



Agenda

AIRPORTS COMMITTEE

June 9, 2021

11:00 A.M.

550 Sally Ride Drive, Concord

VIRTUAL MEETING INSTRUCTIONS

<https://zoom.us/j/95045702296pwd=YjNTRINLMWZwSVJSMUw4aEdOb0F5dz09>

By Phone

Dial-in: (669) 900-6833

Meeting ID: 950 4570 2296

Passcode: 587385

Supervisor Diane Burgis, Chair
Supervisor Karen Mitchoff, Vice Chair

Agenda Items:

Items may be taken out of order based on the business of the day and preference of the Committee

1. Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).
3. Review and Approve record of meeting for March 10, 2021 (Chair)
4. Receive Update from the Aviation Advisory Committee Chair (Emily Barnett)
5. Discuss the Byron General Plan Amendment
 - a. Discuss progress regarding the Byron Airport General Plan Amendment (Daniel Barrios, Department of Conservation and Development)
 - b. Request to allocate \$140,000 of Mariposa Community Benefit Funds
6. Discuss the Airport Innovation and Business Attraction Program, Buchanan Field and Byron Airport
7. Discuss Airport's Project Development Update
 - a. Discuss Proposed Development of 4.1-acre phase 1 aeronautical use at, Byron Airport
 - b. Discuss ARFF/Storage Building, Byron Airport
 - c. Discuss Con Fire Station 9 to Airport property, Buchanan Field
 - d. Discuss Development of 16-acres non-aeronautical use, Buchanan Field
 - e. Discuss 0.86-acre Development at Buchanan Field
8. Terminal Building, Buchanan Field
9. Discuss Security Project, Buchanan Field
10. Future Agenda Items
11. The next meeting is currently scheduled for September 9, 2021
12. Adjourn

The Airports Committee will provide reasonable accommodations for persons with disabilities planning to attend Airports Committee meetings. Contact the staff person listed below at least 96 hours before the meeting.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Airports Committee less than 96 hours prior to that meeting are available for public inspection at 550 Sally Ride Drive, Concord, during normal business hours.

Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact:

Keith Freitas, Airports Director
Phone (925) 681-4200, Fax (925) 646-5731
keith.freitas@airport.cccounty.us



Contra Costa County Board of Supervisors

Subcommittee Report

3.

AIRPORTS COMMITTEE

Meeting Date: 06/09/2021
Subject: Review and Approve Record of meeting March 10, 2021
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

Referral Update:

Recommendation(s)/Next Step(s):

Review and Approve record of meeting for March 10, 2021 (Chair)

Attachments

[Airport Committee Minutes 3-10-21](#)



Contra Costa County Board of Supervisors

Subcommittee Report

4.

AIRPORTS COMMITTEE

Meeting Date: 06/09/2021
Subject: Receive update from the Aviation Advisory Chair
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter:

Contact:

Referral History:

Referral Update:

Recommendation(s)/Next Step(s):

Receive Update from the Aviation Advisory Committee Chair (Emily Barnett)

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

5. a.

AIRPORTS COMMITTEE

Meeting Date: 06/09/2021

Subject: Discuss progress regarding the Byron Airport General Plan Amendment (Daniel Barrios, Department of Conservation and Development)

Submitted For: AIRPORTS COMMITTEE,

Department: Airports

Referral No.:

Referral Name:

Presenter:

Contact:

Referral History:

The Byron Airport Master Plan, adopted in 2005, identified a diversity of aviation and airport-related land uses for the long-term build-out of the airport. To fully implement the Airport Master Plan, it is necessary to adopt a General Plan Amendment (GPA) to allow for the range of contemplated land uses. The GPA requires an environmental review pursuant to the California Environmental Quality Act (CEQA).

In December 2012 the Board of Supervisors authorized the Department of Conservation and Development (DCD) to initiate a GPA for Byron Airport, to be funded from the Mariposa Community Benefits Fund. DCD staff is overseeing the project in collaboration with Airports Division staff.

In April 2015 DCD staff issued a Request for Proposals for the Byron Airport Development Program and CEQA analysis. Only two proposals were received, and only one was within the budget for the project as established at the time. That August the Board of Supervisors approved a \$180,545 contract between Contra Costa County and Dudek, Inc., to prepare a development scenario for Byron Airport and the environmental impact report (EIR) for the GPA.

