

Contra Costa County
Aviation Advisory Committee
Meeting Agenda
550 Sally Ride Drive, Concord, CA 94520
Thursday, November 14, 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 October 10, 2019 Meeting Minutes**
- 4. Consider Consent Items**
 - a. Accept the airport Noise & Statistics Report (September 2019)
 - b. Accept the relevant Board actions that occurred on October 8th and 22nd of 2019
 - c. County Ordinance Noise violation letters from January to October 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. Review of Airport Items discussed at the November 2, 2019 MDPA Breakfast meeting
 - e. Discuss current gate access control policy
 - f. Discuss terminal building design update
 - g. Overview of Habitat Conservation Program for Byron Airport
 - h. Discuss status update of Development Proposed for Parcel C (northwest corner of Marsh Drive and Solano Avenue)
 - i. Discuss status update of the PFAS Work Plan for Buchanan Field Airport
 - j. Discuss status update of Development Proposed for 16 Acres across from the Director of Airport Office
 - k. Discuss New Aviation Development on 3 Acres at Byron Airport
 - l. Discuss status update for 3 Acre Light Industrial Project at Buchanan Field
- 6. Future Agenda Items**
- 7. Adjourn**

Next AAC Meeting (tentative): December 12, 2019 at 10:00am
Next Airport Committee Meeting (tentative): February 12, 2020 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	Y			1
Cody Moore	Airports Bus. Assoc.	cody@ccrjet.com	----	----	Y	ABS	ABS	Y	Y	Y	ABS	Y			3
Eric Meinbress	Member at Large	ericmeinbress@comcast.net	Y	Y	Y	ABS	Y	Y	Y	Y	Y	Y			1
Ronald Reagan	District 3	ron@rmsea.com	ABS	ABS	Y	Y	Y	Y	Y	ABS	Y	Y			3
Derek Mims	City of Pleasant Hill	derekmims@hotmail.com	ABS	Y	Y	ABS	Y	Y	Y	Y	Y	Y			2
Russell Roe	District 5	russroe@pacbell.net	Y	Y	ABS	Y	Y	ABS	ABS	ABS	Y	Y			4
Keith McMahan	City of Concord	keithmcmahan@gmail.com	ABS	Y	Y	Y	Y	Y	Y	Y	ABS	ABS			3
Roger Bass	District 2	twofivexray@yahoo.com	Y	ABS	ABS	Y	Y	Y	Y	Y	Y	Y			2
Maurice Gunderson	Member at Large	mauricegunderson@mac.com	Y	Y	Y	Y	ABS	Y	Y	Y	Y	Y			1
Tom Weber	District 4	Tr-weber@sbcglobal.net	Y	Y	Y	Y	Y	Y	Y	Y	ABS	Y			1
Emily Barnett	Member at Large	emilyebarnett@gmail.com	Y	Y	Y	Y	Y	Y	Y	Y	ABS	Y			1
Donna Dietrich	Airport Neighbor - Pacheco	concordcascade_mgr@equitylifestyle.com	Y	ABS	ABS	Y	ABS	ABS	Y	Y	ABS	ABS			6
Steven Starratt	Airport Neighbor - Byron	starratt@pacbell.net	Y	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	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
OCTOBER 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
Steven Starratt, Airport Neighbor – Byron Airport
Roger Bass, District II
Cody Moore, Airport Business Association
Tom Weber, Vice Chair, District IV
Eric Meinbress, Member At-Large
Dale Roberts, District I
Derek Mims, City of Pleasant Hill
Russell Roe, District V
Ronald Reagan, District III

ABSENT: **Keith McMahan, City of Concord**
Donna Dietrich, Airport Neighbor – Pacheco

STAFF PRESENT: Keith Freitas, Director of Airports
Russell Milburn, Assistant Director - Operations
Mark Goodwin, District III, Chief of Staff

COMMENTS
BY CHAIR: Chair Maurice Gunderson welcomed the attendees.

