

Contra Costa County
Aviation Advisory Committee
Meeting Agenda
550 Sally Ride Drive, Concord, CA 94520
Thursday, October 10, 2019, 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 September 12, 2019 Meeting Minutes**
- 4. Consider Consent Items**
 - a. Accept the airport Noise & Statistics Report (August 2019)
 - b. Accept the relevant Board actions that occurred on September 10th, 17th, and 24th of 2019
- 5. 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 Bay Area Aviation Technology Test Site (BA²T²S) update
 - d. Discuss new proposed locations of the public viewing plaza, control tower and other impacts with the new general aviation terminal, aircraft rescue and firefighting facility and administration office, Buchanan Field Airport
 - e. Discuss the current gate access control policy for affiliates, Buchanan Field and Byron Airport
 - f. Discuss and accept the AAC meeting schedule for 2020 (attachment)
 - g. Discuss airport security signs and the proposed locations for them, Buchanan Field and Byron Airport (attachments)
 - h. Discuss and review proposed Buchanan Field and Byron Airports FAA Capital Improvement Program 2020-2035 (attachments)
- 6. Future Agenda Items**
- 7. Adjourn**

Next AAC Meeting (tentative): November 14, 2019 at 10:00am
Next Airport Committee Meeting (tentative): November 13, 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	Y	ABS	Y	Y	Y	Y	Y				1
Cody Moore	Airports Bus. Assoc.	cody@ccrjet.com	----	----	Y	ABS	ABS	Y	Y	Y	ABS				3
Eric Meinbress	Member at Large	ericmeinbress@comcast.net	Y	Y	Y	ABS	Y	Y	Y	Y	Y				1
Ronald Reagan	District 3	ron@rmsea.com	ABS	ABS	Y	Y	Y	Y	Y	ABS	Y				3
Derek Mims	City of Pleasant Hill	derekmims@hotmail.com	ABS	Y	Y	ABS	Y	Y	Y	Y	Y				2
Russell Roe	District 5	russroe@pacbell.net	Y	Y	ABS	Y	Y	ABS	ABS	ABS	Y				4
Keith McMahan	City of Concord	keithcmmahan@gmail.com	ABS	Y	Y	Y	Y	Y	Y	Y	ABS				2
Roger Bass	District 2	twofivexray@yahoo.com	Y	ABS	ABS	Y	Y	Y	Y	Y	Y				2
Maurice Gunderson	Member at Large	mauricegunderson@mac.com	Y	Y	Y	Y	ABS	Y	Y	Y	Y				1
Tom Weber	District 4	Tr-weber@sbcglobal.net	Y	Y	Y	Y	Y	Y	Y	Y	ABS				1
Emily Barnett	Member at Large	emilyebarnett@gmail.com	Y	Y	Y	Y	Y	Y	Y	Y	ABS				1
Donna Dietrich	Airport Neighbor - Pacheco	concordcascade_mgr@equitylifestyle.com	Y	ABS	ABS	Y	ABS	ABS	Y	Y	ABS				5
Steven Starratt	Airport Neighbor - Byron	starratt@pacbell.net	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Was There a Quorum? Y or N			Y	Y	Y	Y	Y	Y	Y	Y	Y				

ABS = Absent, Y = Present, N = No

TERM EXPIRATION AND TRAINING CERTIFICATION

AAC Members	Representing	Term Expiration Date	Brown Act & Better Gov't Ordinance Video Completion Date	Ethics Orientation for County officials Completion Date
Dale Roberts	District 1	2/29/20	8/6/17	9/13/17
Cody Moore	Airports Bus. Assoc.	2/28/22	3/20/19	3/21/19
Eric Meinbress	Member at Large	2/29/20	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	7/31/19	12/9/18
Steven Starratt	Byron Neighbor	2/28/21	9/7/18	10/10/18

DRAFT

**CONTRA COSTA COUNTY
AVIATION ADVISORY COMMITTEE
MEETING MINUTES
SEPTEMBER 12, 2019**



MEETING CALLED: Chair Maurice Gunderson called the meeting to order at 10:04 AM at Byron Airport.

