



Agenda

AIRPORTS COMMITTEE

September 8, 2021

11:00 A.M.

550 Sally Ride Drive, Concord

VIRTUAL MEETING INSTRUCTIONS

<https://us06web.zoom.us/j/98881638636?pwd=NWZ6bVpETW5sNlZwM3RYZkFjZnFqQT09>

By Phone: 669 900 6833

Meeting ID: 988 8163 8636

Passcode: 096687

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 June 9, 2021 (Chair)
4. Receive update from the Aviation Advisory Committee Chair (Emily Barnett)
5. Discuss partnership between Contra Costa County and the Contra Costa Transportation Authority/GoMentum
6. Discuss progress regarding the Byron Airport General Plan Amendment (Daniel Barrios, Department of Conservation and Development)
7. Discuss the Airport Innovation and Business Attraction Program, Buchanan Field and Byron Airport
8. Discuss Airport's Project Development Update (See Attached)
 - a. Discuss Proposed Development of 4.1-acre phase 1 aeronautical use at, Byron Airport
 - b. Discuss Aviation Rescue and Firefighting (ARFF) and Storage Building, Byron Airport
 - c. Discuss 4.6 Acre Self Storage Project, Buchanan Field
 - d. Discuss Con Fire Station 9 to Airport property, Buchanan Field
 - e. Discuss Development of 16-acres non-aeronautical use, Buchanan Field

- f. Discuss 0.86-acre Development at Buchanan Field
9. Terminal/ARFF (Aircraft Rescue and Fire Fighting) Building, Buchanan Field
10. Discuss Security Project, Buchanan Field
11. Future agenda items
12. The next meeting is currently scheduled for November 17, 2021
13. 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

AIRPORTS COMMITTEE

3.

Meeting Date: 09/08/2021

Subject: Review and Approve record of meeting for June 9, 2021 (Chair)

Submitted For: AIRPORTS COMMITTEE,

Department: Airports

Referral No.:

Referral Name: Review and Approve record of meeting for June 9, 2021 (Chair)

Presenter:

Contact:

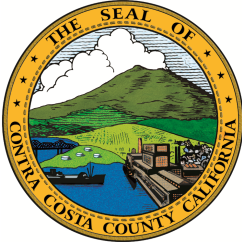
Referral History:

Referral Update:

Recommendation(s)/Next Step(s):

Attachments

Record of Action 6-9-21



AIRPORTS COMMITTEE

RECORD OF ACTION FOR
June 9, 2021

Supervisor Diane Burgis, Chair
Supervisor Karen Mitchoff, Vice Chair

Present: Diane Burgis, Chair
Karen Mitchoff, Vice Chair

Staff Present: Steve Kowleski , Chief Deputy Director, Public Works; Keith Freitas, Director of Airports; Beth Lee, Assistant Director of Airports, Administration; Russell Milburn, Assistant Director of Airports, Operations; Mark Goodwin , Chief of Staff District III; Anne O , Chief of Staff District IV; Daniel Barrios , Department of Conservation and Development; Maureen Toms, Department of Conservation and Development; Elise Schilling, Administrative Services Assistant II; Judy Evans, Administrative Services Assistant II; Elke Soberal , Administrative Analyst

Attendees: Tom Weber, Russel Rowe

1. Introductions

Meeting called to order at 11:04 AM by Supervisor Burgis

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

- Keith Freitas read a statement on behalf of Tom Weber recognizing Emily Barnett as the new chair for the Aviation Advisory Committee.

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

AYE: Chair Diane Burgis
Vice Chair Karen Mitchoff

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

Keith Freitas reported on behalf of Aviation Advisory Committee Chair Emily Barnett:

- The AAC is seeing consistent engagement despite remote format of meetings
- New elections of officers took place in April- Emily Barnett-Chair,

- Maurice Gunderson - Vice Chair, Eric Meinbress - Secretary
- Airport Business Association is in the process of electing a new representative to AAC
- Operations have increased from last year
- Noise complaints have decreased from last year
- Construction continues to move forward on the terminal building at CCR
- Security project on hold due to prices being 100% over design estimates

5. Discuss the Byron General Plan Amendment

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

- On March 10, Dudek completed and submitted strategy for Traffic Impact Analysis (TIA)
- TIA was deemed adequate on April 6th
- Remainder of TIA report was updated on April 15th
- New Draft of Administrative Draft Environmental Impact Report (ADEIR) was submitted on April 28th
- Final draft of ADEIR was submitted May 28th
- Dudek completed a screen check draft adequate for public review on June 7th
- Dudek is compiling comments, figures, maps, source materials for delivery to submit for public review by end of business day June 9th
- Draft Environmental Impact Report (EIR) for public review will be available week of June 14th
- Public review will take 60 days from time of publishing, expected on or about August 30, 2021

Comments:

- Supervisor Burgis thanked DCD staff
- Supervisor Mitchoff Thanked DCD staff
- Keith Freitas commented on the huge milestones DCD has made for the project
- Russ Rowe commented that he agreed with Supervisor Burgis, Supervisor Mitchoff, and Keith Freitas

b. Request to allocate \$140,000 of Mariposa Community Benefit Funds

AYE: Chair Diane Burgis
Vice Chair Karen Mitchoff

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

- Xwing had a significant milestone in the last 3 months, a fully autonomous flight pattern with a safety pilot on board was completed at Buchanan Field.
- Recently Xwing received additional venture funding and are looking for additional office and hangar space at Buchanan Field for more staff.
- Byron Airport had visitors from University Alaska Fairbanks Pan Pacific UAS Test Range and did a site visit of the UAS testing site and facilities at Byron Airport with Supervisor Burgis.
- Power pedestals have been installed at the UAS testing site at Byron Airport with WI-FI capability expected to be available soon.
- Airport and Chiefs of Staff for Supervisors Mitchoff and Burgis to meet with Contra Costa Transportation Authority Director Tim Haile, to discuss a partnership with Go-Mentum.
- Supervisor Burgis reported that it was very interesting to meet with University of Alaska Fairbanks, their focus of interest at their other facilities is pipeline management and they were interested in the fire protection and management component of testing occurring at Byron Airport.

7. Discuss Airport's Project Development Update

- a. Discuss Proposed Development of 4.1-acre phase 1 aeronautical use at, Byron Airport
 - Urban Air Mobility is a three phase project near the airport administration office at Byron Airport. This project has all permits and is waiting for the Clean Water Act component to begin construction.
 - Airport is working with a consultant and Urban Air Mobility project staff to create a program approach to the Clean Water Act requirements that will assist in expediting processes for future development of the project.
- b. Discuss ARFF/Storage Building, Byron Airport
 - The project has had significant progress; all electrical is completed, driveway expected to be completed in the next week and occupancy is expected after driveway completed.
- c. Discuss Con Fire Station 9 to Airport property, Buchanan Field
 - The Fire Station 9 original location was problematic due to surrounding water features, developer is proposing to move site north
 - Clearance for use of the property for non-aeronautical use is required from the FAA to get non-aviation clearance for the new site.
 - Fire Station 9 is working Capital projects in the process of environmental, cultural, and other requirements to meet the NEPA (National

Environmental Policy Act) federal requirements for FAA review and approval of plans which will move the project towards the process of release. The project staff plan to submit information to the FAA within the month.

