

TO: BOARD OF SUPERVISORS  
FROM: Mark DeSaulnier, Supervisor District IV  
DATE: July 25, 2006  
SUBJECT: COUNTY AIRPORTS



D. 2  
Contra  
Costa  
County

SPECIFIC REQUEST(S) OR RECOMMENDATION(S) & BACKGROUND AND JUSTIFICATION

**RECOMMENDATION:** As Buchanan Field and Byron Airport are important to the current and future transportation needs of Contra Costa County, the Board of Supervisors hereby adopts a position of encouraging business development at, and improvement of, these vital facilities.

**RECOMMENDATION:** The Director of Airports for Contra Costa County shall report to the Office of the County Administrator on policy matters related to the County's airports, while continuing to work in the Department of Public Works for administration, fiscal, personnel support services and day to day operations.

**RECOMMENDATION:** The Director of Airports shall have the authority to conduct day-to-day business for Contra Costa County's airports, including, but not limited to, proffering recommendations to the Board of Supervisors on hangar leases and managing the operations and maintenance of the County's airports.

**RECOMMENDATION:** Direct the County Administrator's Office to work with the Director of Airports to research and evaluate the most effective methods of streamlining County policies and processes in order to promote greater development at our County's airports. Direct these departments to report back on their findings to the Board of Supervisors within 90 days.

**RECOMMENDATION:** Direct the Director of Airports to actively market business opportunities at Buchanan Field and Byron Airport and report to the Airport Ad Hoc Sub-committee on progress, as well as, current issues, projects and fiscal conditions.

CONTINUED ON ATTACHMENT: ☐ YES SIGNATURE: \_\_\_\_\_  
\_\_\_\_\_  
RECOMMENDATION OF COUNTY ADMINISTRATOR RECOMMENDATION OF BOARD COMMITTEE  
\_\_\_\_\_  
APPROVE OTHER

SIGNATURE(S): \_\_\_\_\_  
ACTION OF BOARD ON 07/25/2006 APPROVE AS RECOMMENDED ☒ OTHER \_\_\_\_\_

VOTE OF SUPERVISORS  
☒ UNANIMOUS (ABSENT: none)  
AYES: \_\_\_\_\_ NOES: \_\_\_\_\_  
ABSENT: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

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.

CONTACT:

ATTESTED 07/25/2006  
JOHN CULLEN, CLERK OF THE BOARD  
OF SUPERVISORS AND COUNTY  
ADMINISTRATOR

CC:

BY \_\_\_\_\_, DEPUTY

**BACKGROUND:** Buchanan Field and Byron Airport have a significant amount of real property that could be developed for aviation and aviation-related needs. Such needs are not currently being met.

Where appropriate, development of empty parcels of property would provide additional revenue to both the County General Fund and the Airport Enterprise Fund. The airport receives no funding from the General Fund. Increased taxes and fees collected from development would provide the county with an additional revenue stream.

The unique needs and requirements of airport property management requires more streamlined decision making authority particularly since the airport already funds its own operations through the Airport Enterprise Fund. Having the Director of Airports report to the County Administrator's Office on policy issues would provide the necessary checks and balances and streamline the development of Buchanan Field and Byron properties.

Buchanan Field and Byron Airport properties offers significant development opportunities for both aviation and non-aviation businesses, as well as undeveloped parcels in the area surrounding the airport. These properties should be marketed by the County to encourage construction.

## ADDENDUM to D.2

July 25, 2006

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On this day, the Board of Supervisors considered approving recommendations to improve operational efficiency and economic viability of the County airports.

Supervisor DeSaulnier noted that this item is intended to focus on the importance of airports working more directly with the County Administrator's Office and with the Board of Supervisors. He added that there is also universal respect for Public Works staff and the airports' staff.

The Chair called for public comment. The following people spoke:

Dianne Cole, Friends of Concord Airport, suggested that related language should be reviewed for clarity to avoid future confusion;

Keith McMahon, Greater Concord Chamber of Commerce, said that the President and CEO of the Concord Chamber of Commerce support this Board Order, excepting that the airport should report to the County. He commented that the nature of the Concord Airport has changed over the years from mainly recreational flying to a more business-oriented airport, and he noted that larger airports typically report to the Board through Joint Powers of Agreements (JPAs), Boards, or Commissions. He also submitted written comments to the Board;

David Evans, Aircraft Owners and Pilots Association, noted that currently there are at least six Buchanan Field projects approved but not begun because of administrative hold-ups. He said he believes the proposed steps could help streamline the processes;

David Dolten, AAC and Concord Chamber, stated support of the recommendations;

Russell Roe, Martinez resident, commended Supervisor DeSaulnier for his continued support of and follow-through for the airport. He expressed concern about changing the reporting structure, noting that routine matters have always gone through Public Works, and stating that extra reporting could just be creating extra government.

Supervisor Piepho noted that the fourth recommendation on the Board Order is to have a review of the issues and a report back to the Board in 90 days. She said she believes the concerns of the speakers could be addressed as part of that process.

Supervisor DeSaulnier said he does think there is an opportunity for streamlining, but noted his preference that airport management report directly to the County Administrator's Office. He said the airport is a very high profile facility and thinks there should be a more transparent process.

Supervisor Uilkema requested that the issue of hangar leases be reviewed to evaluate the pros and cons of the process, and the findings be discussed in the report scheduled to come back to the Board.

John Cullen, County Administrator, clarified, referring to the second Recommendation on the Board Order, that administration, fiscal, personnel support services and other day to day operations matters would still be addressed by working with the Public Works Department.

Supervisor DeSaulnier said yes. The Supervisor suggested the language in second paragraph of the Board Order be amended to read: "The Director of Airports for Contra Costa County shall report directly to the Office of the County Administrator, rather than to the Department of Public Works, on all matters concerning the County's airports."

Chair Gioia noted that airports create policy issues that can go way beyond Public Works, especially when you begin to consider how airports fit in with community needs.

*By a unanimous vote with none absent, the Board of Supervisors took the following action:*

**DIRECTED** the County Administrator's Office to work with the Director of Airports to research and evaluate the most effective methods of streamlining County policies and processes in order to promote greater development at our County's airports; and **DIRECTED** that these departments return to the Board of Supervisors within 90 days to report on their findings.