PRESENT: **Maurice Gunderson, Chair**, Member At-Large
Steven Starratt, Airport Neighbor – Byron Airport
Roger Bass, District II
Eric Meinbress, Member At-Large
Dale Roberts, District I
Derek Mims, City of Pleasant Hill
Russell Roe, District V
Ronald Reagan, District III

ABSENT: **Emily Barnett, Secretary**, Member At-Large
Cody Moore, Airport Business Association
Keith McMahon, City of Concord
Tom Weber, Vice Chair, District IV
Donna Dietrich, Airport Neighbor – Pacheco

STAFF PRESENT: Keith Freitas, Director of Airports
Beth Lee, Assistant Director of Airports – Administration

COMMENTS

BY CHAIR: Chair Maurice Gunderson welcomed the attendees.

PUBLIC COMMENT PERIOD:

There were a few items brought up during public comment that included Discovery Bay and Byron featured on national news, Contra Costa County Airports' Bay Area Aviation Technology Test Site program (BA²T²S), Unmanned Aircraft Systems/drone technology, Byron Airports' environmental program, and 3DR Drone testing at Byron Airport.

**APPROVAL OF
8/8/19 MINUTES:**

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

**APPROVAL OF
CONSENT ITEMS:**

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

PRESENTATIONS:

a. **Discuss aviation innovation opportunities and status of the Vasco-Byron Highway connector project, Byron Airport (Randy Iwasaki, Contra Costa Transportation Authority)**

Randy Iwasaki with the Contra Costa Transportation Authority (CCTA), began the presentation by thanking Airport and FAA air traffic control tower staff for their quick action in response to the Highway 4 crane issue. The presentation included a brief overview of CCTA and how they function as an agency, aviation innovation opportunities with the launch of the new GoMentum Station and improving local access to Highway 4 and Byron Airport through a connector road between Vasco Road and Byron Highway.

GoMentum Station

CCTA has a permit with the City of Concord for research and testing on 2,100 acres at the former Concord Naval Weapons Station. CCTA is actively seeking partnerships with organizations in both the public and private sectors. CCTA would like to start discussions with airport staff to see how to incorporate aviation technology opportunities.

Vasco Road-Byron Highway Connector

Randy Iwasaki gave an update on the Vasco Road-Byron Highway Connector project. In the event Regional Measure 3 qualifies for the November 2020 ballot, it will need a majority vote to pass (66.67%). The AAC expressed the importance of getting the word out to the local communities.

DISCUSSION/ACTION ITEMS:

a. **Discuss items pulled from consent**

There were no 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 (Will Nelson, Department of Conservation and Development)**

Will Nelson with the Department of Conservation and Development gave an update on the Byron Airport general plan amendment. Consultants, Dudek, provided a second administrative draft environmental impact report (ADEIR). It is marginally better than the first one; however, there are still grammatical issues and other various technical problems. County staff have agreed to provide Dudek with universal comments to the various issues observed in the ADEIR. One of the biggest components of concern is the transportation element as certain areas of the study are not feasible with local policies. County staff discussed the deficiencies with Dudek, and they have reluctantly agreed to edit and clean the document prior to having County staff review again. Dudek has agreed to take over the transportation study in house instead of through a sub-contractor; however, they may have to redo the entire study.

Will Nelson gave a similar report to the Airports Committee and reported the Supervisors were very close to cancelling the contract. The AAC inquired if County staff would benefit from cancelling the contract and starting anew. Yes, but the process to get a new firm would take many months and delay the project 18-24 months. In addition, the overall cost to cancel the contract and follow legal processes will likely cost more in legal fees. County staff believe they may stand to gain more by salvaging the studies and getting someone new within Dudek to perform the work. Dudek has agreed to provide an updated schedule with deliverables in approximately four to six weeks. AAC members once again expressed concerns regarding the delays in completing this project.

c. Discuss new tenant and flight school, Skyview Aviation, LLC., Byron Airport

Richard Ortenheim, owner of Skyview Aviation LLC, gave an overview of his business and new location at Byron Airport. The facility located at 505 Eagle Court, Byron, CA will provide aircraft maintenance and flight training services. Skyview Aviation staff are in discussions about building a new facility and eventually operating as a fixed-base operator if all goes well. Skyview Aviation will begin full time operations in October. The AAC expressed the importance of hiring local, qualified individuals. The owner clarified they will always look locally first, then outside of the area if they are unable to find local individuals with required certification.

d. Discuss new proposed locations of the public viewing plaza, control tower and other impacts with the new general aviation terminal, aircraft rescue and firefighting facility and administration office, Buchanan Field Airport

This item was deferred to be discussed at the next AAC meeting in October.

e. Discuss the current gate access control policy for affiliates, Buchanan Field and Byron Airport

This item was deferred to be discussed at the next AAC meeting in October.

f. Discuss the update regarding the Byron Airport public viewing plaza

The individual who was scheduled to speak on this item did not show up to the meeting. This item will be moved to a future meeting when there is something to report on.