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

- The Board of Supervisors approved assignment of the exclusive negotiating agreement for development.
- Potential sub-tenant identified.
- Entitlement process has started with Department of Conservation and Development and will require a General Plan Amendment and rezoning.
- Goal is to have project breaking ground in 4th quarter 2022

e. Discuss 0.86-acre Development at Buchanan Field

- Mark Scott Construction is developer for this location.
- Entitlement process should begin soon.

8. Terminal Building, Buchanan Field

- Keith Freitas recognized Beth Lee for all her hard work on the project which began with a grant submission for designing the terminal in August 2018.
- Supervisors requested that in future agenda items abbreviated term ARFF (Aircraft Rescue and Fire Fighting) is spelled out at least once for clarification.
- Notice to proceed on Monday June 7, 2021.
- New modular delivered for JSX temporary terminal.
- Waiting on permits for occupancy of temporary terminal.

9. Discuss Security Project, Buchanan Field

- Project currently on hold due to bids coming in 100% over project estimate, hold will continue until either additional funding is secured, or the scope of the project is reduced.
- Supervisor Mitchoff requested additional information regarding the definition of security in the project.
- Russell Millburn clarified that this was to increase Fence height to current FAA Standards.
- Supervisor Burgis inquired about when the costs of goods might reduce.
- Keith Freitas responded that the current estimate is early 2022.
- Russell Millburn stated that bids only last for 150 days and the airport is currently 60 days into that timeline.

10. Future Agenda Items

None at this time

11. The next meeting is currently scheduled for September 9, 2021
12. Adjourn

Meeting adjourned 11:41 AM

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

AIRPORTS COMMITTEE

4.

Meeting Date: 09/08/2021

Subject: Receive update from the Aviation Advisory Committee Chair (Emily Barnett)

Submitted For: AIRPORTS COMMITTEE,

Department: Airports

Referral No.:

Referral Name: Receive update from the Aviation Advisory Committee Chair (Emily Barnett)

Presenter:

Contact:

Referral History:

Referral Update:

Recommendation(s)/Next Step(s):

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

5.

Meeting Date: 09/08/2021

Subject: Discuss partnership between Contra Costa County and the Contra Costa Transportation Authority/GoMentum

Submitted For: AIRPORTS COMMITTEE,

Department: Airports

Referral No.:

Referral Name: Discuss partnership between Contra Costa County and the Contra Costa Transportation Authority/GoMentum

Presenter:

Contact:

Referral History:

This is a new item.

Referral Update:

Airport and Contra Costa Transportation Authority (CCTA) staff initiated a discussion regarding a possible partnership between the Buchanan Field and Byron Airports Bay Area Test Site (BATS) and CCTA's GoMentum Connected Autonomous Vehicle Innovation Test Site. To date both entities have experienced overlapping interest from companies testing autonomous vehicle, unmanned aircraft systems, and or artificial intelligence systems. The concept would be to market and promote Contra Costa County as one of the best testing areas for these new technologies in the United States.

Recommendation(s)/Next Step(s):

Staff recommends that the Airport Committee take action to support this proposal and support drafting a partnership agreement that would be presented to the full Board for consideration.

Fiscal Impact (if any):

No fiscal impact is expected to the County's General Fund. Initially there will be minimal marketing and promotional expenses which would be 100% funded by the Airport Enterprise Fund. Additionally, it is expected that both the County's General Fund and Airport Enterprise Fund would experience increased tax, lease, fee and other revenues from new business and jobs creation. The Airport Enterprise Fund would also be expending minimal staff time to complete this project.

Attachments

CCTA Memorandum



MEMORANDUM

Date: August 4, 2021

To: Keith Freitas, Director of Airports, A.A.E., C.A.E.

From: Jack Hall, ITS CAV Program Manager, CCTA 

RE: CCTA Innovation Program

The Contra Costa Transportation Authority (Authority) desires to work cooperatively in advancing transportation mobility and enhancing First Responder Training Facilities at the Concord Naval Weapons Station, Byron Airport, and Buchanan Airport, all under jurisdictions of Contra Costa County (CCC). The Authority launched a comprehensive Connected Autonomous Vehicle (CAV) Innovation Program in 2014 to foster research and innovation in the field of CAV applications and technologies. The Authority's CAV Program is an integral part of the Authority's Redefining Mobility Program, also referred to as Innovation Program, which is designed to enhance the mobility and safety of the Contra Costa County transportation network infrastructure, and the Authority is committed to its success.

With CCC and the Authority's collaboration, the following improvements, and public private partnerships, may lead to, but are not limited to the following:

- Building a new skid pad and additional desired testbed features for current GoMentum Station
- Expansion of County drone program and expanding GoMentum Station to Byron and Buchanan Airports for private partner use
- Private investment to advance transfer of property from Navy to CCC
- Planning and development of County emergency services training facility
- State-of-the-art technology center incorporated into CCC properties and creation of training programs
- Economic development and creation of jobs and establishment of permanent innovation zone/center

- Attracting private investment and creating opportunities for Contra Costa County

The Authority looks forward to collaborating with CCC to create jobs, enhance existing CCC facilities with public private partnerships, and enhance the quality of life for residents.





Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

6.

Meeting Date: 09/08/2021

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

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.

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.

Referral Update:

On July 1, 2021, County staff was able to place the DEIR into public review. The public review period for the DEIR is 60 days. No extension will be granted for this timeline in the absence of unusual circumstances. As such, written comments on the adequacy of the DEIR must be received by 5:00PM on Monday, August 30, 2021. At the time of this update’s preparation, only one comment has been received, which was from the California Department of Conservation –

Geologic Energy Management Division. The comment letter provided background information for the project area and procedural requirements regarding oil and gas wells. This input will be incorporated into staff's review, likely as a condition of approval to ensure proper procedures are followed in the event an oil or gas well is encountered in the process of development. Staff awaits further comments through the end date of August 30th.

Staff acknowledges that Dudek's considerable effort into correcting the problems that plagued previous versions of the ADEIR and their work to push the document into an acceptable DEIR. Staff also acknowledges all of the involved County staff's significant effort to review and finalize the DEIR for circulation on short timelines.

Recommendation(s)/Next Step(s):

Discuss progress regarding the Byron Airport Development Program DEIR public review process. Staff awaits further comments on the DEIR, which will complete its public review phase on August 30, 2021.