At the April 2016 Airport Committee meeting there was a general discussion about the project. Staff and the Committee expressed dissatisfaction with the apparent lack of progress. In the weeks following the meeting, staff of DCD and Airports, and the consultant, had several discussions to determine why the environmental review was not proceeding as originally planned. The consultant indicated they were having difficulty formulating an acceptable project description, which forms the basis for the environmental review, because:

- The Airport Land Use Compatibility Plan (ALUCP) predates the 2005 Byron Airport Master Plan and does not accurately reflect proposed aviation activities and proposed non-aviation development.
- The ALUCP policies for Byron Airport are overly restrictive compared to those for Buchanan Airport and relative to current guidance per the California Airport Land Use Planning Handbook published by Caltrans.

While ALUCPs generally do not apply to airports themselves, the 2005 Master Plan specifically states that the policies and regulations of the ALUCP are applicable to Byron Airport, thereby artificially limiting what can occur on the airport property. Staff and the consultant determined that the best way forward would be to expand the scope of the project to include updating portions of the ALUCP pertaining to Byron Airport. While this would extend the project timeline and increase cost, the final product would be consistent and compatible General Plan, zoning, ALUCP, and Master Plan documents for Byron Airport. On July 20, 2016, the Airport Committee reviewed the revised scope of work and directed staff to prepare a contract amendment for approval by the Board of Supervisors.

In March 2017 Dudek presented the Airport Committee with updated development scenarios for Byron Airport. In the months following the meeting, DCD and Airports staff worked to refine the project description. With the project description seemingly complete, in September 2017 DCD issued the Notice of Preparation (NOP), which formally began the EIR process.

Also in September 2017, Airports staff began discussions with Caltrans regarding Byron Airport's classification (i.e., rural versus suburban). This classification affects the allowable intensity of aviation and airport-related development, which in turn could impact the airport's long-term economic viability. Classifying Byron as a suburban airport would be more consistent with its FAA designation as a reliever airport, and the long-term build-out as detailed in its Master Plan. However, Byron Airport is surrounded by undeveloped land that is outside the Urban Limit Line, giving the impression that the airport should be classified as rural. Dudek's work on the DEIR slowed significantly while the airport classification issue was being resolved because the project's impact in certain environmental topic areas (e.g., Traffic, Air Quality, Greenhouse Gas Emissions, Noise, Energy) could not be determined until the intensity of development was known.

In January 2018, Airports staff received a letter of interest from Mark Scott Construction, Inc., to develop and lease a light industrial project on the approximately 36.3 acres located generally northeast of the main runway.

In March 2018, Dudek indicated that the administrative draft EIR (ADEIR) would be submitted for County staff's review in June or July, and that completion of the Transportation section was delaying the submittal. Throughout 2018 the project was delayed by the traffic subconsultant's inability to complete the traffic impact analysis (TIA) that forms the basis for the DEIR Transportation section.

In May 2018, Dudek presented the draft ALUCP update materials to the Airport Land Use Commission. Following this meeting, the project description was again refined.

In August 2018, the Mark Scott proposal was expanded to potentially include an 11.67-acre private parcel located on Armstrong Road between airport property and the Byron-Bethany Irrigation District Canal. Because this private property was not part of the original EIR scope, it was

necessary to perform additional environmental studies and revise several sections of the ADEIR (e.g., Aesthetics, Biological Resources, Cultural Resources, Hazardous Materials). The expansion also pushed the overall project over the threshold for requiring a water supply assessment (WSA) pursuant to Senate Bill 610. Ultimately, these revisions to the ADEIR and preparation of the WSA caused little-to-no delay because of the ongoing delay in preparing the traffic analysis.

On November 6, 2018, Dudek submitted the first TIA for staff's review. The analysis assumed a substantial portion of future airport-related development might be commercial, which inflated the projected vehicle trip generation to an unrealistic level. The proposed mitigation measures, which included installation of traffic signals at several local intersections, construction of new turn pockets and lanes, and widening of nearby roads, were impractical and cost prohibitive.

