it will be inconsistent with the Airport Master Plan and GPA which could cause the contemplated development opportunities not to be realized. In addition, if the Airports Division is unable to purchase and erect a modular building for storage of ARFF apparatus and airport equipment, then the maintenance hangar would not be available for the new business interest which would result in a loss of revenue and services at the Byron Airport.



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: February 26, 2019

Subject: Authorization to Promote Marketing Opportunities at County Airports Resulting from Industry Trends

RECOMMENDATION(S):

AUTHORIZE the Director of Airports to promote and market Buchanan Field and Byron Airport as testing locations for emerging aeronautical and aeronautical related technologies.

FISCAL IMPACT:

There is no direct impact to the County General Fund. Airport staff time and any County Counsel staff time will be charged to the Airport Enterprise Fund. Successful marketing efforts are expected to have a positive impact on the Airport Enterprise Fund and the County General Fund over the long-term.

BACKGROUND:

The aviation industry is a dynamic economic engine that is affected by global trends. Historically, the County's airports' clientele has been hangar developers, pilots and providers of aviation-related services. In recent years, however, a new market for airport use has emerged. That market, acting as a test site for emerging aeronautical and aeronautical related technologies, is being driven by a variety of factors. One is the ever-increasing

<input checked="" type="checkbox"/> APPROVE	<input type="checkbox"/> OTHER
<input checked="" type="checkbox"/> RECOMMENDATION OF CNTY ADMINISTRATOR	<input type="checkbox"/> RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **02/26/2019** 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: February 26, 2019

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

ABSENT: Diane Burgis, District III
Supervisor

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (925) 681-4200

interest

BACKGROUND: (CONT'D)

within the aviation community of using unmanned aeronautical systems (UAS or drones) for public safety and commercial purposes. Another is the interest on the part of the Federal Aviation Administration (FAA) in promoting research in technological advancements in the interest of policy formation and improved safety.

To capitalize on this market trend, the Airport Division proposes to actively market the County's airports as test sites for companies engaged in developing new aviation and aviation related technologies. In doing so, the County could benefit from (i) increased rent revenues, (ii) the ability to be an early-adopter of technologies that improve airport operations and safety, and (iii) establishing a more diverse tenant population, diminishing the impact of economic downturns. Other benefits include the potential for new capital investment and additional jobs in Contra Costa County. It is also anticipated that the County could benefit from the use of new UAS software and hardware applications in the areas of security, airfield inspections, wildlife hazard abatement, and pavement inspections.

The risks identified in testing new technologies at the County's airports are identical to those that currently exist with the daily aircraft operations conducted at Buchanan Field and Byron Airports. The most significant risks associated with aircraft operations are related to the safety of individuals on the ground and noise impacts. Any new technology-related testing operations conducted at these facilities would be mandated to comply with existing FAA operating rules and regulations. As a result, the safety risks would be the same as those that currently exist. Furthermore, Contra Costa County currently has existing noise abatement restrictions/noise ordinance in place that must be met by any new operator.

It is important to note that many of the new technology aeronautical operations are already approved under FAA policies, which precludes the County from prohibiting such operations. It is also worth noting that expanding our marketing efforts will not guarantee short-term or long-term business development, new construction and or job opportunities. However, not exploring these opportunities will guarantee that Contra Costa County will not be considered.

For all of these reasons, it is recommended that the County authorize the Director of Airports to broadly market, promote and partner with various private and government entities to conduct new technology testing at both Buchanan Field and Byron Airports, when consistent with FAA and Caltrans Division of Aeronautics operating rules and regulations. Any long-term agreements, such as lease, would be brought back to the Board for consideration. Short-term testing operations would only be approved once they have met existing FAA operating rules and regulations or have received special waiver authorization from the FAA to conduct the proposed operations.

CONSEQUENCE OF NEGATIVE ACTION:

Contra Costa County will not pursue testing of new technologies at Buchanan Field and Byron Airports. This could lead to a loss of potential business development and job opportunities in Contra Costa County.



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: February 26, 2019

Subject: APPOINT CODY MOORE TO THE AIRPORTS BUSINESS ASSOCIATION SEAT ON THE AVIATION ADVISORY COMMITTEE

RECOMMENDATION(S):

APPOINT Mr. Cody Moore of Concord Jet as a representative on the Airports Business Association seat on the Aviation Advisory Committee (AAC) to a term beginning March 1, 2019 and expiring February 28, 2022, as recommended by the Contra Costa County Airports Business Association.

FISCAL IMPACT:

None.

BACKGROUND:

The AAC was established by the Board of Supervisors (Board) to provide advice and recommendations to the Board on the aviation issues related to the economic viability and security of airports in Contra Costa County (County). The AAC is mandated to cooperate with local, state, and national aviation interests for the safe and orderly operation of airports; advance and promote the interests of aviation; and protect the general welfare of the people living and working near the airport and the County in general.

The AAC may initiate discussions, observations, or investigations and may hear comments

APPROVE

OTHER

RECOMMENDATION OF CNTY

RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **02/26/2019** 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

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ATTESTED: February 26, 2019

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

ABSENT: Diane Burgis, District III
Supervisor

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (925) 681-4200

on airport and aviation matters from the public or other agencies in order to formulate recommendations

BACKGROUND: (CONT'D)

to the Board. In conjunction with all the above, the AAC provides a forum for the Director of Airports regarding policy matters at and around the airport.