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. On July 13th, the Board of Supervisors authorized an additional \$140,000 from the Mariposa Fund to this project, resulting in a new total allocation of \$489,270.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

7.

Meeting Date: 09/08/2021

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

Submitted For: AIRPORTS COMMITTEE,

Department: Airports

Referral No.:

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

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 Aircraft 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 Artificial Intelligence (AI) opportunities at Buchanan Field and Byron Airports. Airport staff continue to receive multiple requests for testing at Byron and Buchanan Field Airports. Most recent companies expressing interest in conducting testing at Byron Airport include UAS Hive, Skycart, and Mighty Fly Inc.

Airport staff is in discussions with University of Alaska Fairbanks and the Pan-Pacific UAS Test Range to develop a standing Certificate of Authorization (COA) from the FAA which would expedite UAS testing at the Byron Airport.

Recommendation(s)/Next Step(s):

Staff recommends that the Airport Committee take action to support working with the University of Alaska to establish one or more FAA approved COA at Byron Airport that would be presented to the full Board for consideration.

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 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

AIRPORTS COMMITTEE

8.

Meeting Date: 09/08/2021
Subject: Discuss Airport's Project Development Update
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name: Discuss Airport's Project Development Update
Presenter: **Contact:**

Referral History:

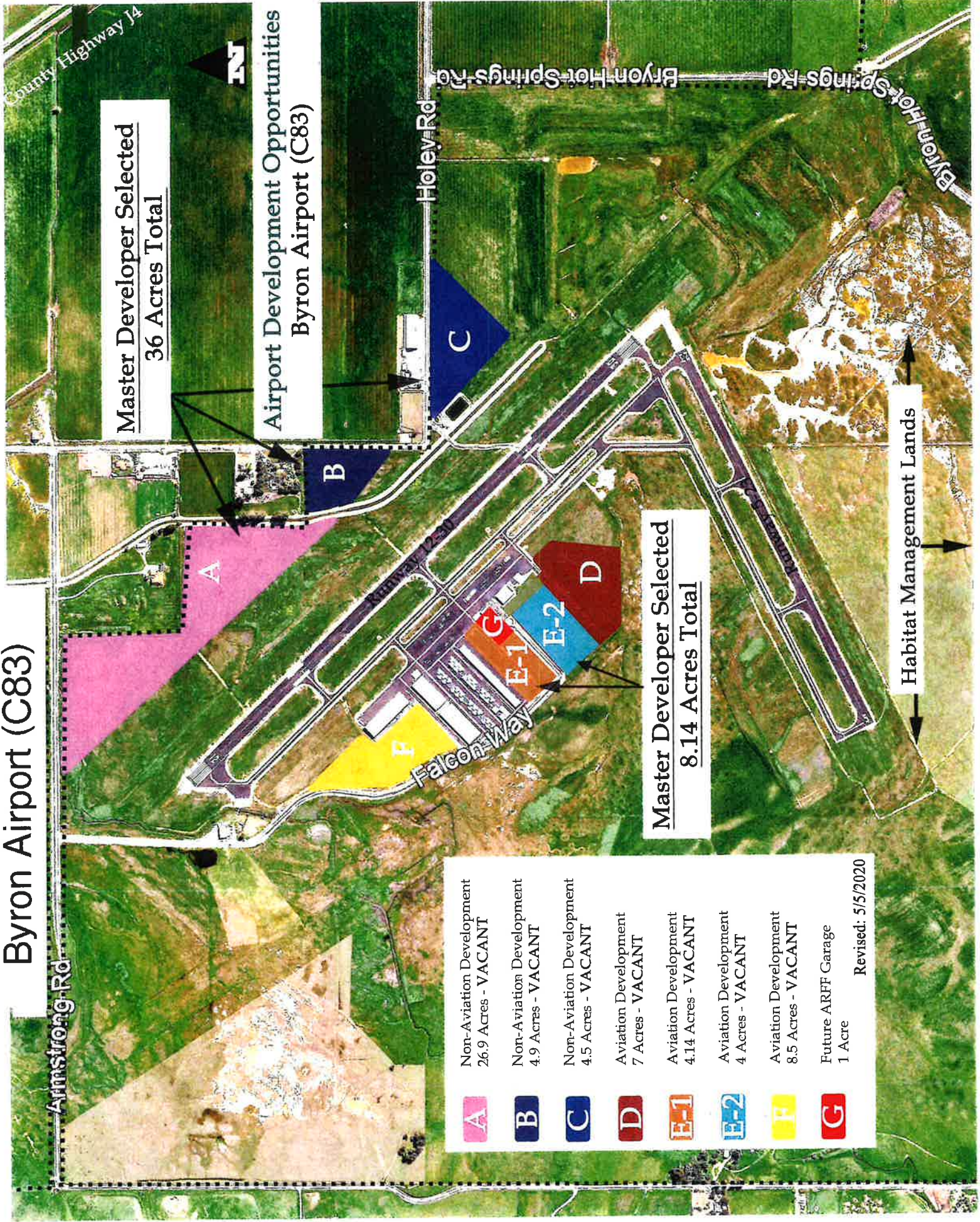
Referral Update:

Recommendation(s)/Next Step(s):

Attachments

Attachments

Byron Airport (C83)



Master Developer Selected
36 Acres Total

Airport Development Opportunities
Byron Airport (C83)

Master Developer Selected
8.14 Acres Total

Habitat Management Lands

A	Non-Aviation Development 26.9 Acres - VACANT
B	Non-Aviation Development 4.9 Acres - VACANT
C	Non-Aviation Development 4.5 Acres - VACANT
D	Aviation Development 7 Acres - VACANT
E-1	Aviation Development 4.14 Acres - VACANT
E-2	Aviation Development 4 Acres - VACANT
F	Aviation Development 8.5 Acres - VACANT
G	Future ARFF Garage 1 Acre

