



AIRPORTS COMMITTEE

RECORD OF ACTION FOR
November 13, 2019

Supervisor Diane Burgis, Chair
Supervisor Karen Mitchoff, Vice Chair

Present: Diane Burgis, Chair
Karen Mitchoff, Vice Chair

Staff Present: Will Nelson, Principal Planner, Department of Conservation and Development; Daniel Barrios, Department of Conservation and Development; Mark Goodwin, Chief of Staff, District III; Anne O, Chief of Staff, District IV; Keith Freitas, Director of Airports; Beth Lee, Assistant Director of Airports

1. Introductions

Chair Supervisor Burgis welcomed the attendees.

2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).

There were no public comments.

3. Review and Approve record of meeting for September 11, 2019 (Chair)

September 11, 2019 minutes were approved. Yes: Chair Supervisor Burgis and Vice Chair Supervisor Mitchoff, No: none; absent: None.

AYE: Chair Diane Burgis
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4. Receive an update from the Aviation Advisory Committee Chair (Maurice Gunderson)

Chair, Maurice Gunderson could not make it to the meeting. The Secretary of the Aviation Advisory Committee (AAC), Emily Barnett, attended and spoke on his behalf. She updated the Airport Committee on significant items that have come before the AAC meetings September 2019 through October 2019. There were a few highlights brought up, one being the Aircraft Noise Reports and Outreach. This is a continuing subject, which directly impacts the relationships between airport constituents and surrounding communities. Airport staff responds to noise reports promptly and professionally and works with the community to mitigate the issue.

Another key discussion item was the Bay Area Aviation Technology Test Site (BA²T²S), which is an initiative of airport management to attract emerging aviation technology and development to Buchanan Field and Byron Airport. At the September meeting at Byron

Airport, a demonstration of semi-autonomous drone technology was presented by a potential BA²T²S tenant. Buchanan Field and Byron has drawn interest from several potential BA²T²S entities.

Mr. Randy Iwasaki of the Contra Costa County Transportation Authority presented a comprehensive review of the Vasco-Byron Highway connector and the significance of funding being decided by upcoming ballot measures.

The commercial development of non-aviation sites at Buchanan Field provides significant funds to the Airport Enterprise Fund. As such, Airport staff has requested releases from the FAA that allow for non-aviation development of these sites. Airport Staff has also solicited proposals for commercial or light industrial development of these sites.

The Byron Airport General Plan Amendment project has been underway since August 2015 and, unfortunately, a date of completion has not yet been established, owing largely to delayed performance by the consultant. The AAC has discussed the project in detail at each meeting from November 2018 through October 2019, focusing on tasks remaining to complete the project including schedule, milestones, and status of deliverables.

5. Discuss progress regarding the Byron Airport General Plan Amendment (Will Nelson, Department of Conservation and Development)

Will Nelson acknowledged that he and Beth Lee reached out to the consultant, Dudek, to express their frustrations with the second draft of the Byron Airport General Plan Amendment. After some discussion, Dudek, eventually agreed to review and resubmit to the county in October 2019 and although it is better than the previous draft, Will was still disappointed that some of the grammatical issues and other issues he specifically pointed out were not addressed. Another significant issue with the project is the traffic study. A meeting is set for November 21, 2019, with Airport staff, DCD, the project engineer, Public Works transportation engineer and the consultant to revise and improve the traffic report. Both Supervisors, Burgis and Mitchoff, gave Will the authority to terminate the contract if the consultants cannot deliver an adequate document.

6. Discuss Historic Noise Complaint Data for Buchanan Field Airport

Airport Staff presented the committee with an Annual Aircraft Operations & Noise Complaint graph from 1986-2018, with completed aircraft operations compared to noise complaints. Supervisor Mitchoff expressed that she is very pleased with the statistics because even with fewer operations the percentage of complaints are much lower, compared to SFO who handles about 10,000 noise complaints a month.

7. Discuss FAA Grant Funding (\$5,300,000) for Runway 14L/32R Pavement Replacement Project, Buchanan Field Airport

Keith Freitas expressed that after 2 years of working with the FAA, the Airport was awarded a \$5.3 million FAA grant and a Cal-Trans \$150,000 match grant. Airport staff hopes to start construction in April of 2020 or when the weather permits.