On January 22, 2019, a letter was submitted to the Director of Airports stating that the Airport Businesses Association, that is comprised of Fixed-Based Operators, designated Cody Moore for the business seat on the AAC.

The AAC comprises 13 members who must work and/or reside in Contra Costa County: one appointed by each Supervisor; one from and nominated to the Board by the City of Concord; one from and nominated to the Board by the City of Pleasant Hill; one from and nominated to the Board by the Contra Costa County Airports Business Association; one from the community of Pacheco and nominated to the Board by the Airport Committee; one from the vicinity of Byron Airport (Brentwood, Byron, Knightsen or Discovery Bay) and nominated to the Board by the Airport Committee; and three at large to represent the general community, to be nominated by the Airport Committee.

CONSEQUENCE OF NEGATIVE ACTION:

The AAC Airports Business Association will not have representation regarding airport matters that could affect their businesses.



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: February 26, 2019

Subject: REAPPOINT KEITH MCMAHON TO THE CITY OF CONCORD SEAT ON THE AVIATION
ADVISORY COMMITTEE

RECOMMENDATION(S):

REAPPOINT Mr. Keith McMahon to the City of Concord seat on the Aviation Advisory Committee (AAC) to a term beginning March 1, 2019 and expiring February 28, 2022, as recommended by the Concord City Council.

FISCAL IMPACT:

None.

BACKGROUND:

The AAC was established by the Board of Supervisors (Board) to provide advice and recommendations to the Board on the aviation issues related to the economic viability and security of airports in Contra Costa County (County). The AAC is mandated to cooperate with local, state, and national aviation interests for the safe and orderly operation of airports; advance and promote the interests of aviation; and protect the general welfare of the people living and working near the airport and the County in general.

APPROVE

OTHER

RECOMMENDATION OF CNTY
ADMINISTRATOR

RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **02/26/2019** 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

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ATTESTED: February 26, 2019

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

ABSENT: Diane Burgis, District III
Supervisor

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (925) 681-4200

The AAC may initiate discussions, observations, or investigations and may hear comments

BACKGROUND: (CONT'D)

on airport and aviation matters from the public or other agencies in order to formulate recommendations to the Board. In conjunction with all the above, the AAC provides a forum for the Director of Airports regarding policy matters at and around the airport.

The AAC comprises 13 members who must work and/or reside in Contra Costa County: one appointed by each Supervisor; one from and nominated to the Board by the City of Concord; one from and nominated to the Board by the City of Pleasant Hill; one from and nominated to the Board by the Contra Costa County Airports Business Association; one from the community of Pacheco and nominated to the Board by the Airport Committee; one from the vicinity of Byron Airport (Brentwood, Byron, Knightsen or Discovery Bay) and nominated to the Board by the Airport Committee; and three at large to represent the general community, to be nominated by the Airport Committee.

On January 22, 2019, Concord City Council unanimously approved a recommendation that Keith McMahon continue to serve as the representative for the City of Concord.

CONSEQUENCE OF NEGATIVE ACTION:

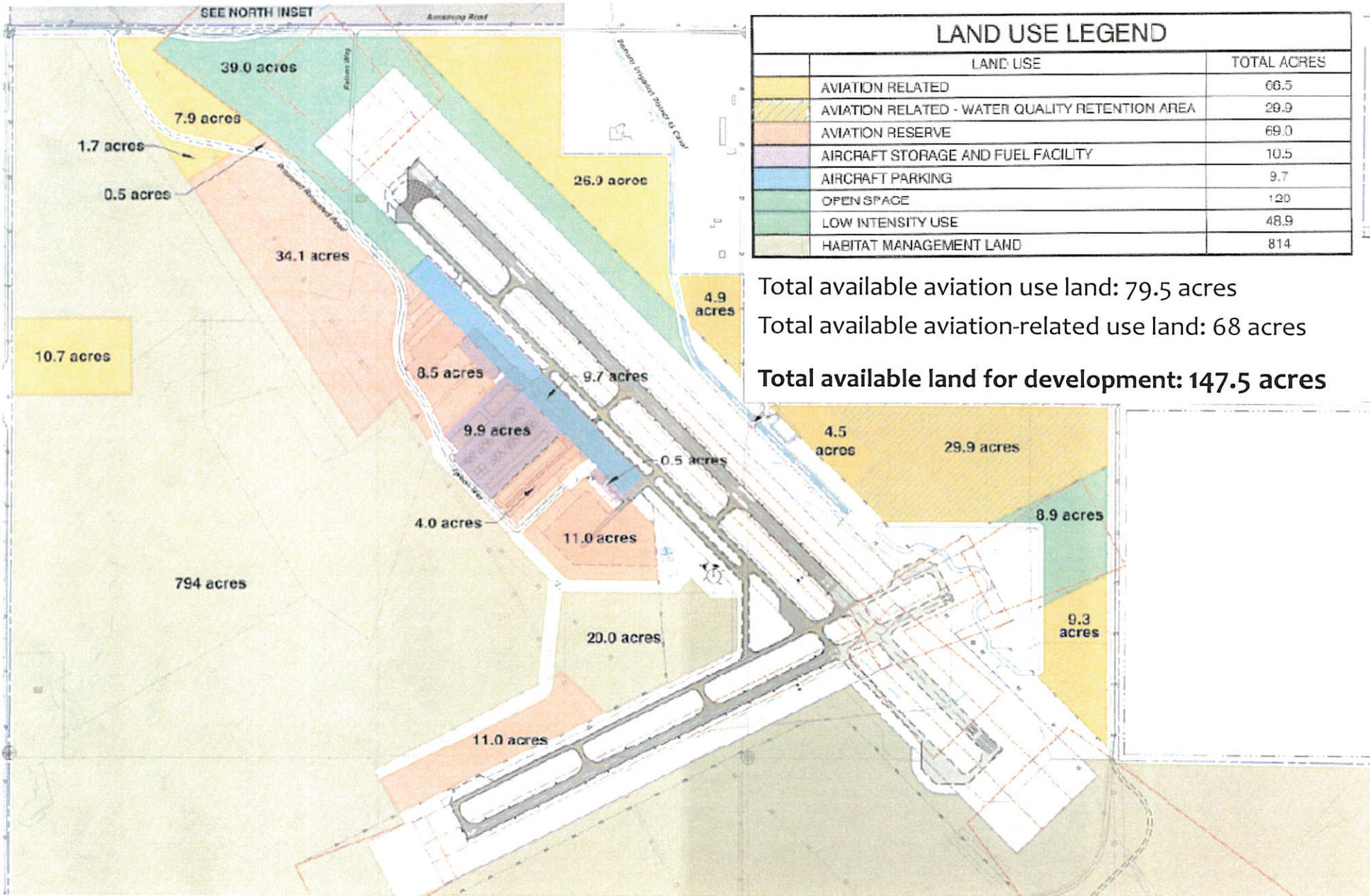
The City of Concord will not have representation as the seat will become vacant.