Revised: 5/5/2020

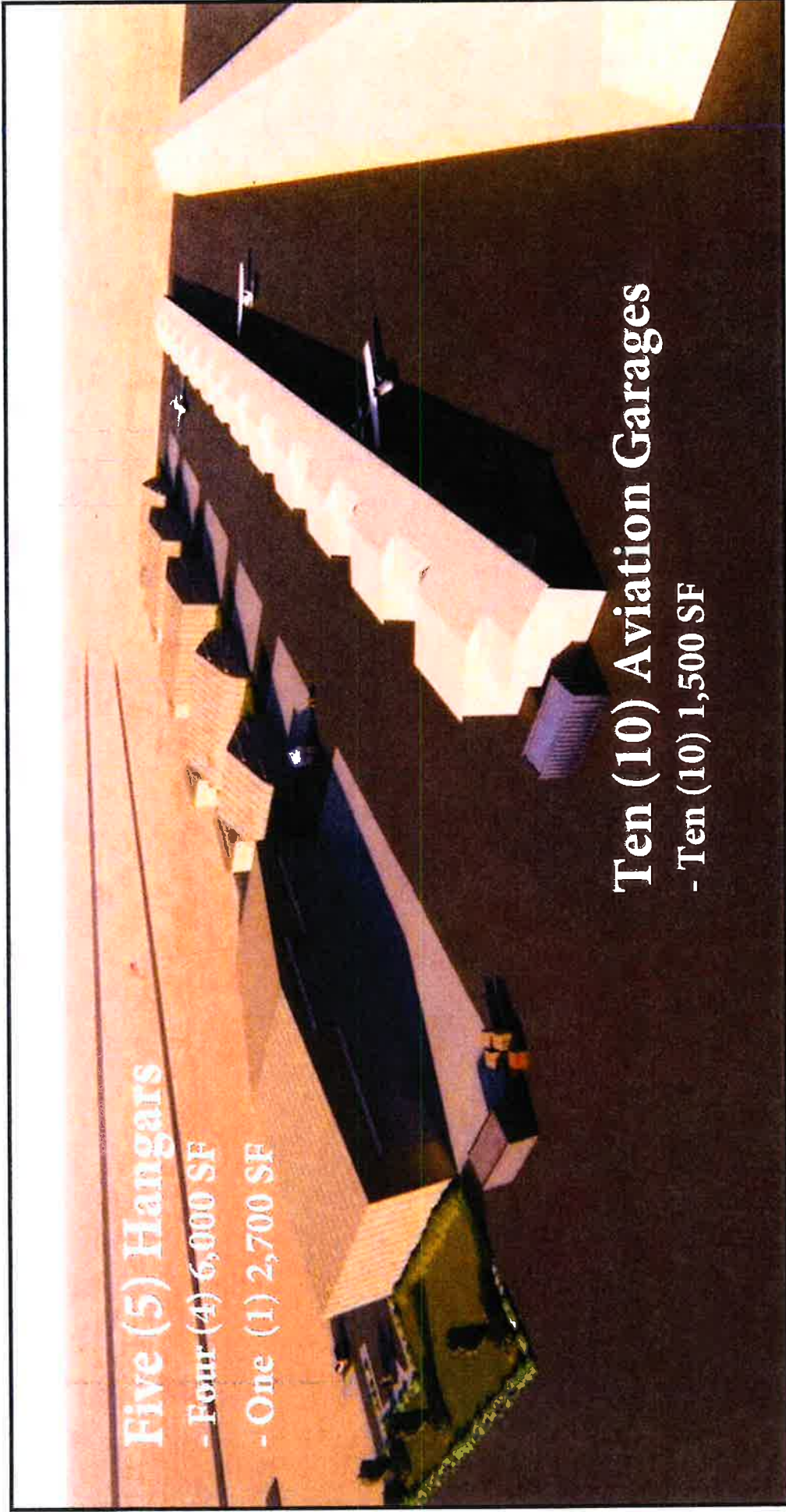
C83 Parcel E-1



C83 Parcel E-1

Byron Airport UAS Bay Area Test Site
Urban Air Mobility Marketing Brochure

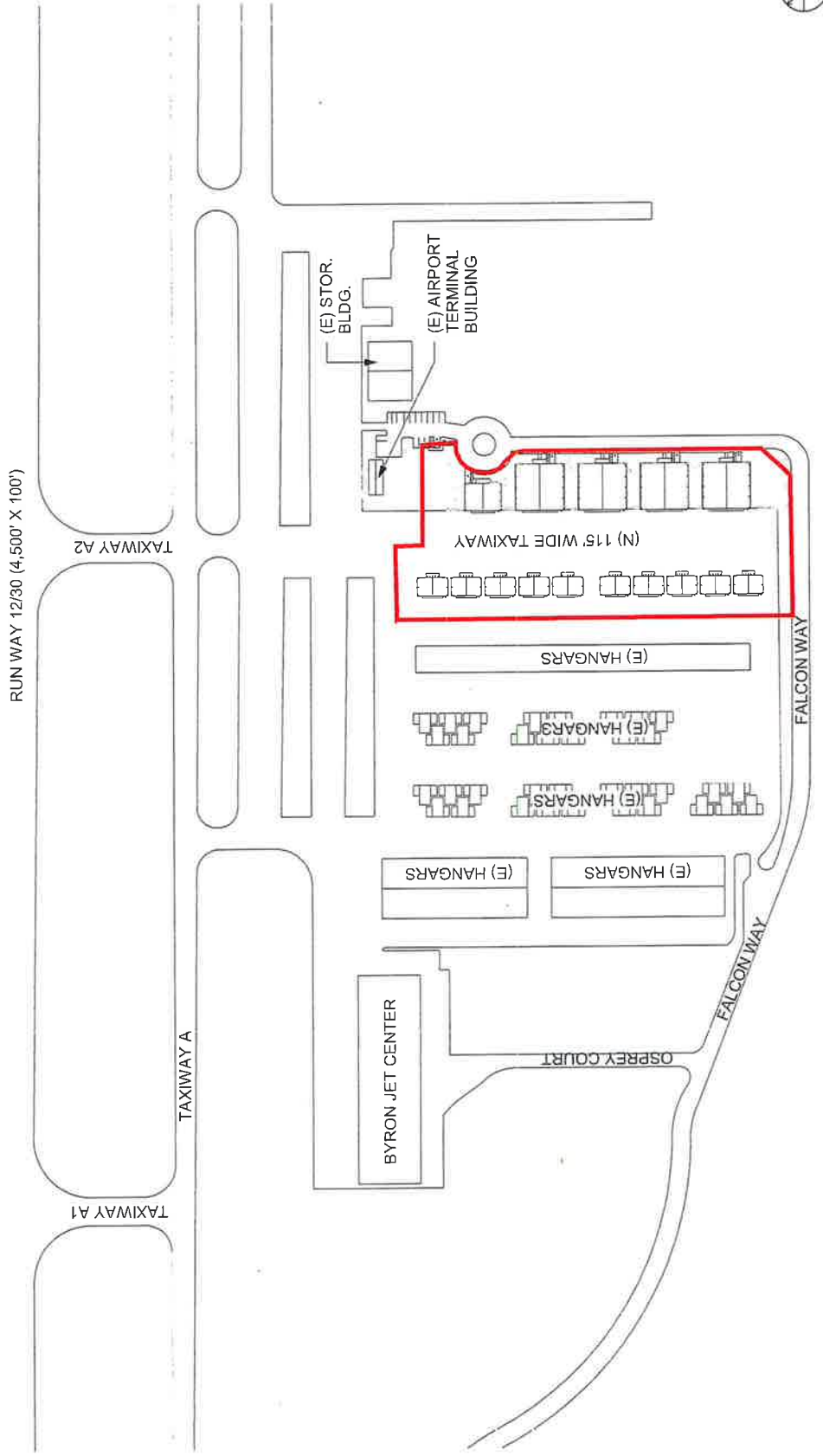
Preliminary Renderings of Phase I (1 of 2)