FUTURE AGENDA ITEMS/COMMENTS

- **Discuss new proposed locations of the public viewing plaza, control tower and other impacts with the new general aviation terminal, aircraft rescue and firefighting facility and administration office, Buchanan Field Airport**
- **Discuss the current gate access control policy for affiliates, Buchanan Field Airport**

ADJOURNMENT: The Chair adjourned the meeting at 11:36 AM.

FINAL

CONTRA COSTA COUNTY
AVIATION ADVISORY COMMITTEE
MEETING MINUTES
AUGUST 8, 2019



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

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

ABSENT: **Russell Roe, District V**
Ronald Reagan, District III

STAFF: Beth Lee, Assistant Director of Airports – Administration
Russell Milburn, Assistant Director of Airports – Operations

COMMENTS

BY CHAIR: Chair Maurice Gunderson welcomed the attendees.

PUBLIC COMMENT PERIOD:

Beginning August 15, 2019, Nut Tree Airport (KVCB) will no longer be on the same common traffic advisory frequency (CTAF 123.05) as Byron Airport. Once published, KVCB CTAF will change to 122.85.

**APPROVAL OF
7/11/19 MINUTES:**

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

**APPROVAL OF
CONSENT ITEMS:**

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

DISCUSSION/ACTION ITEMS:

a. Discuss items pulled from consent

There were no items pulled from consent.

b. Discuss and take action as deemed necessary relative to the Byron Airport General Plan Amendment

There are still many issues with the current administrative draft environmental impact report (ADEIR). The Department of Conservation and Development convened a meeting with Airport staff and Dudek (project manager and senior staff) to discuss the various problems and concerns with the documents to date. The senior staff agreed to be more involved in the project going forward. The ADEIR will be revised to correct internal errors and inconsistencies. Two components, transportation and biology, continue to be the most problematic. Follow-up meetings will be scheduled with the consultants and relevant County staff to address outstanding issues.

c. Discuss and provide input regarding initial general aviation, aircraft rescue and firefighting facility, and administration office, Buchanan Field Airport

Airport staff are looking for input from the AAC on the site plan for the new general aviation, aircraft rescue and firefighting (ARFF) facility, and administration office at Buchanan Field Airport. Staff will schedule discussions with the airports' stakeholders for input. The site plan must be identified before proceeding with the environmental review process.

d. Discuss the status of the Skyview Aviation lease at 505 Eagle Court, Byron Airport

The lease with Skyview Aviation, LLC. was approved by the Board of Supervisors (Board) on August 6th. Skyview Aviation is a flight school and maintenance facility based out of Tracy, CA. They will be operating out of a hangar at 505 Eagle Court at Byron Airport. They will be opening for business soon and hope to expand (once in full operation) to eventually become a Fixed-Base Operator at Byron Airport.

e. Discuss the new office construction at the 700 Sally Ride Drive aviation hangar, Buchanan Field Airport

Tenants of the large aviation hangar, located at 700 Sally Ride Drive on the west side at Buchanan Field Airport, are in the beginning stages of building an approximate 2,000 square foot office building. The building permit process is nearing completion. Airport staff will continue to provide updates.

f. Discuss the reversion of the 280-288 Buchanan Field Road property back to the County, Buchanan Field Airport

The property located on the west side of Buchanan Field Airport reverted to the County on July 7, 2019. The building, which consists of warehouses and office space, is occupied by eight existing tenants. Seven tenants have chosen to enter into a month-to-month license agreement with the County. Airport staff have initiated the unlawful detainer process to have the remaining tenant removed. There is available space that could be used for the aviation technology and innovation attraction program. The Federal Aviation Administration (FAA) requires that non-aeronautical use must pay fair market value for property designated for aviation use. As such, staff has hired an appraiser to come out on Monday, August 19th, to do a fair market analysis of property.