On December 13, 2018, Airports staff met with Dudek to again revise the project description so that a new, more realistic TIA could be prepared. On the same day, Dudek submitted the first few sections of the ADEIR for staff's review. The remaining sections were submitted throughout January and into February 2019. Staff reviewed several sections of the ADEIR and found myriad problems including flawed analysis, portions copied and pasted from other EIRs, and numerous grammatical errors. Staff also reviewed the second TIA and determined it was woefully inadequate, in large part because it was not prepared in accordance with the Contra Costa Transportation Authority Technical Procedures. The ADEIR was so flawed that continued review was a drain on staff's time. Dudek indicated it would prepare a second ADEIR responding to staff's initial comments.

The second ADEIR was submitted in June 2019. Staff began its review and again found the sorts of problems that plagued the original ADEIR. Staff also reviewed the third TIA and found it to be flawed. DCD and Airports staff met with Dudek's regional director, Steve Peterson, on August 4, 2019, to discuss the problems with the ADEIR and Dudek's continued poor performance. Mr. Peterson requested that County staff complete its review of the ADEIR and guaranteed that the draft EIR (DEIR) would meet the County's expectations.

On November 21, 2019, staff from DCD, Airports, and Transportation Engineering met with Dudek to review a proposed updated TIA that included additional study intersections. Following this meeting, Dudek submitted a revised technical memo to DCD and Transportation Engineering staff for review prior to beginning traffic counts at the proposed intersections. County staff has reviewed this memo and provided their comments to Dudek with direction to begin the traffic counts at the established locations. DCD staff continues to review the ADEIR concurrently with the TIA study.

On May 26, 2020, Dudek submitted a revised technical memo to DCD and Transportation Engineering staff for review prior to beginning traffic counts at the proposed intersections that responded to County staff's comments on the previous proposal. The proposal provided a revised plan for traffic counts to comply with CCTA requirements, included VMT analysis, and put forth a plan for covering the additional costs associated with the expanded scope of work. County staff has reviewed this memo and provided their comments to Dudek with guidance to move forward with the traffic analysis and a proposal for the additional cost. HCP staff has provided their comments on the Biology section of the ADEIR.

On August 24, 2020, DCD staff and Dudek reached consensus on the technical and administrative aspects of the new traffic impact analysis, and on August 31, 2020 Dudek indicated that the analysis had begun. The TIA is expected to take approximately 6-8 weeks to complete. At the previous meeting of the Airport Committee, DCD staff was directed to work with Dudek to complete the ADEIR by the end of the year 2020. With this timeline, DCD staff continues to review the ADEIR concurrently with the TIA's production. Numerous sections that are not directly influenced by the TIA have been reviewed and returned to Dudek for editing. DCD staff expects that by the time of the November 5, 2020 Airport Committee meeting, all non-TIA-related sections will have been sent to Dudek and that DCD staff will have received the TIA for review and distribution to other appropriate County staff. Staff acknowledges that Dudek has put considerable effort into correcting the problems that plagued previous versions of the ADEIR, and the current ADEIR shows much improvement overall compared to previous drafts.

The Airport Committee directed County staff to work with Dudek to complete the ADEIR by the end of the year 2020. Unfortunately, staff was unable to meet this timeline. Although this deadline was not met, significant progress was still achieved. On November 2, 2020, Dudek provided the latest draft of the new traffic impact analysis (TIA), which was then forwarded to DCD Transportation Planning and Public Works Transportation Engineering staff. DCD Transportation Planning provided comments on November 24, 2020, and a meeting was convened on December 17, 2020, with DCD Advance Planning, DCD Transportation Planning, PWD Transportation Engineering, and Dudek staff. At this meeting, the majority of TIA comments were either resolved or clearly communicated to Dudek, most of which were minor. Two more significant issues required further internal analysis and discussion – the scope of the TIA and financing for the required traffic improvements. On February 11, 2021, a final memo in response to the TIA was sent to Dudek with the remaining comments from DCD Transportation Planning and PWD Transportation Engineering with comments on the two outstanding issues and proposed solutions. Aside from the TIA, other notable milestones were also achieved. All sections of the EIR not related to the TIA were reviewed by staff and returned to Dudek with generally minor edits requested. The only exception to this was the Utilities section, in which the provision of water and sanitary services is discussed. Working with PWD Airports staff and Dudek, an action plan was solidified on how to provide sufficient water and sanitary service to the airport, which has historically plagued this EIR. Additionally, Dudek's contract was extended through the year 2021.