C83 Parcel E-1

Byron Airport UAS Bay Area Test Site
Urban Air Mobility Marketing Brochure

Site Plan

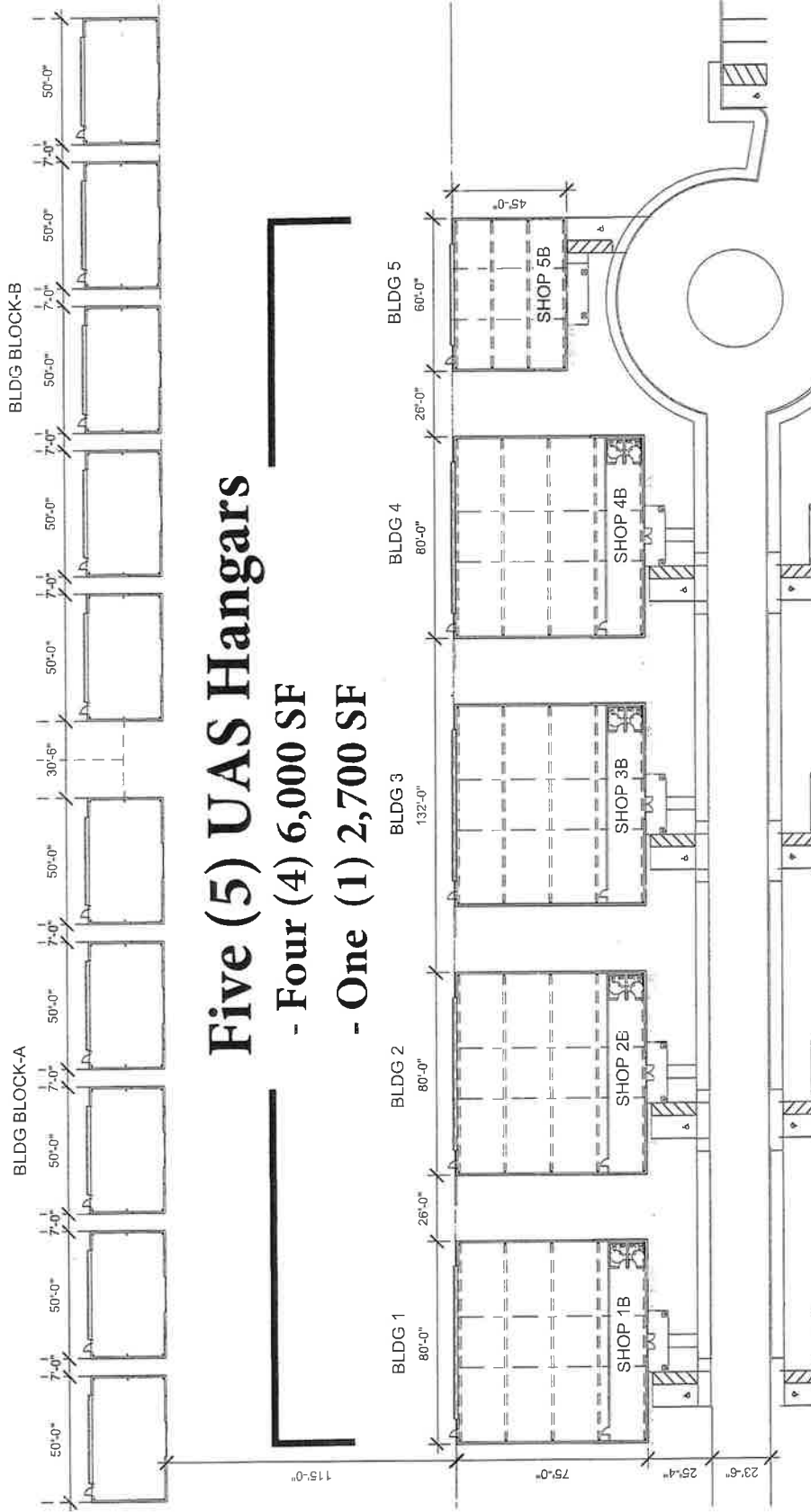


OVERALL SITE PLAN
P-000
07/29/20

Byron Airport (C83)
550 Eagle Ct, Byron, CA 94514



Enlarged Site Plan



Five (5) UAS Hangars

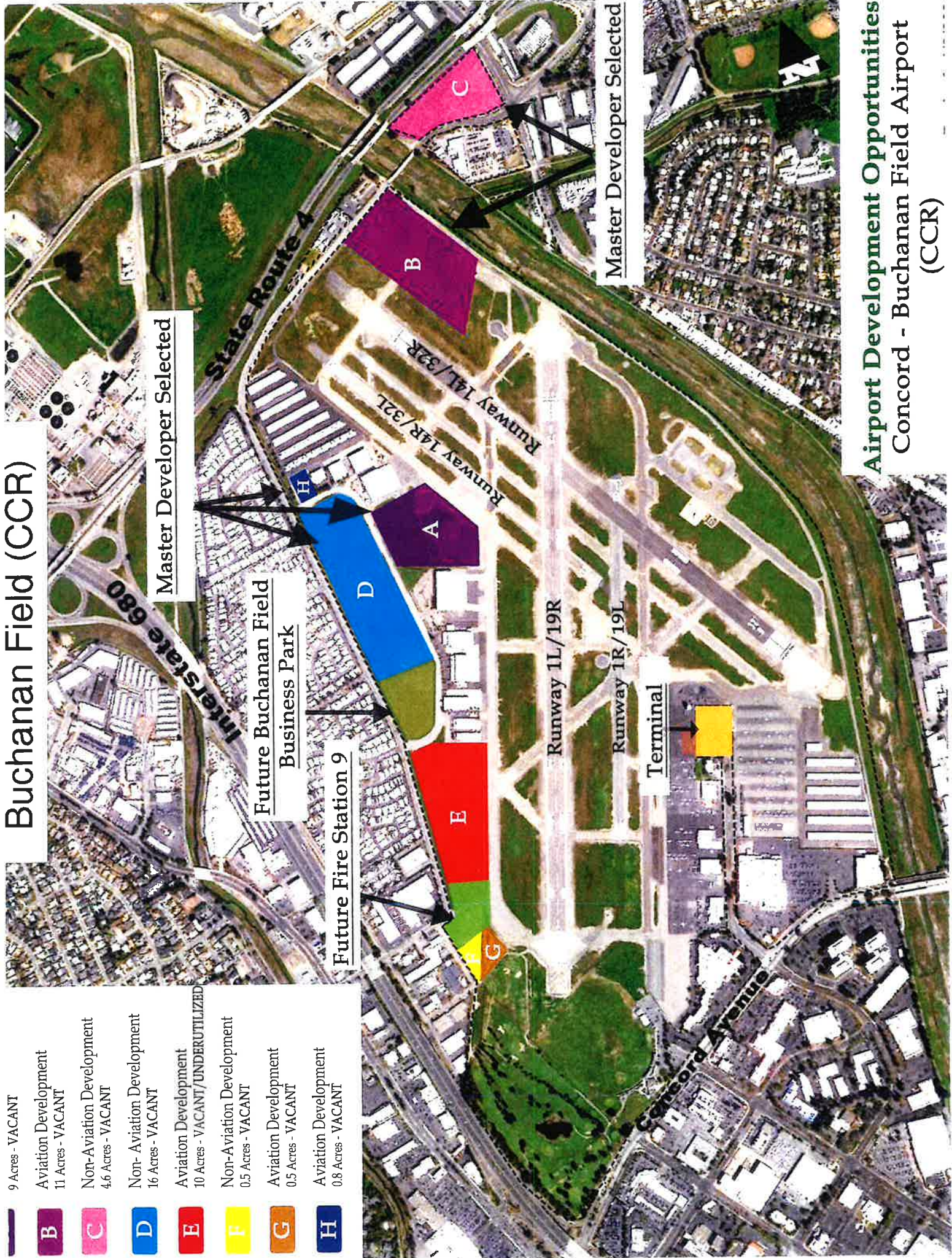
- Four (4) 6,000 SF

- One (1) 2,700 SF

C883 Parcel G



Buchanan Field (CCR)



- 9 Acres - VACANT
- Aviation Development
11 Acres - VACANT
- Non-Aviation Development
4.6 Acres - VACANT
- Non-Aviation Development
16 Acres - VACANT
- Aviation Development
10 Acres - VACANT/UNDERUTILIZED
- Non-Aviation Development
0.5 Acres - VACANT
- Aviation Development
0.5 Acres - VACANT
- Aviation Development
0.8 Acres - VACANT

Master Developer Selected

Future Buchanan Field
Business Park

Future Fire Station 9

Master Developer Selected

Airport Development Opportunities
Concord - Buchanan Field Airport
(CCR)

CCR Parcel C



CONCORD AIRPORT SELF-STORAGE

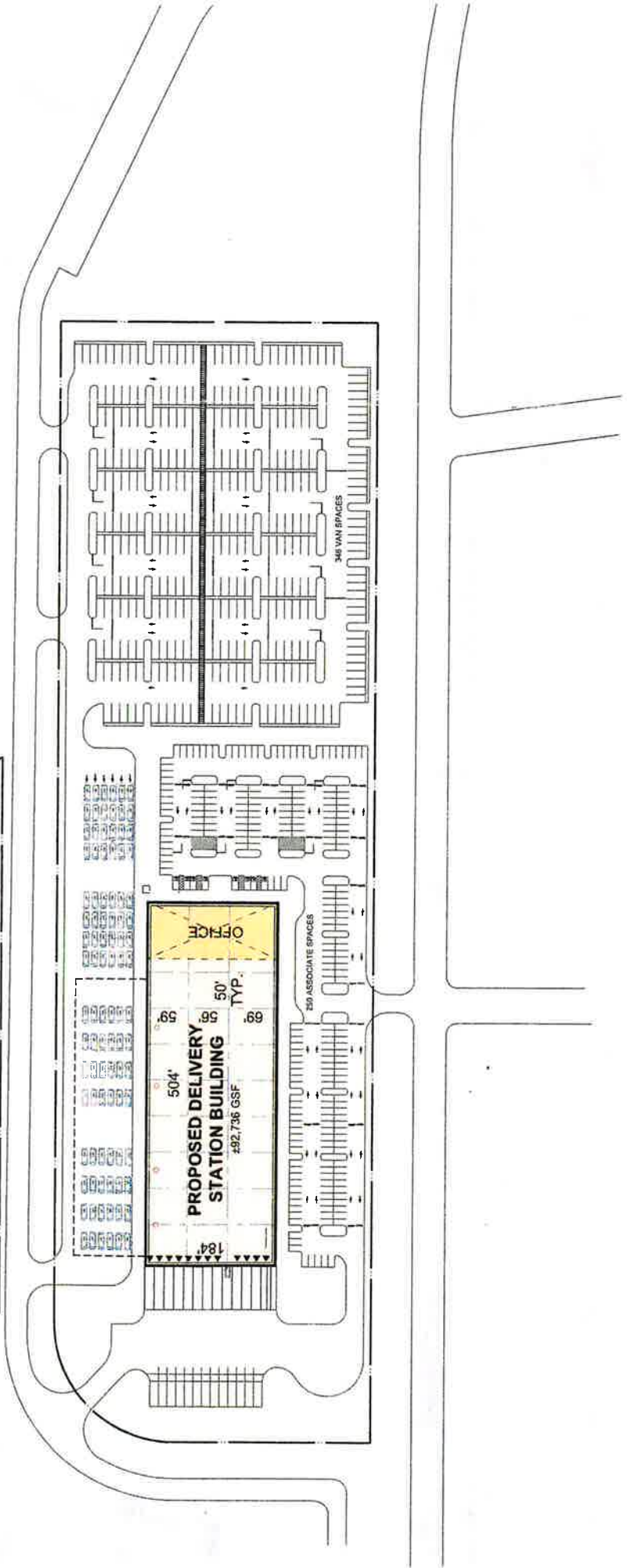
BUCHANAN FIELD • CONCORD, CA

CITY OF CONCORD
PLANNING COMMISSION

SEPTEMBER 1, 2021

CCR Parcel D