g. Discuss the 17-acre development, Buchanan Field Airport

Airport staff have received the preliminary site plans and are negotiating lease terms with Montecito Development Company for the 17-acre parcel located on the west side of Buchanan Field Airport. The AAC expressed concern about the traffic impact on Marsh Drive once development begins. Traffic will be analyzed and addressed during the environmental review process.

h. General discussion of touring other regional airports with new GA terminals, Buchanan Field Airport

Several AAC members will be visiting other general aviation (GA) terminals at various airports to take pictures and note the pros and cons of each for discussion at the November 14th AAC meeting. The AAC asked if the architect, The KPA Group, could attend the meeting to discuss Buchanan Field's proposed GA building and share their experience as it relates to other GA terminal designs.

i. Discuss the new proposed locations of the public viewing plaza, control tower and other impacts with the new GA terminal, ARFF facility and administration office, Buchanan Field Airport

The AAC discussed how the proposed location of the new GA terminal location would impact adjacent areas such as the location of the control tower and public viewing plaza. The designated long-term location of a control tower (per the Airport Master Plan) is on the west side of Buchanan Field Airport near the large aviation hangar at 700 Sally Ride Drive. There is a desire to connect the public viewing plaza to the new terminal to make it more welcoming for the public.

j. Discuss FAA grant funding and project timing for the Runway 14L/32R pavement rehabilitation project, Buchanan Field Airport

\$5.3 million dollars in grant funding for the runway rehabilitation project has been tentatively approved by the FAA. The reason the approval is tentative is because the project bids came back higher than what was estimated and as such, the grant amount had to be adjusted and formally reapproved by the FAA.

k. Discuss the work plan to be submitted to the San Francisco Bay Regional Water Control Board (Water Board) regarding per and polyfluoroalkyl substances (PFAS), Buchanan Field Airport

Airport staff submitted the work plan for PFAS testing ahead of schedule. Staff are now waiting for written approval from the Water Board so they may proceed with testing. To give background, 31 commercial airports in California, were advised by the Water Board that the FAA required firefighting foam, contains PFAS substances which may be harmful to our health and water system.

l. Discuss the status of the airport innovation and technology business attraction program Buchanan Field and Byron Airport

Airport staff continue to develop a business attraction strategy to proactively position Buchanan Field and Byron Airport as designated test sites for aviation technology businesses (both established and emerging). Buchanan Field Airport currently has two tech startups and three companies have expressed interest in the Byron Airport. Staff reported the level of interest is incredible. The AAC thanked Chairman, Maurice Gunderson, and County staff for their efforts.

m. Discuss Byron Airport AAC meeting

The next AAC meeting will be held at Byron Airport at 500 Eagle Court, Byron, CA 94514 on Thursday, September 12, 2019, at 10:00 a.m..

FUTURE AGENDA ITEMS/COMMENTS

- Discuss and provide input for the proposed general aviation terminal, aircraft rescue and firefighting facility and administration office, Buchanan Field Airport (November agenda)
- Discuss the Byron Airport General Plan Amendment (Will Nelson, Department of Conservation and Development)
- Discuss the biology component of the ADEIR for the Byron Airport General Plan Amendment (October agenda)
- Discuss airport innovation opportunities with Contra Costa Transportation Authority (CCTA), Byron Airport (Randy Iwasaki, CCTA)
- Discuss new tenant and flight school, Skyview Aviation, LLC., Byron Airport
- General discussion of the Low Altitude Authorization and Notification Capability program for recreational drone use in controlled airspaces (October agenda)
- Discuss new proposed locations of the public viewing plaza, control tower and other impacts with the new general aviation terminal, aircraft rescue and firefighting facility and administration office, Buchanan Field Airport

ADJOURNMENT: The Chair adjourned the meeting at 10:58 a.m..