Contra Costa County Airports Buchanan Field and Byron

Aviation Advisory Committee

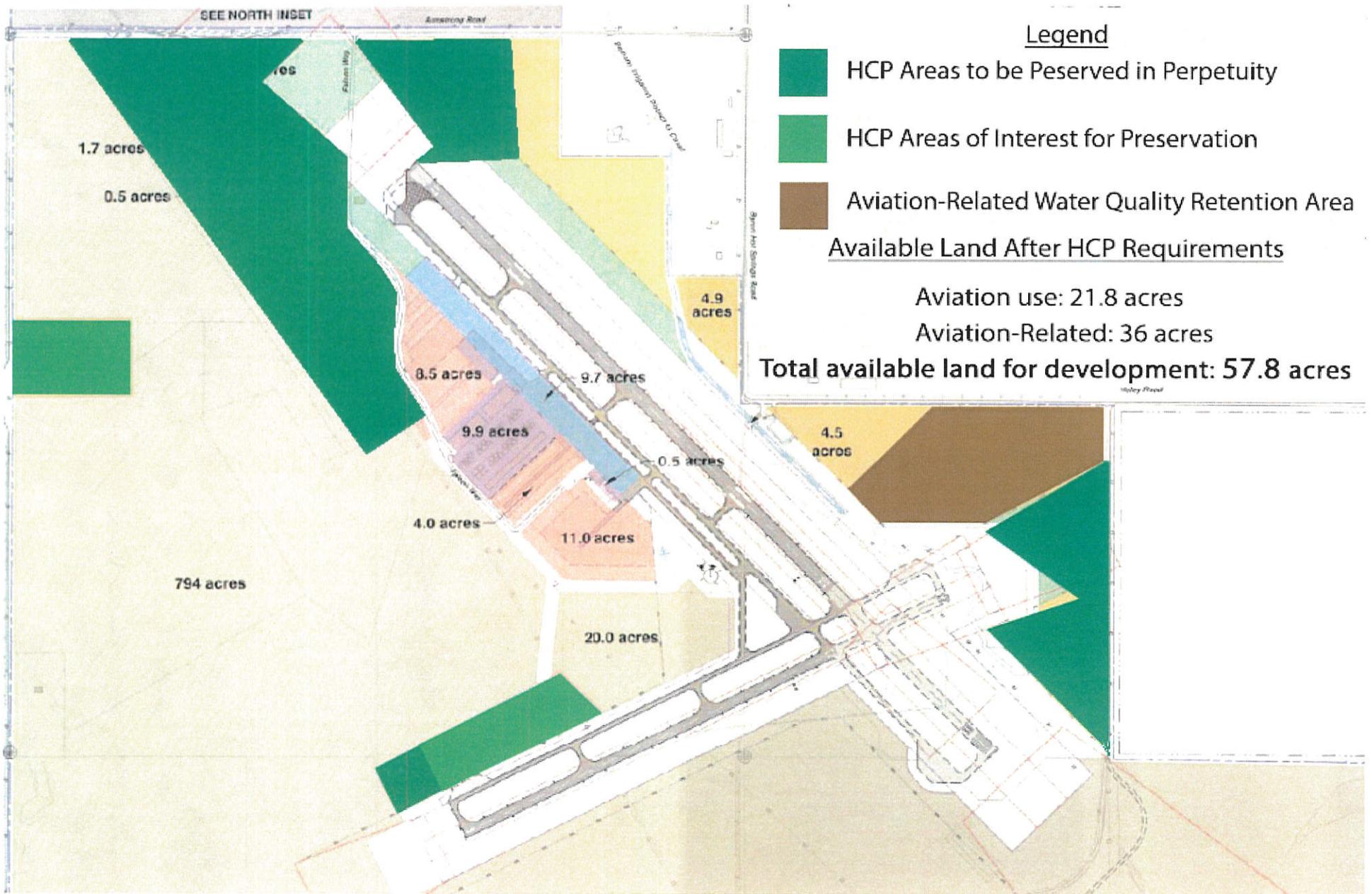
Byron Airport General Plan
Amendment Program

