



AIRPORTS COMMITTEE

December 14, 2016
10:00 A.M.
550 Sally Ride Drive, Concord

Supervisor Mary Piepho, 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
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Present: Mary N. Piepho, Chair
Karen Mitchoff, Vice Chair

Staff Present: Will Nelson, Principal Planner, Department of Conservation and Development
Keith Freitas, Director of Airports
Beth Lee, Assistant Director of Airports
Alina Zimmerman, Airport Clerk

1. Introductions
2. Review and Approve record of meeting for July 20, 2016 (Chair)
 - AYE: Chair Mary N. Piepho, Vice Chair Karen Mitchoff
 - Passed
3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).

None.
4. Receive update from the Aviation Advisory Committee (Ronald Reagan, Aviation Advisory Committee Chair)

Ronald Reagan, Chair of the Aviation Advisory Committee (AAC), reviewed the AAC discussion items from the past three months of September, October, and November:

- ***Mariposa Energy - Some environmental testing was conducted in September and October which created a need for plant outage in those months***
- ***Measure X - Barely missed approval. The process will need to be re-started***
- ***Buchanan and Byron Construction Projects - Future projects include security fencing upgrades at both Airports and a paving reconstruction of Taxiway Echo and Kilo and Runway 14L/32R at the Buchanan Field Airport***
- ***AAC Tenant Appreciation Awards - The awards went to California Shock Trauma Air Rescue and REACH Air Medical Services***

- *JetSuiteX - Lisa Whalen stressed the importance of marketing and the steps that they are taking to implement their plan*
- *Learning to Fly video - Airport staff is seeking comments and/or changes to the draft video*
- *The AAC voted to approve the bylaws as revised by the County*
- *Wildlife Hazard Management Program - A bird strike reported at Buchanan by PSA prompted a discussion of the Wildlife Hazard Management Program. Operations performs field inspections twice a day which include looking for wildlife hazards*
- *2015/2016 Budget - Revenues are up to 115% while expenses are down to 89% from what was budgeted*
- *TDMC Hangar - A request for proposals notification went out in an effort to quickly identify a tenant. Committee member Tom Weber was selected to represent the AAC on the section committee to review and rank the proposals*
- *The Strategic Plan Update - Scheduled to be completed in March 2017*
- *Concord Jet Services Fundraiser - 700 people attended the event and \$1.8 million was raised for the John Muir Health Foundation*
- *The 2016 annual report for the AAC was submitted*
- *There was discussion regarding the At Large positions that was vacant and one that will be open as of March, 2017*

5. Parcel C Sales Tax Apportionment Agreement Between County and City of Concord (Review and Discuss)

This is the 4.6 acre parcel across from the Lithia Dealership on Marsh Drive. The Board of Supervisors approved the agreement on December 6, 2016 and it should go before Concord City Counsel on January 10, 2017.

6. 700 Sally Ride Drive Aircraft Hangar Vacancy (Review and Discuss)

Revenue from the TDMC Hangar (700 Sally Ride Drive) represents about 5% of the annual Airport Enterprise Revenue total. Airport staff started an aggressive marketing campaign in mid-October 2016. As a result, three proposals were received. All three proposals were ranked, and then it was scheduled on the Board of Supervisors' December 13, 2016 meeting agenda to authorize staff to negotiate with the respondents in priority ranking order. The top ranked proposal was from The Conco Companies, the second was Pacific States Aviation, and the third ranked proposal was from Blackhawk Aviation and the Vietnam Helicopters. The goal is to get as close as possible to the current revenue level.

7. Byron General Plan Amendment Update (Review and Discuss)

Will Nelson, Department of Conservation and Development (DCD), stated that the contract was amended to include updating the Airport Land Use Compatibility Plan

(ALUCP). In the first quarter of 2017, we will have the new development scenario. The General Plan is being amended in order to be in total conformity with the Airport Master Plan. The ALUCP is under the jurisdiction of the Airport Land Use Commission (ALUC), and the General Plan and re-zoning are under jurisdiction of the Board of Supervisors. In the end, everything will need to be consistent with the Airport Master Plan.

8. 3-Acre Non-Aviation Business Park Development at Buchanan Field (Review and Discuss)

This is a three acre property located on the northwest corner of Marsh Drive and Sally Ride Drive. Montecito Commercial Group submitted their development plan application with DCD in November of 2016. Their goal is to start construction by the summer of 2017.

9. 4.6-Acre Development Interest at Buchanan Field (Review and Discuss)

Parcel C is a 4.6 acre property on the northwest corner of Marsh Drive and Solano Way. Two business parties are interested in developing the site. Their request for proposals, which includes a \$10,000 cashier's check, is due by January 11, 2017. John Montagh with the City of Concord (City) will be involved in the selection process as the City will be managing the entitlement process. The proposals will then be taken to the Board to move forward.

10. Future Agenda Items

- *Byron General Plan for March 2017*
- *Review the draft for the Learning to Fly video*

11. The next meeting is tentatively scheduled for March 22, 2017.

12. Adjourn

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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, Committee Staff
Phone (925) 681-4200, Fax (925) 646-5731
keith.freitas@airport.cccounty.us