Noise Abatement Statistics

August 2019

	# Of Callers			Complaints		YTD 2019	YTD 2018	% CHANGE
	2019	2019	2018	2019	2018			
TOTAL NUMBER OF COMPLAINTS	22	28	14	149	118			26%
LOCATION OF COMPLAINTS								
Concord	2	3	7	28	57			-51%
Pleasant Hill	13	13	2	46	21			119%
Pacheco	1	1	0	5	3			67%
Martinez	4	9	2	17	6			183%
Byron	0	0	0	0	1			0%
Other	2	2	3	20	18			11%
Subtotal	22	28	14	116	106			9%
Special Events	0	0	0	33	12			175%
Total Number of Complaints	22	28	14	149	118			26%
COMPLAINTS ASSOCIATED WITH								
Buchanan Field Airport		24	10	117	88			
Byron Airport		1	0	1	1			
Law Enforcement/Lifeguard Lights		2	1	12	9			
Non-associated		1	3	19	20			
TIME OF INCIDENT								
Day (0700 - 1700)		17	6	95	74			
Evening (1700 - 2200)		2	4	18	22			
Night (2200 - 0700)		6	3	20	14			
All Times		3	1	16	8			
TYPE OF COMPLAINT								
Noise		23	7	72	52			
Low Flying		1	4	11	18			
Noise and Low Flying		4	2	64	41			
Too Many Aircraft		0	0	0	1			
Other		0	1	2	6			
TYPE OF AIRCRAFT								
Jet		7	3	23	26			
Propeller		19	6	87	48			
Helicopter		2	0	14	15			
All Types		0	1	7	9			
Unknown		0	4	18	20			
TOTAL AIRCRAFT OPERATIONS								
		10,892	9,848	68,084	78,827			-14%
COMPLAINTS PER 10,000 OPERATIONS								
		26	14	22	15			46%
COMPLAINTS PER 10,000 OPERATIONS - BUCHANAN ONLY								
		22	10	17	11			54%

January

(4) - Complaints from (1) Concord Household

April

(1) Non-assoc. unknown, Walnut Creek

June

(3) Special Event- Wings of Freedom

August

(1) Non- assoc. helicopter Martinez, outside control area
 (1) Other, low flying Jet, Walnut Creek
 (6) complaints from (1) Martinez resident

February

(1) Non-assoc. unknown, Walnut Creek

May

(3) Complaints from (1) Martinez individual

July

(1) Other, low flying, Walnut Creek

March

(5) Non-assoc. unknown, Antioch
 (1) non-assoc. jet, Walnut Creek

(1) Non-assoc. unknown, Pleasant Hill

(4) Complaints from (1) Concord Household
 (30) Special Event- Ford Tri-Motor

Contra Costa County Airports Monthly Operations Report

August 2019

	August 2019	August 2018	YTD 2019	YTD 2018	% CHANGE 2018/2019
AIRCRAFT OPERATIONS					
Total Operations	10,892	9,848	68,084	78,827	-14%
Local Operations	5,514	4,744	32,606	41,180	-21%
Itinerant Operations	4,194	3,790	26,466	27,861	-5%
Total Instrument Ops	989	1,109	7,387	8,055	-8%
FUEL FLOWAGE					
100 Octane	20,026	24,714	170,254	175,353	-3%
Jet Fuel	121,932	128,503	849,718	896,830	-5%
Total	141,958	153,217	1,019,972	1,072,183	-5%
BYRON INFORMATION					
Byron Fuel	13,192	12,089	80,438	69,837	15%
Bay Area Skydiving Fuel Purchased (gallons)	1,000	2,800	11,256	12,871	-13%
Glider Operations*					
Tow Aircraft		116	1,146	1,014	13%
Glider Aircraft		116	1,146	1,014	13%

* Glider Operations not submitted in time for AAC packet publishing.

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

The following certified Board Orders are attached:

- September 10, 2019..... *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Kevin Anderson for a shade hangar at Buchanan Field Airport effective August 15, 2019 in the monthly amount of \$140. (100% Airport Enterprise Funds)*
- September 10, 2019..... *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute, on behalf of the County, a consent to assignment of the lease of County-owned property at 5005 Marsh Drive, Concord, from CALSTAR Air Medical Services, LLC to REACH Air Medical Services, LLC. (100% Airport Enterprise Fund)*
- September 17, 2019..... *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with STOL Aviation, LLC. for a T-hangar at Buchanan Field Airport effective August 1, 2019 in the monthly amount of \$390. (100% Airport Enterprise Funds)*



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: September 10, 2019

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 Kevin Anderson for a Shade hangar at Buchanan Field Airport effective August 15, 2019 in the monthly amount of \$140.00, Pacheco area (District IV).