PUBLIC COMMENT PERIOD:

Keith Freitas acknowledged Alina Zimmerman's promotion to Secretary of the Public Works-Administration Division. Airport staff will be moving through the standard County process to back fill the position.

APPROVAL OF
9/12/19 MINUTES: **Moved by Ronald Reagan; seconded by Russell Roe, Yes: Emily Barnett, Tom Weber, Eric Meinbress, Steven Starratt, Dale Roberts, Cody Moore, Roger Bass and Maurice Gunderson. No: None. Abstained: None. Absent: Keith McMahan and Donna Dietrich.**

APPROVAL OF
CONSENT ITEMS: **Moved by Roger Bass; seconded by Maurice Gunderson, Yes: Emily Barnett, Tom Weber, Eric Meinbress, Steven Starratt, Dale Roberts, Cody Moore, Roger Bass and Maurice Gunderson. No: None. Abstained: None. Absent: Keith McMahan and Donna Dietrich.**

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)

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 discussed the deficiencies with Dudek, and they have reluctantly agreed to edit and clean the document prior to having County staff review again. Will Nelson, the project manager, is giving Dudek one more chance to revise and submit the ADEIR. If unsuccessful, staff will have to cancel the contract and staff will move through the standard County process of putting out a new solicitation. The revised ADEIR is expected to be submitted this month to County staff. The AAC expressed their frustrations with Dudek. Airport staff thanked the AAC for their efforts in assisting with and taking action as deemed necessary as it relates to the Byron Airport general plan amendment.

c. Discuss the Bay Area Aviation Technology Test Site (BA²T²S) update

Keith Freitas acknowledge that the County has some official warehouse hanger space, such as 280 and 288 Buchanan Field Road, available to market for startup companies interested in coming to both Buchanan Field and Byron Airport. Maurice Gunderson expressed UAV development at the Byron Airport is an allowable use under the current airport general plan because they are aviation related and therefore are not impacted by the general plan amendment process. The Singapore Economic Development Board stopped by for a tour and to discuss aviation testing opportunity. The Singapore Board was very intrigued at what the County is doing here and looks forward to doing future business with the Airport. Director Freitas expressed that in 30 years in aviation, he's never seen this amount of energy and interest in the airports potential.

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

Emily Barnett expressed concern that the new terminal will affect the public viewing plaza. Keith Freitas talked about how much space the new terminal will take and fencing around the ramp so that people will have an area to walk around. New restrooms will be proximate to, and available for the public viewing area. Concerns of where JSX and others will go during the construction process were raised, however, Keith Freitas said we will address that when the time comes. Airport staff will meet with Federal Aviation Administration (FAA) following week to discuss funding. Would like to start construction in 2021. Roger Bass asked AAC board members to send pictures of any airports that they might be visiting soon.

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

Russell Milburn went over rules, violations, and consequences. Keith Freitas then went to explain the importance of not piggy backing through the gates and that a tenant has a problem with this situation to

immediately contact operations. Tenant/affiliate should stop in front of gate to make sure it closes completely, and that no unauthorized person has entered. Eric Meinbress suggested a softer approach with tenant. Talks of additional signs being put up at the gate to help remind tenants of the rules Tenant should make sure affiliate members knows and follows all the rules. Emily Barnett brought up the possibility of rewarding tenants who follow the rules. The AAC thanked both Keith Freitas and Russell Milburn for attending the breakfast and bringing awareness to gate access pros and cons.

f. Discuss and accept the AAC meeting schedule for 2020

Ronald Reagan moved for the approval of the 2020 AAC meeting schedule and it was 2nd by Maurice.

g. Discuss airport security and the proposed location for them, Buchanan Field and Byron Airport