176 ASSOCIATE SPACES





GENERAL NOTES:

- THIS DRAWING SHOWS THE GENERAL SITE LAYOUT. CONTRACTOR MAY MODIFY LAYOUT TO SUIT OPERATIONS AND LAYOUT PLAN AND UPDATE AS SITE CONDITIONS CHANGE DURING CONSTRUCTION.
- EXISTING PAVEMENT SHALL REMAIN IN PLACE UNTIL NEW PAVEMENT WORK COMMENCES.
- PROTECT EXISTING TREES WHERE PRESENT.
- SEE SHEET G005 FOR ADDITIONAL EROSION CONTROL MEASURES. ADJUST MEASURES TO MAINTAIN SITE AS REQUIRED AS CONSTRUCTION OPERATIONS CHANGE.
- DISPOSE OF DEBRIS DAILY.
- PROVIDE CRANE PLAN 60 DAYS PRIOR TO OPERATIONS. CONTRACTOR TO FILE FAA FORM 7400-1 FOR CRANE OBSTRUCTIONS.
- RELOCATE SITE FENCE AND SITE ACCESS AS NECESSARY TO MAINTAIN SAFE AND SECURE SITE. INCLUDING NOTIFICATION AND WARNING SIGNAGE.
- ADJUST SEDIMENT, EROSION AND SITE CONTROLS FOR UTILITY EXCAVATION, TRENCHES AND SOIL STOCKPILES.
- SEE SECTION 03 30 00 FOR CONCRETE PLACEMENT AND CLOSING.
- ACCESS TO AIRPORT PARKING AREA REQUIRES AIRPORT APPROVAL.
- MAINTAINED FENCED SECURITY WORK AREA AT FAA ACT.
- SEE DRAWING G008 FOR ADDITIONAL REQUIREMENTS. VEHICLE GATES SHALL BE EQUIPPED WITH MULTI-CHAINED PROTECT.