FISCAL IMPACT:

The Airport Enterprise Fund will realize \$1,680.00 annually.

APPROVE OTHER
 RECOMMENDATION OF CNTY ADMINISTRATOR RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: 09/10/2019 APPROVED AS RECOMMENDED OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: 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: September 10, 2019

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

ABSENT: John Gioia, District I
Supervisor

By: Stacey M. Boyd, Deputy

Contact: Beth Lee (925) 681-4200

cc:

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/shade hangars at Buchanan Field Airport. In 1977 Buchanan Airport Hangar Company amended their lease to allow for the construction of another 30-year lease with Contra Costa County for the construction of seventeen (17) additional hangars. Buchanan Airport Hangar Company was responsible for the maintenance and property management of the property during the lease period.

On September 1, 2000, the ninety-three (93) t- and shade hangars at Buchanan Field reverted to the County ownership pursuant to the terms of the above lease.

On November 14, 2006, the Contra Costa County Board of Supervisors approved the form of the T-Hangar and Shade Hangar Rental Agreement for use with renting the County's t-hangars, shade hangars, medium hangars, and executive hangars at Buchanan Field Airport.

On February 16, 2007, the additional seventeen (17) hangars at Buchanan Field reverted back to the County pursuant to the above referenced lease. This row included six (6) large hangars which were not covered by the approved T-Hangar and Shade Hangar Rental Agreement.

On February 23, 2007, Contra Costa County Board of Supervisors approved the new Large Hangar Rental Agreement for use with the large East Ramp Hangars.

On January 16, 2009, Contra Costa County Board of Supervisors approved an amendment to the T-Hangar and Shade Hangar Rental Agreement and the Large Hangar Rental Agreement (combined "Hangar Rental Agreements") which removed the Aircraft Physical Damage Insurance requirement. The Hangar Rental Agreements are the current forms in use for rental of all the County hangars at Buchanan Field Airport.

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: September 10, 2019

Subject: Approval of Consent to Assignment of Lease btwn County, CALSTAR, & REACH for Property located at CCR

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director of Airports, or designee, to execute, on behalf of the County, a consent to assignment of the lease between the County and the current tenant, CALSTAR Air Medical Services, LLC and the new tenant, REACH Air Medical Services, LLC to assign its lease of the County-owned property located at 5005 Marsh Drive, Concord, to REACH Air Medical Services, LLC.

FISCAL IMPACT:

The Airport Enterprise Fund will continue to receive lease and other revenue 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 County entered into a lease with CALSTAR Air Medical Services, LLC, in 2018 for property at the Buchanan Field Airport that is currently known as 5005 Marsh Drive, Concord (the Lease). CALSTAR now desires to assign all of its interest in the Lease to

APPROVE OTHER
 RECOMMENDATION OF CNTY ADMINISTRATOR RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **09/10/2019** APPROVED AS RECOMMENDED OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: 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: September 10, 2019

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

ABSENT: John Gioia, District I
Supervisor

By: Stacey M. Boyd, Deputy

Contact: Beth Lee (925) 681-4200

cc:

REACH Air Medical

BACKGROUND: (CONT'D)

Services, LLC (REACH). An assignment of the Lease requires the written consent of the County. REACH will continue to operate a medical air transportation business at Buchanan Field Airport. Staff recommends the County consent to the assignment because REACH is capable of satisfying the financial and business requirements of the Lease. The assignment will also provide for continuity of necessary air medical services at the Buchanan Field Airport.

CONSEQUENCE OF NEGATIVE ACTION:

Delay in approving the lease assignment could result in an interruption of necessary medical air transport services for the County and surrounding areas.

ATTACHMENTS

Consent to Assignment of Lease



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: September 17, 2019

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 STOL Aviation, LLC. for a T-hangar at Buchanan Field Airport effective August 1, 2019 in the monthly amount of \$390.00, Pacheco area (District IV).

FISCAL IMPACT:

The Airport Enterprise Fund will realize \$4,680.00 annually.