8. Discuss the Airport Innovation and Business Attraction Program, Buchanan Field and Byron Airport

Keith Freitas stated that the County had a visit from the Singapore Economic Development Board. They toured the Buchanan Field Airport for a couple of hours; they were very pleased with what they saw and eager to work with the Airport. Due to their congested airspace, Singapore does not allow much aviation related testing at present and are looking at testing

options in the United States. The FAA already has seven UAS test site locations in, New Mexico, Nevada, North Dakota, Texas, Alaska, New York, and Virginia. Originally, the plan was to potentially partner with Nevada, but Airport Staff did not get much interest most likely because they look at the Airports as a competitor. Alaska, New Mexico and North Dakota have all expressed interest in partnering with the County. Airport Staff is currently leaning more towards Alaska, which already has partnered with airports in Hawaii, Oregon, Kansas, Mississippi and Iceland.

9. Discuss the New Terminal, Administration Office and Aircraft Rescue and Firefighting Facility for Buchanan Field

Pictures of the new building design for the new general aviation, aircraft rescue & firefighting (ARFF) facility, and administration office at Buchanan Field Airport were presented. Keith mentioned that now is the time to voice any suggestions stakeholders may have regarding the building site plan and design. The building size is just under 20,000 sq. ft. and once the funding and design approval is received from the FAA, Airport Staff will move forward with completing the plan sets and building permit process. Construction is expected to start in 2021. Concerns were expressed about where JSX will go during construction. Keith explained that those details will be a part of the planning process.

10. Discuss the Buchanan Field Airport Layout Plan Update (ALP) and Runway Safety Analysis

Keith Freitas explained that the FAA would like Airport staff to submit the Airport Layout Plan updates every 10 years, one reason being that the plans would need to be current before they would give us grants on a regular basis. Airport Staff is currently planning to submit these documents to the FAA in the next week. It is expected that the FAA will request an update on the Buchanan Master Plan within the next few years, which is a much longer process.

11. Airport Director's Report

- a. 36-acre non-aviation development project, Byron Airport

Beth Lee introduced Mark Scott, of Mark Scott Construction, who is one of the development companies looking to get the project done. Although Mark cannot start the project due to it being tied in with the Byron General Plan Amendment, both Supervisors, Burgis and Mitchoff, thanked him for his patience. The airport is moving forward with getting the FAA process the to release that property for non-aviation development.

- b. 4.6-acre development, Buchanan Field

The development team submitted an application on October 31, 2019, and expect to hear comments back by November 25, 2019, hopefully putting them in a position to break ground with the storage facility next year.

- c. Proposed relocation of Confire Station 9 to Airport property, Buchanan Field

ConFire is anxious to get started on construction next year at the 3-acre parcel where Center Ave turns into Marsh Drive but may face some challenges in environmental review and stormwater conveyance.

- d. Development of 16-acres for non-aeronautical use, Buchanan Field

The 16-acre parcel was originally designated for aviation development on the Airport

Layout Plan but was released as it was not needed for aeronautical purposes and better served being non-aeronautical. The development team is currently working to identify a prospective development plan and once that is done, Airport staff will meet with the County departments involved to discuss the future of this project. Depending on the rate of progress, construction could begin as early as next year.

- e. Discuss Proposed Development of Rows A & B for aeronautical use at, Byron Airport

Mark Scott, of Mark Scott Construction, expressed that he is happy and excited to be working with the Airport. He informed the committee that he is currently going through the process of understanding what utilities service the property, acknowledging the special airspace at Byron, and already has the interest of several companies. Discussions with multiple aviation companies have taken place already and they have expressed their excitement in participating at the Airport. Leasing conversations are also underway, which is why Mark is interested in the temporary structures, so he does not potentially lose these companies that have expressed interest.

12. Review and approve the 2020 Airport Committee Schedule (see attachment)

The 2020 Airport Committee schedule was reviewed and approved.

13. Future agenda items

Discuss the County General Plan

14. The next meeting is tentatively scheduled for Wednesday, February 12, 2020, at 11:00 AM

15. Adjourn

The meeting was adjourned at 12:13 p.m.

For Additional Information Contact:

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