Russell Milburn presented a draft of proposed new "Airport Video Monitoring" signs, and their proposed placement, for both Buchanan and Byron. Concerns were brought up that in a 30mph zone users will not see or pay attention to a sign and just ride right past it. Ronald Reagan suggests putting sign somewhere where traffic is slower or stopped. Russell Milburn explained that the size they plan on using is 8x8 ft, which will be hard to miss and will consider speed for locations. The idea to also light the signs was also discussed.

h. Discuss and review proposed Buchanan Field and Byron Airport FAA Capital Improvement program 2020-2035

Keith Freitas mentioned upcoming meeting with FAA regarding funding for the County's capital improvement program list. They discussed projects eligible for funding, with the new terminal coming up first. Ronald Reagan had some concerns with Byron Airport being last on the list. Self-serving fuel is slowly moving through the permit process. Maurice Gunderson acknowledged how well Keith Freitas did with putting together the 2020-2035 Capital Improvement Program.

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 Bay Area Aviation Technology Test Site (BA²T²S)**
- **Discuss driving on airport grounds and challenges**
- **Discuss statement showing support to Will Nelson of the Department of Conservation and Development not being help responsible for the lack of the contractor's activity**
- **Discuss MDPA updates**
- **Discuss grant award**
- **Discuss self-serving fuel**
- **Discuss LAANC update**

ADJOURNMENT: The Chair adjourned the meeting at 11:23 AM.

FINAL

**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.

Noise Abatement Statistics

September 2019

	# Of Callers		Complaints		YTD	YTD	% CHANGE
	2019	2019	2018	2019	2018		
TOTAL NUMBER OF COMPLAINTS	19	20	8	169	126	34%	
LOCATION OF COMPLAINTS							
Concord	1	1	3	29	60	-52%	
Pleasant Hill	11	12	2	58	23	152%	
Pacheco	1	1	0	6	3	100%	
Martinez	2	2	0	19	6	217%	
Byron	0	0	0	0	1	0%	
Other	4	4	3	24	21	14%	
Subtotal	19	20	8	136	114	19%	
Special Events	0	0	0	33	12	175%	
Total Number of Complaints	19	20	8	169	126	34%	
COMPLAINTS ASSOCIATED WITH							
Buchanan Field Airport		15	3	132	91		
Byron Airport		0	0	1	1		
Law Enforcement/Lifeguard Lights		0	1	12	10		
Non-associated		5	4	24	24		
TIME OF INCIDENT							
Day (0700 - 1700)		11	4	106	78		
Evening (1700 - 2200)		0	0	18	22		
Night (2200 - 0700)		5	2	25	16		
All Times		4	2	20	10		
TYPE OF COMPLAINT							
Noise		5	2	77	54		
Low Flying		2	2	13	20		
Noise and Low Flying		9	3	73	44		
Too Many Aircraft		1	0	1	1		
Other		3	1	5	7		
TYPE OF AIRCRAFT							
Jet		5	1	28	27		
Propeller		7	2	94	50		
Helicopter		1	3	15	18		
All Types		2	1	9	10		
Unknown		5	1	23	21		
TOTAL AIRCRAFT OPERATIONS							
		8,055	10,073	76,139	88,900	-14%	
COMPLAINTS PER 10,000 OPERATIONS							
		25	8	22	14	57%	
COMPLAINTS PER 10,000 OPERATIONS - BUCHANAN ONLY							
		19	3	17	10	69%	

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

February
(1) Non-assoc. unknown, Walnut Creek

May
(3) Complaints from (1) Martinez individual

July
(1) Other, low flying, Walnut Creek

September
(3) Non-assoc, unknown, Walnut Creek
(1) Non-Assoc, unknown, Brentwood
(1) Non-assoc. Power line Helicopter, Martinez
(1) Non-assoc. exhaust smell, Pleasant Hill