APPROVE OTHER
 RECOMMENDATION OF CNTY ADMINISTRATOR RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **09/17/2019** 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: September 17, 2019

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:

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/shade hangars at Buchanan Field Airport. In 1977 Buchanan Airport Hangar Company amended their lease to allow for the construction of another 30-year lease with Contra Costa County for the construction of seventeen (17) additional hangars. Buchanan Airport Hangar Company was responsible for the maintenance and property management of the property during the lease period.

On September 1, 2000, the ninety-three (93) t- and shade hangars at Buchanan Field reverted to the County ownership pursuant to the terms of the above lease.

On November 14, 2006, the Contra Costa County Board of Supervisors approved the form of the T-Hangar and Shade Hangar Rental Agreement for use with renting the County's t-hangars, shade hangars, medium hangars, and executive hangars at Buchanan Field Airport.

On February 16, 2007, the additional seventeen (17) hangars at Buchanan Field reverted back to the County pursuant to the above referenced lease. This row included six (6) large hangars which were not covered by the approved T-Hangar and Shade Hangar Rental Agreement.

On February 23, 2007, Contra Costa County Board of Supervisors approved the new Large Hangar Rental Agreement for use with the large East Ramp Hangars.

On January 16, 2009, Contra Costa County Board of Supervisors approved an amendment to the T-Hangar and Shade Hangar Rental Agreement and the Large Hangar Rental Agreement (combined "Hangar Rental Agreements") which removed the Aircraft Physical Damage Insurance requirement. The Hangar Rental Agreements are the current forms in use for rental of all the County hangars at Buchanan Field Airport.

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 Aviation Advisory Committee

2020 Meeting Schedule

Advisory Board Meeting Time/Location: 10:00am on the 2nd Thursday of every one (1) month at either Buchanan Field or Byron Airport.

JANUARY 9, 2020

FEBRUARY 13, 2020

MARCH 12, 2020

APRIL 9, 2020

MAY 14, 2020

JUNE 11, 2020

JULY 9, 2020

AUGUST 13, 2020

SEPTEMBER 10, 2020

OCTOBER 8, 2020

NOVEMBER 12, 2020

DECEMBER 10, 2020

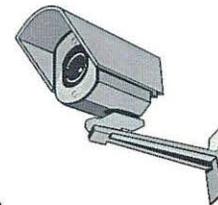
Airport Property

WARNING FEDERAL OFFENSE

Criminal activity on these premises in most cases is a federal offense, punishable by fines up to \$10,000 or imprisonment for up to 20 years. If the criminal activity causes an accident resulting in the loss of life or injury the punishment will be more severe. The Federal Bureau of Investigation (FBI) will be notified.

UNDER SURVEILLANCE

NOTICE: These premises are under 24-hour video surveillance.



Security Signs

Proposed Locations

Buchanan Field Airport

Legend

 Security Sign

Security Sign #1

Security Sign #2

Security Sign #3



C83 Security Signs

proposed locations

Legend

- 1L Approach
- Byron Airport - C83
- C83 Security Sign
- Transitional

C83 Security Sign #1

C83 Security Sign #2

Byron Airport - C83



Airport Capital Improvement Program - FISCAL YEARS 2020-2035 (rev 9/30/2019)