Referral Update:

On March 18, 2021, County staff and Dudek were able to agree on a strategy to move forward with the additional info needed for the traffic impact analysis (TIA). After receiving approval of the strategy, Dudek revised and resubmitted the TIA to staff on April 6, 2021. After internal review, County staff determined that this version of the TIA is adequate for use in the ADEIR on April 15, 2021. With this determination, Dudek worked to revise the ADEIR sections related to the TIA, as well as the remaining sections of the ADEIR staff had already provided comments on. On April 28, 2021, Dudek resubmitted a new complete draft of the ADEIR, which staff is currently reviewing at the time this memo is being updated. At this point, the sections not related to the TIA have been deemed acceptable, and DCD Advance Planning and Transportation Planning has reviewed the Transportation section with minimal comments on its contents. Comments from PWD Transportation Engineering on this section are also anticipated within the next few business days. Staff anticipates completing review of all remaining sections within the next two weeks and is striving to place the EIR into public review by the end of May, assuming all comments remain minimal.

Staff acknowledges that Dudek continues to put considerable effort into correcting the problems that plagued previous versions of the ADEIR,

and this April 2021 version of the ADEIR shows even greater improvement overall compared to previous drafts. Staff also continues to push both County and Dudek staff to finalize the Draft EIR for circulation.

Recommendation(s)/Next Step(s):

Discuss progress regarding the Byron Airport Development Program. Staff continues to review the ADEIR. The anticipated timeframe for completion of the DEIR is the end of May 2021. The next step after completion of the DEIR will be the public review period, which will last from 45-60 days.

Fiscal Impact (if any):

As amended, the contract with Dudek is for \$272,586, to be paid out of the Mariposa Community Benefits Fund. This figure does not include County staff costs associated with the project.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

5. b.

Meeting Date: 06/09/2021
Subject: Request to allocate \$140,000 of Mariposa Community Benefit Funds
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

The Mariposa Energy Project Community Benefit Fund (Mariposa Fund) was established to enhance and support the Byron Airport. To date, \$349,270 has been allocated to undertake a General Plan Amendment (GPA) and related environmental review process to provide consistency with, and allow for the range of contemplated land uses in, the 2005 Byron Airport Master Plan. The Department of Conservation and Development (DCD) has requested an additional \$140,000 from the Mariposa Fund to cover a deficit for staff costs to bring the GPA process to completion.

Of the current \$349,270 allocated Mariposa Fund total, \$272,586 was for the consultant and the balance of \$76,684 was to cover DCD and Public Works staff costs. The remaining items to be completed are the Notice of Completion, draft Environmental Impact Report (DEIR) circulation, public review of the DEIR, final EIR preparation, staff report, formulation and analysis, and public hearings at both the Planning Commission and Board of Supervisors.

The total DCD and PW staff costs through April 8, 2021, are \$197,639.28 which is \$120,955.28 over the approved allocation. DCD has requested an additional Mariposa Fund allocation to cover the deficit and provide an additional funding to cover the remaining staff costs to complete the project. Please note that this project has been underway since 2013; the environmental analysis has changed over time which has resulted in more staff time needed to redirect and review the work.

Referral Update:

Recommendation(s)/Next Step(s):

Discuss the request to allocate an additional \$140,000 from the Mariposa Fund to the GPA project.

Fiscal Impact (if any):

If approved, the total Mariposa Fund allocated to the GPA process will be increased to \$489,270.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

6.

AIRPORTS COMMITTEE

Meeting Date: 06/09/2021

Subject: Discuss the Airport Innovation and Business Attraction Program, Buchanan Field and Byron Airport

Submitted For: AIRPORTS COMMITTEE,

Department: Airports

Referral No.:

Referral Name:

Presenter:

Contact:

Referral History:

On January 16, 2018, the Board of Supervisors (Board) ratified the execution of a Letter of Intent between the County and the California department of Technology to partner in participating in the FAA sponsored Unmanned Aerial System (UAS) Integration Pilot Program (IPP). District III, District IV, and Public Works Department – Airports staff continue to explore business opportunities with UAS companies. On March 10, 2020, the Board authorized a Master Administrative Agreement with the University of Alaska Fairbanks to establish a partnership through which Buchanan Field and Byron airports will be included in the Pan-Pacific UAS Test Range Complex.