March 14, 2019



LAND USE LEGEND		
	LAND USE	TOTAL ACRES
[Yellow]	AVIATION RELATED	66.5
[Yellow with diagonal lines]	AVIATION RELATED - WATER QUALITY RETENTION AREA	29.9
[Orange]	AVIATION RESERVE	69.0
[Purple]	AIRCRAFT STORAGE AND FUEL FACILITY	10.5
[Blue]	AIRCRAFT PARKING	9.7
[Green]	OPEN SPACE	120
[Light Green]	LOW INTENSITY USE	48.9
[Light Yellow]	HABITAT MANAGEMENT LAND	814

Total available aviation use land: 79.5 acres
 Total available aviation-related use land: 68 acres
Total available land for development: 147.5 acres



EXISTING BYRON AIRPORT PERMITTED USES

PERMITTED USES

- A-2 permitted uses under 84-38.402, including but not limited to:
 - Agricultural cold storage plants
 - Agricultural-related storage of products and equipment
 - Animal breeding
 - Slaughter house
 - Farm stand
 - Mushroom houses

PERMITTED AVIATION USES

- Aircraft T-hangars
- Corporate and executive hangars
- Flight schools
- Skydiving
- Aircraft sales and maintenance

PROPOSED NEW AVIATION-RELATED LAND USES

- ~~A-2 permitted uses under 84-38.402~~
- Industrial/business park
- Commercial
- Recreational
- Public and semi-public

General desired compatible land uses for broad categories above include:

- Aircraft manufacturing and research
- Assembly
- Light industry
- Manufacturing (not aviation related)
- Processing and packaging
- Production and fabrication
- Storage
- Research laboratories
- Research and development
- Product development and testing
- Warehouse, distribution
- Self-storage
- Building materials sales, storage and service
- Business support services
- Maintenance services
- Office (business, medical, etc.)
- Repair service
- Retail sales and businesses
- Professional services
- Sports and recreational facility
- Food and beverage establishment
- Recycling facilities
- Trade schools or vocational training

PROPOSED EXPANSION OF AVIATION LAND USES

(Consistent with the Byron Master Plan)

- Aircraft T-hangars
- Corporate and executive hangars
- Flight schools
- Skydiving
- Aircraft sales and maintenance
- Commercial aircraft hangar
- Pilot lounge, flight support, rest area, and restrooms
- Restaurants, food vending, and related concessions
- Sale of aircraft parts, aviation fuel, pilot supplies, oil and petroleum products
- Aircraft tie-downs and parking
- Specialized maintenance, i.e. avionics, upholstery, etc.
- Agricultural aviation and crop dusting
- Aircraft management, rental, and leasing
- Air Cargo, air charter, air taxi, and related services/activities
- Commercial aircraft operations and services
- Line maintenance
- Aerial advertising, photography, sightseeing, surveying
- Air ambulance, air rescue, medical flight services, and humanitarian flying program

PROPOSED EXPANSION OF AVIATION LAND USES (Continued)

- Air support for fire and law enforcement
- Aviation or flying clubs, Civil Air Patrol
- Aerial power line and pipeline patrol
- Aircraft washing and ancillary aircraft ground services
- Airport Administrative offices
- General aviation terminal
- Control Tower and equipment
- Navigational antennas and meteorological equipment
- Hotel and rental car office and facilities
- Automobile and rental automobile parking
- Unmanned aerial systems fleet monitoring activities and services
- Office space for aviation and aviation-related business
- Aviation museum and educational programs
- Courtesy customer transportation to nearby destinations
- Any other type of aeronautical activity or service not listed but is recognized and permissible by the FAA
- Any other related items, services, and types of customer services to promote public convenience and necessity not listed (to provide consistency with Minimum Standards)





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2018-AWP-5596-OE

Issued Date: 03/12/2018

Bonnita Chow
California Department of Transportation
111 Grand Ave
Oakland, CA 94623

****DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Construction Equipment Peralta Road Overcrossing
Location:	Concord, CA
Latitude:	38-00-08.11N NAD 83
Longitude:	122-02-52.81W
Heights:	54 feet site elevation (SE) 120 feet above ground level (AGL) 174 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does exceed obstruction standards but would not be a hazard to air navigation provided the condition(s), if any, in this letter is (are) met:

****SEE ATTACHMENT FOR ADDITIONAL CONDITION(S) OR INFORMATION****

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination did not include an evaluation of the permanent structure associated with the use of this temporary structure. If the permanent structure will exceed Title 14 of the Code of Federal Regulations, part 77.9, a separate aeronautical study and FAA determination is required.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-5596-OE

Signature Control No: 357155179-359477430

(TMP)

Karen McDonald
Specialist

Additional Condition(s) or Information for ASN 2018-AWP-5596-OE

Proposal: To construct and/or operate a(n) Construction Equipment to a height of 120 feet above ground level, 174 feet above mean sea level.