KEYED NOTES:

- CONSTRUCTION TRAILER
- POTABLE TOILETS / POTABLE WATER
- CONSTRUCTION TOOL BOXES
- CONSTRUCTION WASTE CONTAINER
- MATERIAL LAYDOWN AREA
- MAINTAIN (E) SIDEWALK, REPLACEMENT UNTL LAST DISRUPTION PHASE.
- REMOVE CONDUIT
- NEW MODULAR BUILDING BY OWNER (MAIN/MAIN OPERATOR TRAILER CONNECTION)
- TEMPORARY CONSTRUCTION SIGNS
- PROVIDE AND MAINTAIN PERIMETER SAFETY LIGHTING AT NIGHT AND DURING PERIODS OF LOW VISIBILITY.
- FIRE HYDRANTS SHALL REMAIN ACCESSIBLE AT ALL TIMES

MODULAR UTILITY NOTES:

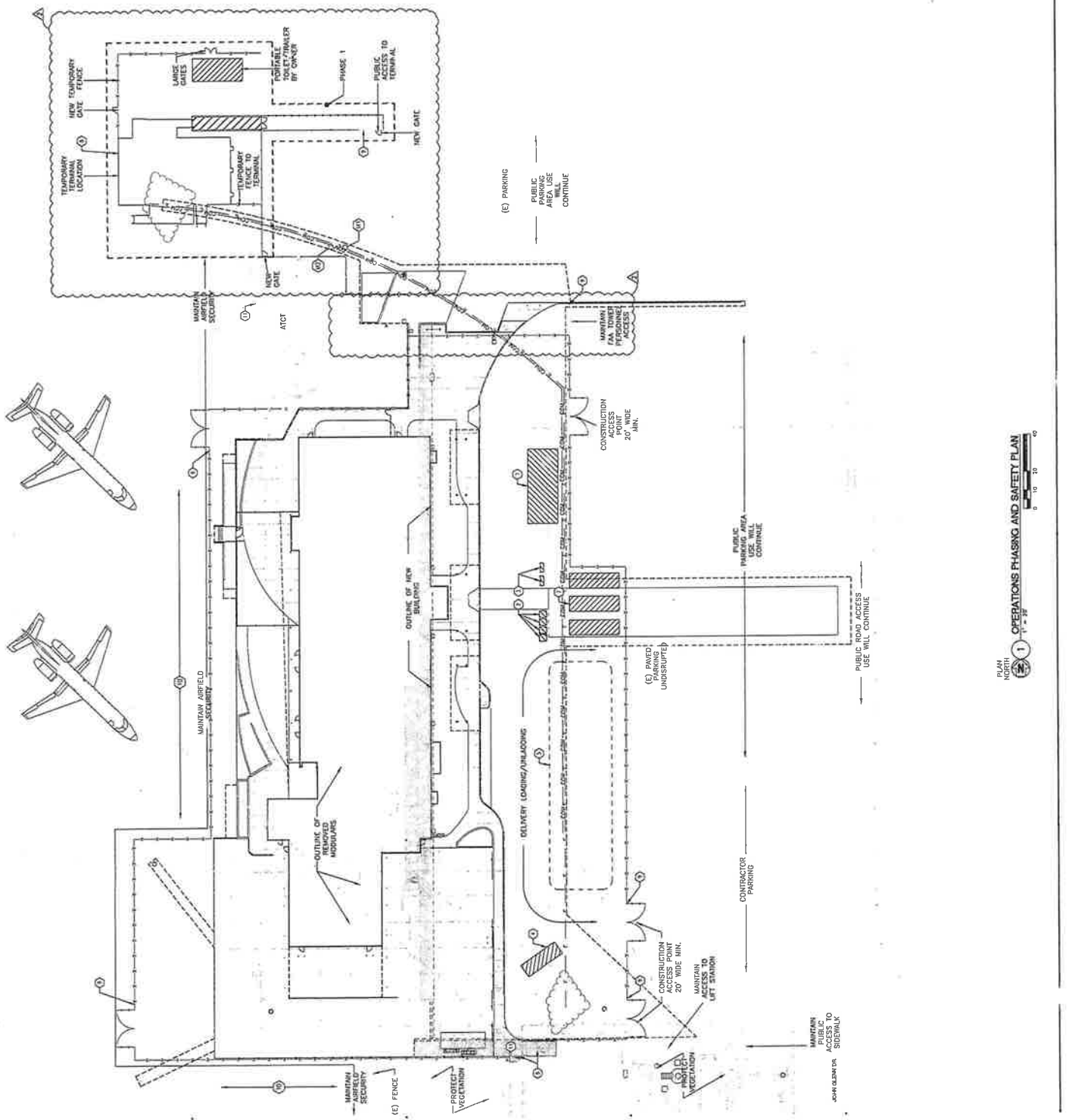
- CONNECT POWER PANEL TO EXISTING ELECTRICAL CONDUIT
- COMMUNICATION LINE FROM EXISTING TO MODULAR

PHASING NOTES:

- PHASE PROJECT AS REQUIRED TO MAINTAIN ACT, TERMINAL AND AIRFIELD OPERATIONS AND CARRY OUT THE WORK.
- PREPARE SITE UTILITIES AND RELOCATE MODULAR REMAINS
- CONTINUE SITE UTILITY WORK
- PREPARE PAD, FOOTINGS, FOUNDATION FOR NEW BUILDING.
- COMPLETE BUILDING AND SITE & REMOVE MATERIALS

LEGEND:

- STORM WATER WHITILE
- TEMPORARY SECURITY FENCE



CCR Terminal



CCR Terminal





Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

8. a.

Meeting Date: 09/08/2021

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: Discuss Proposed Development of 4.1-acre phase 1 aeronautical use at, Byron Airport

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 worked with Public Works staff and received approval of their stormwater and clean water requirements for the project. Construction commenced immediately upon completion of the stormwater and clean water elements. Building foundations have been poured for the initial phase of the development.

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

8. b.

Meeting Date: 09/08/2021

Subject: Discuss Aviation Rescue and Firefighting (ARFF) and Storage Building, Byron Airport

Submitted For: AIRPORTS COMMITTEE,

Department: Airports

Referral No.:

Referral Name: Discuss Aviation Rescue and Firefighting (ARFF) and Storage Building, Byron Airport

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 on 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):

Discuss ARFF/Storage Building, Byron Airport

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

AIRPORTS COMMITTEE

8. c.