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

September 2019

	September 2019	September 2018	YTD 2019	YTD 2018	% CHANGE 2018/2019
AIRCRAFT OPERATIONS					
Total Operations	8,055	10,073	76,139	88,900	-14%
Local Operations	3,740	5,011	36,346	46,191	-21%
Itinerant Operations	3,385	3,898	29,851	31,759	-6%
Total Instrument Ops	772	970	8,159	9,025	-10%
FUEL FLOWAGE					
100 Octane	20,813	23,258	191,067	198,611	-4%
Jet Fuel	109,189	103,899	958,907	1,000,729	-4%
Total	130,002	127,157	1,149,974	1,199,340	-4%
BYRON INFORMATION					
Byron Fuel	13,623	15,592	94,061	85,429	10%
Bay Area Skydiving Fuel Purchased (gallons)	475	3,200	11,731	16,071	-27%
Glider Operations*					
Tow Aircraft	0	102	1,208	1,116	8%
Glider Aircraft	0	102	1,208	1,116	8%

*Glider Tow Aircraft Unavailable in September

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

The following certified Board Orders are attached:

- October 8, 2019..... **AUTHORIZE** the Director of Airports, or designee, to negotiate a ground lease and development terms between the County, as the landlord, and the Contra Costa County Fire Protection District, as the developer, for approximately 3 acres of land located on the southeast corner of Center Avenue and Marsh Road in Concord, which site is part of Buchanan Field Airport. (100% Airport Enterprise Funds)
- October 8, 2019..... **APPROVE and AUTHORIZE** the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with JRM Equipment, LLC for a shade hangar at Buchanan Field Airport effective September 13, 2019, in the monthly amount of \$140. (100% Airport Enterprise Funds)



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: October 8, 2019

Subject: Contra Costa Airports-Authorization to Negotiate Ground Lease & Dvpmnt Terms for Approx. 3 Acres of County-Owned Land at Buchanan Field Airport, Dst 4

RECOMMENDATION(S):

AUTHORIZE the Director of Airports, or designee, to negotiate a ground lease and development terms between the County, as the landlord, and the Contra Costa County Fire Protection District, as the developer, for approximately 3 acres of land located on the southeast corner of Center Avenue and Marsh Road in Concord, which site is part of Buchanan Field Airport.

FISCAL IMPACT:

There is no negative impact on the County 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 development site is approximately 3 acres of land owned by the County that is located at the southeast corner of Center Avenue and Marsh Road in Concord, on the west side of Buchanan Field Airport (the Site). Any business proposal for the Site would have to be consistent with the Buchanan Field Airport Master Plan and the County's General Plan to be eligible for consideration. The Site is unimproved and has been designated for non-aviation use on the Buchanan Field Airport Master Plan.

APPROVE

OTHER

RECOMMENDATION OF CNTY ADMINISTRATOR

RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: 10/08/2019 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: October 8, 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: (CONT'D)

The Contra Costa County Fire Protection District (Fire District) has been looking for a new location for its Station 9. Currently, Station 9 is located in Pacheco, a few blocks from Buchanan Field Airport. Fire District staff appear to believe that the Site would be an ideal location for the new Station 9, especially since it is only about 3 blocks east of the existing facility. The contemplated new Station 9 will include ramp space and crew quarters to support conventional emergency services and a joint helicopter air medical and emergency response program with REACH Air Medical Services, LLC.

This project will proceed with the traditional environmental review and lease development processes. The Station 9 development project will be presented to the Aviation Advisory Committee, the Airport Committee, and any other party deemed relevant to enhance community relations and collaborative relationships.

In accordance with Federal Aviation Administration grant assurances, the Fire District must pay fair market value rent, based on like uses, for the use of airport land. As a result, the development of the Site will lead to increased revenues to the Airport Enterprise Fund. In addition, it is anticipated that the development of the Site for this particular public use will improve local emergency services and expand economic development activity at Buchanan Field Airport. This development will also facilitate the growth and development that has been identified in the adopted Buchanan Field Airport Master 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 negotiating a ground lease and development terms will result in a delay in the development of the Site, which could negatively impact the Airport Enterprise Fund and County General Fund, and a delay in the anticipated enhancement of local emergency services, which could negatively impact public safety.