Referral Update:

Airport staff continues to market UAS and AI opportunities at Buchanan Field and Byron Airports. Airport staff continue to receive multiple requests for testing at Byron and Buchanan Field Airports. The companies include Wing, Kitty Hawk, Matternet, Rain, AEye, Essential Aero, Buoyant Technology, and Neural Propulsion Systems.

Nick Adkin and James Parrish with the University of Alaska Fairbanks and the Pan-Pacific UAS Test Range toured the Byron Airport on May 25, 2021. They had planned to visit their new UAS test site partner in 2020, but due to the pandemic the trip was delayed. Additionally, the Pan-Pacific UAS Test Range has updated their website and now includes Buchanan Field and Byron Airports listed as a partner satellite UAS test site.

On April 15, 2021, XWing in their Cessna Grand Caravan performed the first fully autonomous gate to gate demonstration of a commercial cargo aircraft at Buchanan Field Airport. The Cessna Caravan conducted a flight that had it leave the gate, taxi, take-off, land and return to the gate entirely on its own. The most recent round of funding, now totaling \$55 million, brings the company value to \$400 million. This growth in their business has also lead to them looking for additional hangar and office space. The company is now looking for aircraft parking for three Cessna Caravans and 40-50 employees.

Recommendation(s)/Next Step(s):

Discuss the Airport Innovation and Business Attraction Program, Buchanan Field and Byron Airport. Continue to work with various UAS entities to explore business and partnership opportunities.

Fiscal Impact (if any):

The fiscal impact has generally been limited to the Airport Enterprise Fund and associated with staff time.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

7. a.

AIRPORTS COMMITTEE

Meeting Date: 06/09/2021
Subject: Discuss Proposed Development of 4.1-acre phase 1 aeronautical use at, Byron Airport
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

The development site is 4.14 acres of land owned by the County and located on the west side of Eagle Court at the Byron Airport. The site is designated for aviation use on the Byron Master Plan.

On September 18, 2019, the County received a letter of interest to develop the 4.14 acres at the Byron Airport. On September 19, 2019, the Contra Costa County Public Works – Airports Division solicited for competitive interest to develop the 3 acres. The solicitation period ended on October 14, 2019, and the County did not receive any additional letters of interest.

On November 5, 2019, the Board authorized Airports Staff to negotiate lease and development terms with Mark Scott Construction, Inc.

Project approval and construction was delayed due to the lender's requirement to have leases signed with subtenants prior to commencing construction. To facilitate the project, Airports staff worked with the development team to break the initial project into three phases. Three separate leases were developed along with option agreements for the later phases. All three leases and the option agreements were approved by the Board of Supervisors at their January 5, 2021 meeting. The developer has executed the lease for the first phase. The project sponsor has also secured the building permits for the project.

Referral Update:

The project sponsors are working with Public Works staff to get clearance of their stormwater and clean water requirements for the project. Construction will commence immediately upon satisfactory completion of the stormwater and clean water elements.

Recommendation(s)/Next Step(s):

Discuss the 4.14-acre development, Byron Airport. This is a general discussion about the status of the proposed project.

Fiscal Impact (if any):

None.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

7. b.

Meeting Date: 06/09/2021
Subject: Discuss ARFF/Storage Building, Byron Airport
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter:

Contact:

Referral History:

Contra Costa County Airports started looking at putting up a building to house the Aircraft Rescue Fire Fighting (ARFF) apparatus after upgrading the ARFF equipment at the Byron Airport in 2018 and additional Operations equipment used for airport maintenance. A 50 X 50 metal prefabricated building was purchased and the design process for the permitting of the building was started. Design and permitting was completed in Spring 2020. The Airports Division is using a Public Works on-call contract with Aztec Consultants, Inc. for the construction of the building.

Referral Update:

The Contractor has completed all utility relocation, poured the concrete slab for the building, installed all the red steel (frame) and is partially completed with insulation and siding. The project is on track for its July 1st completion date.