Location: The structure will be located 0.86 nautical miles northeast of CCR Airport reference point.

Part 77 Obstruction Standard(s) Exceeded and Aeronautical Impacts, if any:

Section 77.17 (a) (5) a height that affects an Airport Surface by penetrating:

Section 77.19 (d) Approach Surface by 62 feet as applied to CCR.

Preliminary FAA study indicates that the above mentioned structure would:

not exceed traffic pattern airspace

Based on this aeronautical study, the structure would not constitute a substantial adverse effect on aeronautical operations or procedures because it will be temporary. The temporary structure would not be considered a hazard to air navigation provided all of the conditions specified in this determination are strictly met.

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, flags/red lights - Chapters 3(Marked),4,5(Red),&12.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that the FAA be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site. Notification should be made to this office during our core business hours (Monday through Friday, 9:00 a.m. to 3:00 p.m.) via telephone at LADONNA JAMES @ 310 725-6558 or KAREN MCDONALD @ 310 725-6557. Notification is necessary so that aeronautical procedures can be temporarily modified to accommodate the structure. Voicemail messages are not acceptable notice.

NOTIFICATION IS REQUIRED AGAIN VIA TELEPHONE AT LADONNA JAMES @ 310 725-6558 or KAREN MCDONALD @ 310 725-6557 WHEN THE TEMPORARY STRUCTURE IS REMOVED FROM THE SITE FOR NOTICE TO AIRMAN (NOTAM) CANCELLATION.

It is required that the manager of BUCHANAN FIELD @ (925) 681-4200 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site.

It is required that the manager of BUCHANAN ATCT @ 925 685-5743 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site. Additionally, please provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

This determination expires on 12/12/2018 unless extended, revised, or terminated by the issuing office.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed within 5 days after the temporary structure is dismantled.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

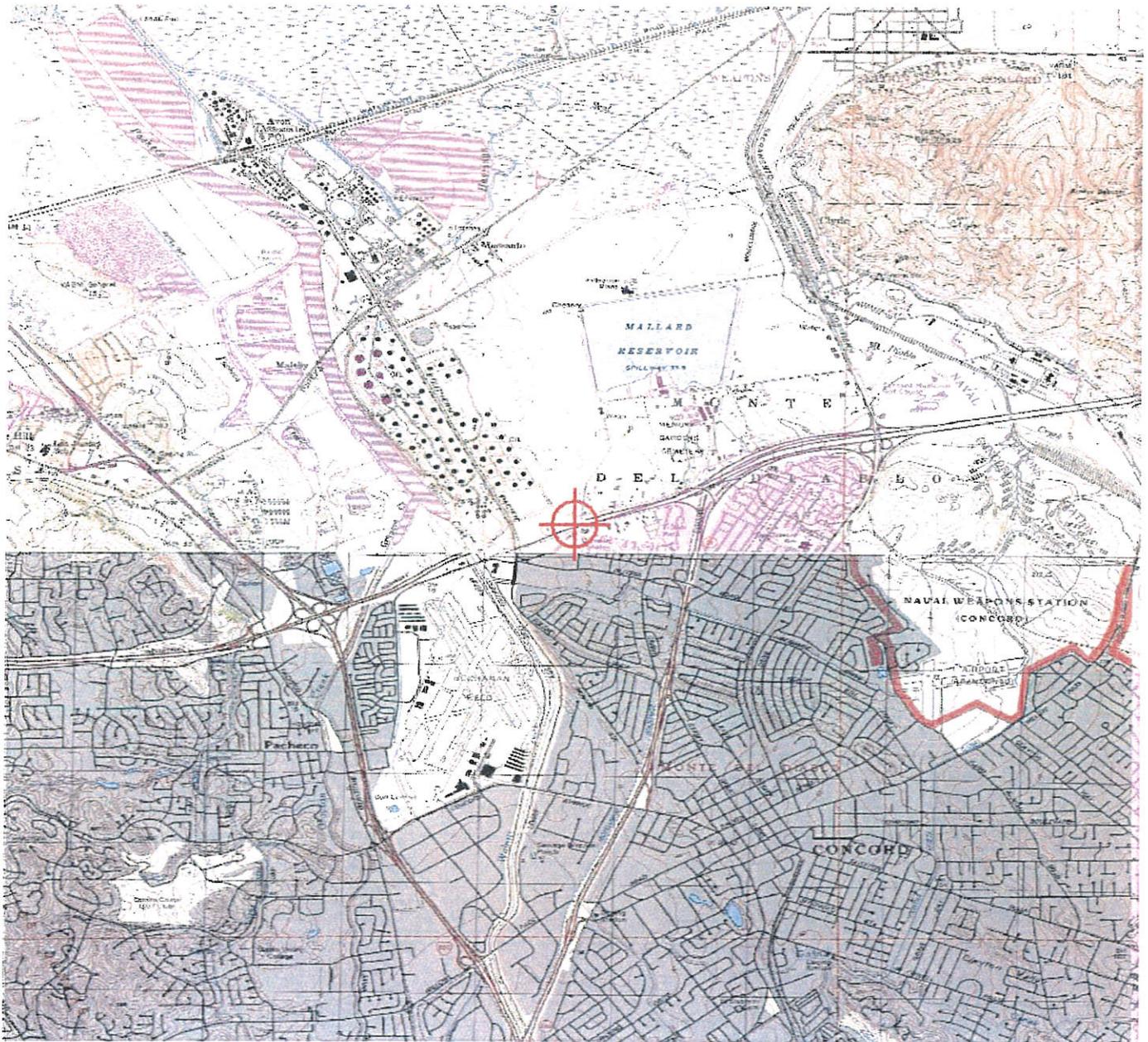
You must contact the FAA as specified above to request a Flight Data Center (FDC) Notice to Airman (NOTAM) in order to coordinate the following:

AT 174 AMSL, Buchanan Field (CCR) Concord, CA; Obstacle penetrates Rwy 01L Initial Climb Area (ICA) 71 feet requiring Take-Off Minimum and (Obstacle) Departure Procedures, Rwy 01L 3700-3 for VCOA. /// Obstacle penetrates Rwy 01R Initial Climb Area (ICA) 39 feet requiring Take-Off Minimum and (Obstacle) Departure Procedures, Rwy 01R standard with minimum climb increase from 330 to 376 feet per NM to 1000. /// RNAV (GPS) RWY 19R, LPV DA increase from 272 to 441.

You must also contact the FAA as specified above when the temporary structure has been removed from the site to cancel the NOTAM(s). If it specifies above that you must contact the FAA via e-filing, please visit the instructions link at oeaaa.faa.gov and review the NOTAM Efile Desk Reference Guide for assistance.

The proposal has a physical and/or an electromagnetic radiation effect upon the Precision Approach Path Indicator (PAPI) serving CCR RWY 19R. The proposal will affect the quality and/or availability of the PAPI visual guidance signal (service). The PAPI must be removed from service for the duration of the project. To schedule any necessary temporary outages for the PAPI, please coordinate at least 30 days in advance with Norbert Peterson, Manager, East Bay System Support Center at 510-383-9835 or norbert.peterson@faa.gov.

TOPO Map for ASN 2018-AWP-5596-OE





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2018-AWP-5596-OE

Issued Date: 12/18/2018

Bonnita Chow
California Department of Transportation
111 Grand Ave
Oakland, CA 94623

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Construction Equipment Peralta Road Overcrossing
Location:	Concord, CA
Latitude:	38-00-08.11N NAD 83
Longitude:	122-02-52.81W
Heights:	54 feet site elevation (SE) 120 feet above ground level (AGL) 174 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on **06/18/2020** unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-5596-OE.

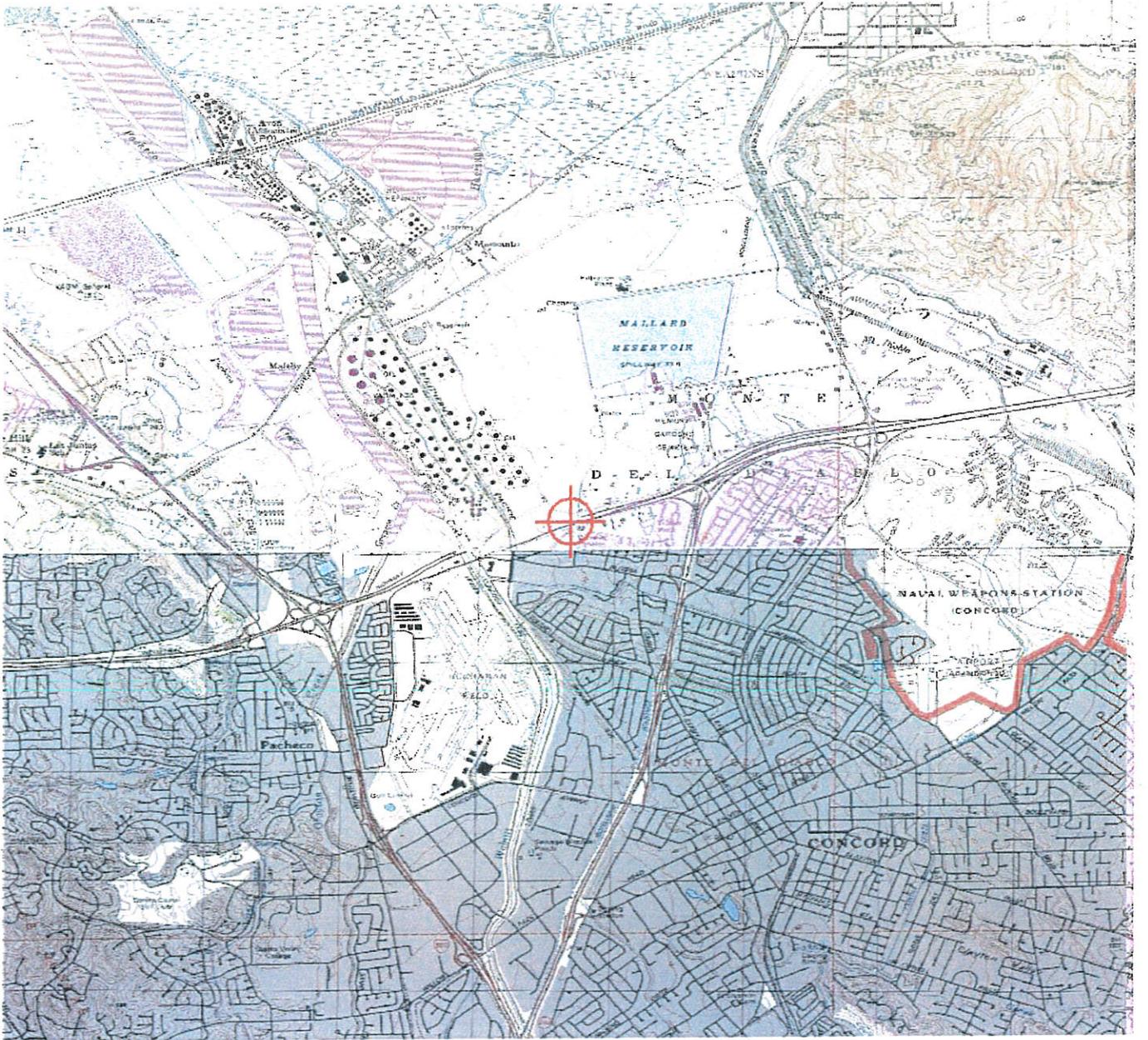
Signature Control No: 357155179-392661208
Karen McDonald
Specialist