**Contra
Costa
County**

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: October 8, 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 JRM Equipment, LLC for a shade hangar at Buchanan Field Airport effective September 13, 2019, in the monthly amount of \$140.00, Pacheco area (District IV).

FISCAL IMPACT:

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

BACKGROUND:

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

APPROVE
 OTHER
 RECOMMENDATION OF CNTY ADMINISTRATOR
 RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: 10/08/2019 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: October 8, 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: (CONT'D)

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 AIRPORTS

550 Sally Ride Drive • Concord, CA 94520-5550 • (844) 359-8687 • Fax (925) 646-5731

August 28, 2019

Attitude Aviation Inc.

Dear Attitude Aviation:

Buchanan Field Airport is surrounded by noise sensitive communities and as a result, a Noise Ordinance was enacted in 1988 to limit noise disturbances caused by certain types of operations during the night hours as well as limit noisier models of aircraft from operating at Buchanan Field Airport. Airports staff is working to be as good a neighbor as possible and we request your assistance in support.

On August 23, 2019, a Cessna 172R (N411ES) registered to your company was identified, via Federal Aviation Administration (FAA) Air Traffic Control Tower (ATCT) recordings, performing training operations until approximately 10:16pm, and was the source of multiple noise complaints from our neighbors. Please be advised your training operations after 10:00 pm were in violation of the Contra Costa County Airport Ordinance (Ordinance) 87-8/88-82 and we ask that you refrain from similar actions in the future. The Ordinance prohibits training operations between the hours of 10:00 pm and 7:00 am during weekdays and 10:00 pm and 8:00 am on weekends.

In addition, we ask that you please utilize the noise abatement procedures at Buchanan Field in order to minimize potential future community disturbances. A copy of the Ordinance and Noise Abatement Brochure are attached for your reference.

If you have any questions regarding this letter, or would like to discuss, please call me at (844) Fly-ToUs or (844) 359-8687.

Sincerely,

A handwritten signature in black ink that reads "Daniel Wick".

Daniel Wick

Administrative Services Assistant II

Attachments

cc: Anne O. Chief of Staff District IV
Keith Freitas, Director of Airports
Beth Lee, Assistant Director of Airports



CONTRA COSTA COUNTY AIRPORTS

550 Sally Ride Drive • Concord, CA 94520-5550 • (844) 359-8687 • Fax (925) 646-5731

September 12, 2019

KSX Aviation Services LLC.

Dear KSX Aviation Services:

Buchanan Field Airport is surrounded by noise sensitive communities and as a result, a Noise Ordinance was enacted in 1988 to limit noise disturbances caused by certain types of operations during the night hours as well as limit noisier models of aircraft from operating at Buchanan Field Airport. Airports staff is working to be as good a neighbor as possible and we request your assistance in support.

On September 11, 2019, a Diamond DA-40 (N202LS) registered to your company was identified, via Federal Aviation Administration (FAA) Air Traffic Control Tower (ATCT) recordings, performing training operations from approximately 11:06pm to 11:43pm, and was the source of a noise complaint from our neighbors. Please be advised your training operations after 10:00 pm were in violation of the Contra Costa County Airport Ordinance (Ordinance) 87-8/88-82 and we ask that you refrain from similar actions in the future. The Ordinance prohibits training operations between the hours of 10:00 pm and 7:00 am during weekdays and 10:00 pm and 8:00 am on weekends.

In addition, we ask that you please utilize the noise abatement procedures at Buchanan Field in order to minimize potential future community disturbances. A copy of the Ordinance and Noise Abatement Brochure are attached for your reference.

If you have any questions regarding this letter, or would like to discuss, please call me at (844) Fly-ToUs or (844) 359-8687.

Sincerely,

A handwritten signature in cursive script that reads "Daniel Wick".