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

Project Description	Federal Funds	State Funds	Local Funds		Total \$	Environmental Impact Reg	Funds To Be Obligated	Completion Date
			PFC	Other				
Construct new General Aviation Terminal, ARFF equipment storage bay, ARFF office space, ARFF locker rooms and ARFF training room	\$5,400,000	\$270,000	na	\$330,000	\$6,000,000	Yes	5/1/2021	12/31/2022
Airport Master Plan Update	\$900,000	\$45,000	na	\$55,000	\$1,000,000	No	5/1/2022	12/31/2023
Design, engineering and environmental analysis of bid package for pavement rehabilitation of Taxiway Golf and Runway 01L run-up area (6,600 sq/yd)	\$180,000	\$9,000	na	\$11,000	\$200,000	Yes	5/1/2022	5/1/2023
Pavement rehabilitation of Taxiway Golf and Runway 01L run-up area (6,600 sq/yd).	\$1,080,000	\$54,000	na	\$66,000	\$1,200,000	Yes	5/1/2023	12/31/2024
Design, engineering and environmental analysis bid package for construction of Runway 01L/19R runway safety overruns	\$900,000	\$45,000	na	\$55,000	\$1,000,000	Yes	5/1/2023	5/1/2024
Design, engineering and environmental analysis of bid package for pavement rehabilitation of Main Ramp (11,700 sq/yd)	\$270,000	\$13,500	na	\$16,500	\$300,000	Yes	5/1/2024	5/1/2025
Construction of Runway 01L/19R runway safety overruns	\$4,500,000	\$225,000	na	\$275,000	\$5,000,000	Yes	5/1/2024	12/31/2026
Pavement replacement of Main Ramp area (11,700 sq/yd).	\$1,080,000	\$54,000	na	\$66,000	\$1,200,000	Yes	5/1/2025	12/31/2026
Construct new ATCT. Facility is 60 years old and will be displaced by new terminal building expansion.	\$10,800,000	\$540,000	na	\$660,000	\$12,000,000	Yes	5/1/2026	12/31/2028
Complete second phase of perimeter fencing, access control, CCTV security upgrades.	\$2,812,500	\$140,625	na	\$171,875	\$3,125,000	Yes	5/1/2027	12/31/2028

Airport Capital Improvement Program - FISCAL YEARS 2020-2035

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

Project Description	Federal Funds	State Funds	Local Funds		Total \$	Environmental Impact Reg	Funds To Be Obligated	Completion Date
			PFC	Other				
Replace 1500 gallon ARFF Vehicle	\$810,000	\$40,500	na	\$49,500	\$900,000	No	5/1/2028	12/31/2029
Pavement rehabilitation, with pavement marking removal/replacement, for Runways 14R/32L (2799' x 75') and 01R/19L (2770' x 75')	\$3,600,000	\$180,000	na	\$220,000	\$4,000,000	Yes	5/1/2029	5/1/2030
Design and engineering of bid package for pavement rehabilitation of Taxiway Juliet (23,218 sq/yd)	\$472,500	\$23,625	na	\$28,875	\$525,000	Yes	5/1/2029	12/31/2030
Asphalt pavement rehabilitation of Taxiway Juliet and Runway 32R run-up area (23,218 sq/yd).	\$1,980,000	\$99,000	na	\$121,000	\$2,200,000	Yes	5/1/2030	5/1/2031
Design, engineering and environmental analysis of bid package for pavement rehabilitation of Taxiway Alpha, Runway 19L and Runway 19R run-up areas (29,197 sq/yd)	\$652,500	\$32,625	na	\$39,875	\$725,000	Yes	5/1/2031	5/1/2032
Asphalt pavement rehabilitation of Taxiway Alpha, Runway 19L run-up area, and Runway 19R run-up area (29,127 sq/yd).	\$2,700,000	\$135,000	na	\$165,000	\$3,000,000	Yes	5/1/2032	12/31/2033
Airfield electrical system accessment to include runway and taxiway lighting, signage and regulators.	\$315,000	\$15,750	na	\$19,250	\$350,000	No	5/1/2033	12/31/2034
Update FAR Part 150 - Noise Exposure Map.	\$436,500	\$21,825	na	\$26,675	\$485,000	No	5/1/2033	12/31/2034
Noise monitoring and flight track system	\$1,215,000	\$60,750	na	\$74,250	\$1,350,000	No	5/1/2033	12/31/2034
Environmental, engineering, design, testing, purchase and installation of new taxiway edge lighting and airfield signs. Include magnetic runway heading evaluation. Replace all airfield electrical systems, i.e. wiring, regulators, etc.	\$2,250,000	\$112,500	na	\$137,500	\$2,500,000	Yes	5/1/2034	12/31/2035

Airport Capital Improvement Program - FISCAL YEARS 2020-2035 (rev 9/30/2019)

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

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

Airport Capital Improvement Program - FISCAL YEARS 2020-2035

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

Project Description	Federal Funds	State Funds	Local Funds		Total \$	Environmental Impact Req	Funds To Be Obligated	Completion Date
			PFC	Other				
Construction of 1500 foot Runway 12/30 extension. Also address Caltrans ponding concerns	\$3,780,000	\$189,000	na	\$231,000	\$4,200,000	Yes	5/1/2034	12/31/2035