Recommendation(s)/Next Step(s):

Airport staff will relocate supplies and equipment used by Operations and the ARFF apparatus into the new building upon completion. Hangar C2 (current storage location and ARFF building until the newer apparatus was purchase) will then be released for rental.

Fiscal Impact (if any):

There is no impact to the General Fund. The construction and purchase of the building will use the Board approved Mariposa Funds of approximately \$104,000 and Airport Enterprise Funds for additional costs with total expected cost of approximately \$450,000.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

7. c.

AIRPORTS COMMITTEE

Meeting Date: 06/09/2021
Subject: Discuss Con Fire Station 9 to Airport property, Buchanan Field
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

ConFire has identified a preferred location to relocate Fire Station 9 which is an approximate 3-acre site of land located generally east/northeast of the Center and Willow Street intersection on the west side of Buchanan Field Airport. The project will also include an air ambulance component in collaboration with REACH Air Medical. The desired location of the fire station is designated for non-aviation use and the hangar location is designated for aviation use on the adopted Airport Master Plan. CEQA analysis of the site is currently underway.

On October 8, 2019, the Board authorized Airports Staff to negotiate lease and development terms for 3-acres of County owned land at Buchanan Field Airport. The Buchanan Field Flood Report update is nearing completion which will provide the mitigation options for projects located along the drainage ditch on the west side of the airport. This project will be located in the Flood Report impacted area. Due to the space constraints and ditches, Airport staff requested the FAA to determine that the combined air ambulance and fire station project would be an acceptable use on land noted for aviation use on the Airport Layout Plan. The FAA responded that as the fire station serves the broader community, we would have to undertake a release process to use aviation land for a non-aviation purpose. Airport staff has provided further project detail to the FAA about the combined and interrelated nature of the full project and asked for a reconsideration of their determination.

Referral Update:

Public Works Capital Projects and Environmental staff are working with environmental consultants to perform the necessary environmental analysis for the federal National Environmental Policy Act (NEPA) as required by the FAA to make a release of land for non-aeronautical use determination.

Recommendation(s)/Next Step(s):

Discuss the proposed relocation of Confire Station 9 to Airport property, Buchanan Field. This is a general discussion about the status of the proposed project.

Fiscal Impact (if any):

None.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

7. d.

Meeting Date: 06/09/2021
Subject: Discuss Development of 16-acres non-aeronautical use, Buchanan Field
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

FAA forecasts are used to determine long-term demand for aviation facilities and the amount of land needed for those facilities. The land denoted for aviation use on an airport layout plan (ALP) correlates to the long-term aviation facility needs.

The existing ALP shows the approximate 16-acres of vacant land on the northeast of Marsh Drive and Sally Ride Drive (generally across from the Airports Division office) for aviation use. In order for that land to be used for aviation facilities, a taxilane would need to be extended from the airfield. Further, that taxilane would cross Sally Ride Drive causing it to be severed. Thus, a new second connection to Marsh Drive would be required on the north end so that tenants can continue to access their hangars/buildings once the taxilane is installed. These combined improvements would be very expensive which would likely cause the land to remain vacant and unproductive.

The current forecasts for the ALP update indicate there is substantially more land currently reserved for aviation uses than needed to meet future demand. This, combined with the high cost to connect this property to the airfield, make the 16-acres economically infeasible for aviation use. As such, it was determined that this land should be released for non-aviation use.

County staff discussed the findings the FAA Airport District Office staff and they conceptually agreed with the approach and suggested that a land release request package be prepared in order for them to make a determination. The cost to prepare a documented categorical exclusion (CATEX) is approximately \$122,000. 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.

Subsequently, the Airports Division received a letter of interest to develop this property for non-aviation use. A competitive solicitation process commenced, and the County did not receive any competitive interest. On December 4, 2018, the Board authorized negotiations for a ground lease and development terms with the Montecito Development Company, LLC for the approximate 16-acres. Completion of the FAA release of the 16-acres for non-aeronautical use is required before a lease can be executed.

An Exclusive Negotiating Agreement (ENA) between Montecito Development Company and the County was reviewed by the Board at their May 7, 2019 meeting. The ENA is necessary for the development team to identify potential tenant(s) and to feel confident in proceeding with all of the review processes, including Federal NEPA environmental review, necessary to complete the FAA process for the release of the land for non-aviation uses. It will also enable the parties to proceed with the land use entitlement process and the CEQA process, as mandated by State law.