(EXT)

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2018-AWP-5596-OE

ALL REQUIREMENTS AND CONDITIONS ON ORIGINAL AIRSPACE DETERMINATION REMAIN IN EFFECT.





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2018-AWP-5568-OE

Issued Date: 03/19/2018

Bonita Chow
California Department of Transportation
111 Grand Ave
Oakland, CA 94623

****DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Construction Equipment Solano Way Overcrossing
Location:	Concord, CA
Latitude:	38-00-03.18N NAD 83
Longitude:	122-03-12.73W
Heights:	50 feet site elevation (SE) 120 feet above ground level (AGL) 170 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does exceed obstruction standards but would not be a hazard to air navigation provided the condition(s), if any, in this letter is (are) met:

****SEE ATTACHMENT FOR ADDITIONAL CONDITION(S) OR INFORMATION****

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination did not include an evaluation of the permanent structure associated with the use of this temporary structure. If the permanent structure will exceed Title 14 of the Code of Federal Regulations, part 77.9, a separate aeronautical study and FAA determination is required.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-5568-OE

Signature Control No: 356889735-360127773

(TMP)

Karen McDonald
Specialist

Additional Condition(s) or Information for ASN 2018-AWP-5568-OE

Proposal: To construct and/or operate a(n) Construction Equipment to a height of 120 feet above ground level, 170 feet above mean sea level.

Location: The structure will be located 0.69 nautical miles north of CCR Airport reference point.

Part 77 Obstruction Standard(s) Exceeded and Aeronautical Impacts, if any:

Section 77.17 (a) (5) a height that affects an Airport Surface by penetrating:

Section 77.19 (d) Approach Surface by 90 feet as applied to CCR.

Preliminary FAA study indicates that the above mentioned structure would:

have no physical or electromagnetic effect on the operation of air navigation and communications facilities.

have no effect on any airspace and routes used by the military.

Based on this aeronautical study, the structure would not constitute a substantial adverse effect on aeronautical operations or procedures because it will be temporary. The temporary structure would not be considered a hazard to air navigation provided all of the conditions specified in this determination are strictly met.

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, flags/red lights - Chapters 3(Marked),4,5(Red),&12.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that the FAA be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site. Notification should be made to this office during our core business hours (Monday through Friday, 9:00 a.m. to 3:00 p.m.) via telephone at LADONNA JAMES @ 310 725-6558 or KAREN MCDONALD @ 310 725-6557. Notification is necessary so that aeronautical procedures can be temporarily modified to accommodate the structure. Voicemail messages are not acceptable notice.

NOTIFICATION IS REQUIRED AGAIN VIA TELEPHONE AT LADONNA JAMES @ 310 725-6558 or KAREN MCDONALD @ 310 725-6557 WHEN THE TEMPORARY STRUCTURE IS REMOVED FROM THE SITE FOR NOTICE TO AIRMAN (NOTAM) CANCELLATION.

It is required that the manager of BUCHANAN FIELD @ (925) 681-4200 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site.

It is required that the manager of BUCHANAN ATCT @ 925 685-5743 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site. Additionally, please provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

This determination expires on 12/19/2018 unless extended, revised, or terminated by the issuing office.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed within 5 days after the temporary structure is dismantled.