Daniel Wick
Administrative Services Assistant II

Attachments

cc: Anne O, Chief of Staff District IV
Keith Freitas, Director of Airports
Beth Lee, Assistant Director of Airports



CONTRA COSTA COUNTY AIRPORTS

550 Sally Ride Drive • Concord, CA 94520-5550 • (844) 359-8687 • Fax (925) 646-5731

October 24, 2019

Brian

Dear

Buchanan Field Airport is surrounded by noise sensitive communities and as a result, a Noise Ordinance was enacted in 1988 to limit noise disturbances caused by certain types of operations during the night hours as well as limit noisier models of aircraft from operating at Buchanan Field Airport. Airports staff is working to be as good a neighbor as possible and we request your assistance in support.

On October 23, 2019, a Piper PA-28-180 (N16374) registered in your name was identified, via Federal Aviation Administration (FAA) Air Traffic Control Tower (ATCT) recordings, performing training operations until approximately 10:35pm, and was the source of a noise complaint from our neighbors. Please be advised your training operations after 10:00 pm were in violation of the Contra Costa County Airport Ordinance (Ordinance) 87-8/88-82 and we ask that you refrain from similar actions in the future. The Ordinance prohibits training operations between the hours of 10:00 pm and 7:00 am during weekdays and 10:00 pm and 8:00 am on weekends.

In addition, we ask that you please utilize the noise abatement procedures at Buchanan Field in order to minimize potential future community disturbances. A copy of the Ordinance and Noise Abatement Brochure are attached for your reference.

If you have any questions regarding this letter, or would like to discuss, please call me at (844) Fly-ToUs or (844) 359-8687.

Sincerely,

Daniel Wick
Administrative Services Assistant II

Attachments

cc: Anne O, Chief of Staff District IV
Keith Freitas, Director of Airports
Beth Lee, Assistant Director of Airports

Contra Costa County Airports Buchanan Field and Byron

Aviation Advisory Committee

Byron Airport Habitat Management Program

November 14, 2019

Habitat Management Land (HML) at the Byron Airport

Byron Airport HML

- Conservation Easement with California Department of Fish and Wildlife (CDFW) from June 8, 1993 to retain 814 acres at the Byron Airport in a natural condition for the preservation and enhancement of the San Joaquin Kit Fox and their habitat.

Brushy Creek Conservation Bank

- Conservation Easement with CDFW from November 7th, 2011 to retain 120 acres north of the Byron Airport in a natural condition for the conservation and enhancement of Burrowing Owls and their habitat. Donated to County in June of 2016.



Byron Airport HML Program

- **Habitat Management Plan**, specifies actions and goals for HML, such as target grass heights, in support of Kit Fox.
- **Range Manager**, minimum of 7 visits per year to the HML to report on habitat conditions and to monitor cattle grazing, which is conducted via pasture leases with the County.
- **Wildlife Biologist**, on-call services in support of Habitat Management Plan requirements, such as a biennial and every-fifth-year visit, to monitor special-status species habitat and use of the HML.



San Joaquin kit fox, Red Legged Tree frog, California tiger salamander, Fairy Shrimp

Brushy Creek Conservation Bank Program

- **Habitat Management Plan**, specifies actions and goals for HML such as target grass heights in support of Burrowing Owl.
- **Range Manager**, minimum quarterly visits per year to the HML to report on habitat conditions and to monitor cattle grazing, which is conducted via pasture leases with the County.
- **Range Manager**, performs biennial visit to monitor Burrowing Owl use of the HML.



EAST CONTRA COSTA COUNTY HABITAT CONSERVANCY

- The East Contra Costa County Habitat Conservancy is a joint powers authority formed by the cities of Brentwood, Clayton, Oakley and Pittsburg and Contra Costa County to implement the East Contra Costa County Habitat Conservation Plan
- Intended to provide regional conservation and development guidelines to protect natural resources while improving and streamlining the permit process for endangered species and wetland regulations.