On June 18, 2019, the FAA sent written confirmation of their intent to release the airport property for non-aeronautical use. The final FAA approval of the land release request will be based on successful completion and review of the formal land release package submittal by the County. On September 9, 2019, FAA staff found a copy of a letter that released the land for non-aviation use dated October 18, 1982, and FAA staff confirmed that this past action is still applicable. County staff is in process of negotiating lease and development terms with Montecito Development Company team. The Buchanan Field Flood Report update has been completed and provides the mitigation options for this project as it located along the drainage ditch on the west side of the airport.

Referral Update:

The project sponsor is working with staff from the Department of Conservation and Development as they perform the environmental studies and analysis to secure planning entitlements for the property.

Recommendation(s)/Next Step(s):

Discuss the 16-acre development, Buchanan Field. This is a general discussion about the status of the proposed project.

Fiscal Impact (if any):

The Airport Enterprise Fund will no longer need to be used to cover the additional land release project expenses.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

7. e.

AIRPORTS COMMITTEE

Meeting Date: 06/09/2021
Subject: Discuss 0.86-acre Development at Buchanan Field
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter:

Contact:

Referral History:

The development site is approximately 0.86 acres of land owned by the County and located on the west side of the Buchanan Field Airport on the north end of Sally Ride Drive. The site is designated for aviation use on the Buchanan Field Master Plan.

In February 2020, the County received a letter of interest to develop the 0.86 acres at Buchanan Field. In accordance with the Airport Division's standard, the Airport Division solicited for competitive interest in developing the parcel prior to making a developer 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 of developers interested in developing land at either of the County airports. The County did not receive any other letters of interest to develop this property.

On March 31, 2020, the Board authorized Airports staff to negotiate lease and development terms with VOLY RE, LLC. VOLY RE withdrew their development interest in early January 2021.

Referral Update:

On March 30, 2021, the Board authorized Airports staff to negotiate lease and development terms with Mark Scott Construction, Inc.

Recommendation(s)/Next Step(s):

Discuss the 0.86-acre development proposed for Buchanan Field. This is a general discussion regarding the status of the project.

Fiscal Impact (if any):

None.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

8.

AIRPORTS COMMITTEE

Meeting Date: 06/09/2021
Subject: Terminal Building, Buchanan Field
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter:

Contact:

Referral History:

The Buchanan Field Airport Master Plan adopted by the Board on October 28, 2008, identifies a new general aviation terminal (Terminal) on the capital improvement list. The Terminal will replace the existing terminal building at the north end of John Glenn Drive. The Terminal would include space for the Airports Division Administrative staff, Airport Rescue and Fire Fighting (ARFF) staff and equipment, public space to support scheduled/unscheduled air service providers, office space for aviation businesses, and general public meeting space.

The Airports Division currently rents office space from one of the airport businesses and moving those functions into the Terminal will allow for expansion, while resulting in a long-term savings to the Airport Enterprise Fund. The first critical step in this process is to design the facility in order to refine project costs and undertake the environmental review process.

On February 27, 2018, the Board authorized the submission of an Airport Improvement Program (AIP) grant to the FAA and the California Department of Transportation-Division of Aeronautics (Caltrans) for the design of the ARFF eligible component of the new Terminal. The County was awarded a total of \$283,500 from the FAA and Caltrans for design of the ARFF portion of the facility.

On October 1, 2018, Airport staff issued a Request for Proposals (RFP) for the Terminal architectural services to the five firms prequalified as a company to perform engineering and planning services for Contra Costa County Public Works Department - Airports Division (Airports). The Proposals were due by 5:00 pm on December 13, 2018. The Airports received three proposals from The KPA Group, Stevens & Associates, and C & S Companies.

A Selection Committee comprised of County staff and members of the Aviation Advisory Committee, reviewed and scored the three proposals based on the criteria noted in the RFP. The ranking outcome was The KPA Group was the unanimous top ranked firm, C & S Companies was ranked second, and Stevens & Associates was ranked third.

Upon completion of the design process, Airport staff will forward a second FAA and Caltrans grant application approval request to the Board, while applications will seek funds for the construction of the ARFF related Terminal components.