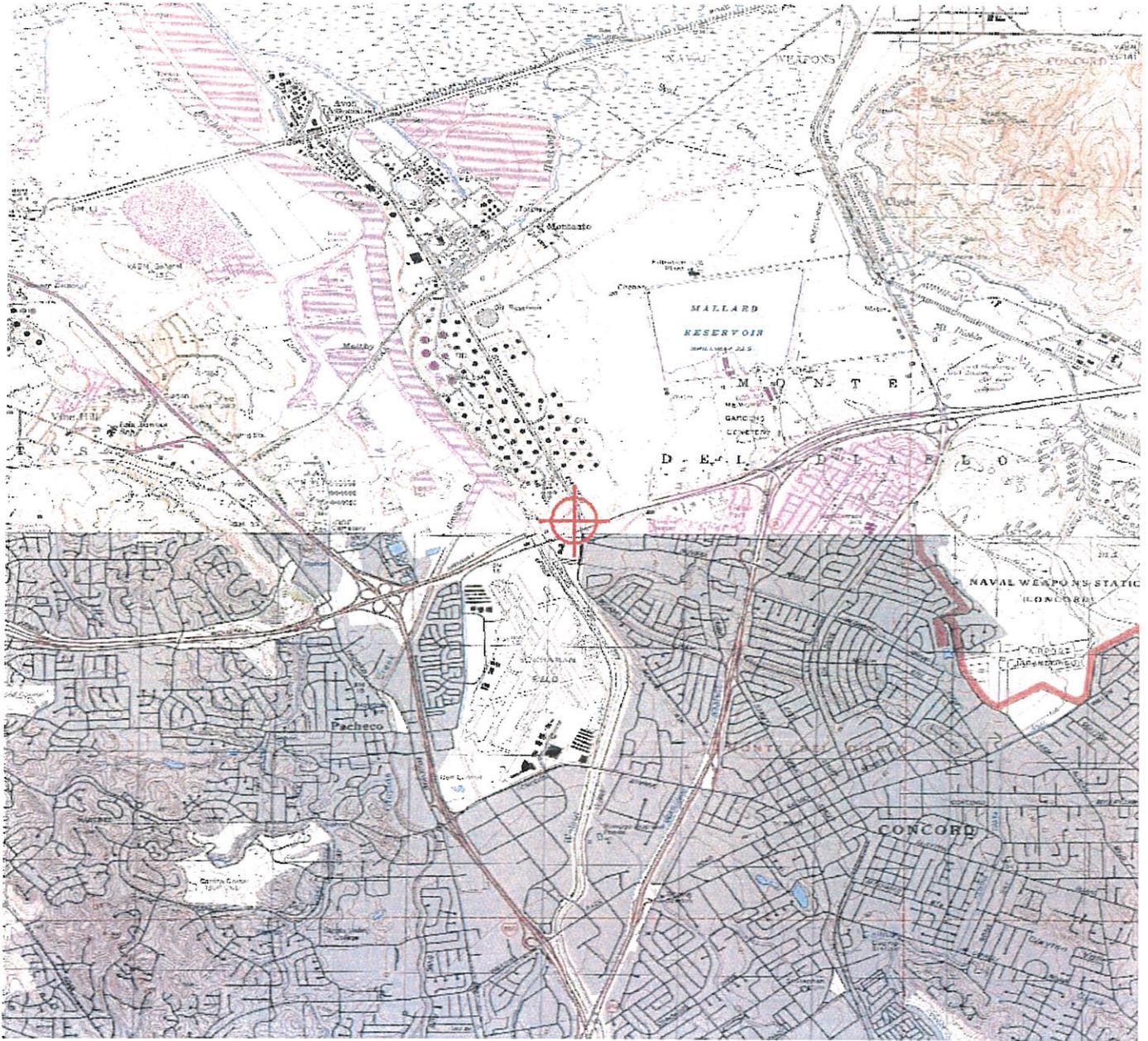
NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

You must contact the FAA as specified above to request a Flight Data Center (FDC) Notice to Airman (NOTAM) in order to coordinate the following:

AT 170 AMSL, Buchanan Field (CCR) Concord, CA; Obstacle penetrates Rwy 01L Initial Climb Area (ICA) 94 feet. Qualifies as low, Close-In penetration with climb gradient termination altitude 200 feet or less above DER, requiring Take-Off Minimum and (Obstacle) Departure Procedures, NOTE: RWY 01L, Construction Equipment 2217 feet from departure end of runway, 693 feet left of centerline, 120 AGL/ 170 AMSL. /// Obstacle penetrates Rwy 01R Initial Climb Area (ICA) 62 feet. Qualifies as low, Close-In penetration with climb gradient termination altitude 200 feet or less above DER, requiring Take-Off Minimum and (Obstacle) Departure Procedures, NOTE: RWY 01R, Construction Equipment 3465 feet from departure end of runway, 1194 feet left of centerline, 120 AGL/ 170 AMSL. /// RNAV (GPS) RWY 19R, LPV DA increase from 272 to 386.

You must also contact the FAA as specified above when the temporary structure has been removed from the site to cancel the NOTAM(s). If it specifies above that you must contact the FAA via e-filing, please visit the instructions link at oeaaa.faa.gov and review the NOTAM Efile Desk Reference Guide for assistance.

TOPO Map for ASN 2018-AWP-5568-OE





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10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2018-AWP-5568-OE

Issued Date: 12/14/2018

Bonnita Chow
California Department of Transportation
111 Grand Ave
Oakland, CA 94623

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Construction Equipment Solano Way Overcrossing
Location:	Concord, CA
Latitude:	38-00-03.18N NAD 83
Longitude:	122-03-12.73W
Heights:	50 feet site elevation (SE) 120 feet above ground level (AGL) 170 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on **06/14/2020** unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-5568-OE.

Signature Control No: 356889735-392396818
Karen McDonald
Specialist

(EXT)

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2018-AWP-5568-OE

ALL REQUIREMENTS AND CONDITIONS ON ORIGINAL AIRSPACE DETERMINATION REMAIN IN EFFECT.

TOPO Map for ASN 2018-AWP-5568-OE