Referral Update:

The KPA Group has been working on design plans for the ARFF facility, administrative office and general aviation terminal. The plans have been reviewed by the Aviation Advisory Committee at several meetings. Airport staff and the architects held a stakeholder workshop on January 22, 2020, to elicit final comments to on the site plan and design. The environmental review process has been completed. The KPA Group is finalizing layout and anticipates having the construction documents completed by late fall. WSP has been retained to act as a Construction Manager for the County. The Contra Costa County Board of Supervisors approved the project plan set and specifications and authorized staff to solicit for construction bids. The County received seven construction bids on March 11, 2021 which ranged in cost from \$12,990,000 to \$15,975,000. County staff reviewed the bids and found that the lowest responsive bidder was W.E. Lyons Co. at \$12,990,000. The bid amount, however, was much higher than the engineer's estimate of \$11,700,000. As a result, Airports staff has been working with the FAA to secure additional funding to move this project to construction. The Board of Supervisors approved a contract with W.E. Lyons Co. at their April 27, 2021 meeting.

Recommendation(s)/Next Step(s):

Discuss the new draft terminal, administration office and aircraft rescue and firefighting facility, Buchanan Field. This is a general discussion regarding status of the site plan and design of the new facility. Airport staff will schedule a meeting with the FAA to review the project in advance of submitting an AIP grant application for the construction of the ARFF component. The consultant have completed the construction level documents. A modular building was delivered on May 3, 2021, to temporarily house JSX during the project construction. Construction is expected to start in late summer 2021.

Fiscal Impact (if any):

The total cost for architectural services through construction management is \$1,092,209 of which \$765,002 is related to the terminal and office design. The County received a grant in the amount of \$270,000 from the FAA and \$13,500 from Caltrans for the design portion of the ARFF facility. The Airport Enterprise Fund will pay the grant match and all non-grant eligible costs, including the design of the Airport's administrative office space and general aviation portion of the facility. A revised grant request for construction of the facility will be submitted for FY 2021 funding, with an approximate total cost of \$16,964,000.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

9.

AIRPORTS COMMITTEE

Meeting Date: 06/09/2021
Subject: Discuss Security Project, Buchanan Field
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter:

Contact:

Referral History:

Contra Costa County Public Works Airports Division applied for a \$3,125,000 grant based on bid for security upgrades at Buchanan Field by the Federal Aviation Administration. The Board authorized the grant on June 16, 2020 and Kimley Horn was contracted to do the design of the project on November 1, 2020. The Board approved putting the project out for bid on March 2, 2021. Kimley Horn completed the design and the Project was put out for bid.

Referral Update:

The bid opening in April revealed bids that were significantly higher than expected with the lowest responsible bidder at \$6,440,432.00. The Airport continued the normal grant process with the Federal Aviation Administration. If the FAA cannot find additional grant funds for the Project the Airport will have to cancel the Project or reduce the work scope and rebid the Project.

Recommendation(s)/Next Step(s):

Provided the FAA can find additional funds and upon receiving approval for the project to move forward, initiate the contract process with the Contractor. The Board would then approve that contract and construction will begin this summer.

Fiscal Impact (if any):

There will be no impact to the General Fund. The Federal Aviation Administration has planned to fund approximately \$3,125,000, with any additional funding provided by Caltrans (\$140,000) and the Airport Enterprise Fund, however without additional funds from the FAA the Project will have to be delayed or canceled.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

10.

AIRPORTS COMMITTEE

Meeting Date: 06/09/2021
Subject: Future agenda items
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter:

Contact:

Referral History:

Referral Update:

Recommendation(s)/Next Step(s):

Attachments

No file(s) attached.



**Contra Costa County
Board of Supervisors**

Subcommittee Report

11.

AIRPORTS COMMITTEE

Meeting Date: 06/09/2021
Subject: The next meeting is currently scheduled for September 9, 2021
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

Referral Update:

Recommendation(s)/Next Step(s):

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

12.

AIRPORTS COMMITTEE

Meeting Date: 06/09/2021
Subject: Adjourn
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter:

Contact:

Referral History:

Referral Update:

Recommendation(s)/Next Step(s):

Attachments

No file(s) attached.