Meeting Date: 09/08/2021
Subject: Discuss 4.6 Acre Self Storage Project, Buchanan Field
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name: Discuss 4.6 Acre Self Storage Project, Buchanan Field
Presenter: **Contact:**

Referral History:

The development site is approximately 4.6 acres of land owned by the County and located on the northwest corner of Marsh Drive and Solano Way on the north side of Buchanan Field Airport. The parcel is commonly referred to as “Parcel C” and is designated for non-aviation use on the Buchanan Field Master Plan. The parcel is partially (approximately 20%) within the unincorporated County and the balance (approximately 80%) is within the City of Concord. As such, on July 20, 2016, the Board approved an agreement between Contra Costa County and the City of Concord regarding the entitlement process for development of this parcel and the apportionment of tax revenues.

On December 6, 2016, the Board authorized Airports Staff to negotiate lease terms with another entity. Unfortunately, the other entity was unable to proceed with its proposed development and they withdrew its development interest on March 9, 2018.

On March 13, 2018, the Contra Costa County Public Works – Airports Division proactively solicited and advertised for development interest in the 4.6-acre site. The competitive solicitation process was consistent with the FAA Airports District Office’s guidance for airport property use. The Airports Division received seven (7) letters of interest from private parties to develop the subject site.

On April 16, 2018, Airports Division staff distributed a RFP to select a master developer to the seven interested parties. The proposals and a \$25,000 development deposit were due on May 25, 2018. The Airports Division received two complete proposals, one from Montecito Commercial Group, LLC and a joint proposal from StoragePRO, Inc. and the Deutscher Properties Corporation.

A Selection Committee comprised of Airports Division staff, a member of the Aviation Advisory Committee, and a City of Concord staff member was convened to review and rank the two proposals. The ranking outcome was the proposal submitted by StoragePRO, Inc. and Deutscher Properties Corporation was unanimously ranked first and the proposal Montecito Commercial

Group, LLC was ranked second. They have been meeting with the City of Concord to proceed through the environmental process. On June 26, 2018, the Board authorized County staff to negotiate a lease and development terms with the respondents in ranked order.

Development of this 4.6-acre vacant parcel for commercial use would expand economic development activity at Buchanan Field Airport and lead to increased revenues for the Airport Enterprise Fund. This development will also facilitate the growth and development as identified in the adopted Buchanan Field Airport Master Plan. A business proposal must be consistent with the Airport Master Plan and General Plan for consideration.

The Claremont Companies, LLC has replaced StoragePRO, Inc. in the development partnership with Deutscher Properties Corporation.

Geotechnical work has been performed on the site. The project site plan, design, landscaping, and other development application components are underway. The team submitted a development application to the City of Concord in October 2019, and the application is proceeding through the entitlement process. County staff has negotiated lease and development terms with the development team. The project has been reviewed and approved by the City of Concord's Design Review Board. The project proponent has been working with the City of Concord staff to address land use and aesthetic issues.

Referral Update:

The project is scheduled on the City of Concord's Planning Commission September 1, 2021, agenda. The lease has been drafted, was reviewed by the development team, and is nearing completion. The lease will be scheduled for the Board of Supervisor's review and approval when the City planning process has been completed.

Recommendation(s)/Next Step(s):

Discuss the 4.6-acre development, 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

8. d.

Meeting Date: 09/08/2021

Subject: Discuss Con Fire Station 9 to Airport property, Buchanan Field

Submitted For: AIRPORTS COMMITTEE,

Department: Airports

Referral No.:

Referral Name: Discuss Con Fire Station 9 to Airport property, Buchanan Field

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 continue to work 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 Confire Station 9 project, 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

8. e.

Meeting Date: 09/08/2021

Subject: Discuss Development of 16-acres non-aeronautical use, Buchanan Field

Submitted For: AIRPORTS COMMITTEE,

Department: Airports

Referral No.:

Referral Name: Discuss Development of 16-acres non-aeronautical use, Buchanan Field

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.

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.

Referral Update:

The developer submitted an application to DCD for the General Plan Amendment, planning and related environmental processes on July 6, 2021. The project is proceeding through the environmental process which they anticipate completion by late 2022.

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

AIRPORTS COMMITTEE

8. f.

Meeting Date: 09/08/2021
Subject: Discuss 0.86-acre Development at Buchanan Field
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name: Discuss 0.86-acre Development at Buchanan Field
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.

On January 14, 2021, the County received another letter of interest to develop the 0.86-acre parcel. Staff subsequently initiated a solicitation of competitive interest to current commercial tenants and to our list of parties interested in development on the airport properties. The deadline for competitive interest was March 1, 2021, and the County did not receive any additional letters of interest.

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

Referral Update:

The development team is working with a prospective subtenant to determine a building design that could best meet their needs. Lease deal terms have been negotiated and the lease will be drafted upon receipt of the development deposit.

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

AIRPORTS COMMITTEE

9.

Meeting Date: 09/08/2021
Subject: Terminal/ARFF Building, Buchanan Field
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name: Terminal/ARFF Building, Buchanan Field
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.

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 has 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.

Referral Update:

The FAA offered two grants for a total of approximately 12.5 million dollars for the construction portion of the project. These grants were accepted by the Board on 4/28/20.

A modular building was delivered on May 3, 2021, to temporarily house JSX during the project construction. W.E. Lyons received a Notice to Proceed for the project on June 7, 2021. The Contractor set up power to the modular temporary terminal. They have installed construction fencing, a contractor trailer, coordinated moving with JSX and AT&T. JSX moved out of the building to the temporary terminal August 24-25, 2021. After solicitation KSA and Hill replaced WSP as the permanent Construction Manager for the project.

Recommendation(s)/Next Step(s):

W.E Lyons will continue forward with constructing the building. The construction management team will continue oversight of the project. Any issues arising during project will be brought to the Airport Committee as soon as possible.

Fiscal Impact (if any):

There is no impact to the General Fund. The FAA has provided two grants for a total of approximately 12.5 million dollars. The Airport Enterprise fund will cover costs above that with bond money and reserves as needed.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

10.

Meeting Date: 09/08/2021
Subject: Discuss Security Project, Buchanan Field
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name: Discuss Security Project, Buchanan Field
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. 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.

Referral Update:

The FAA requested an updated design package to try to achieve the grant amount of approximately \$3,125,000. Unfortunately, while Kimley-Horn was able to get the redesign package together, the FAA notified that the funds would not be available until potentially next spring. The plan at this point is to rebid the project next spring if grant funds become available again. The Board was asked to approve the Kimley-Horn redesign plan sets and a contract amendment for payment on September 7, 2021.

Recommendation(s)/Next Step(s):

After approval of the Board Order on September 7, 2021, the Airport will make payment to Kimley-Horn and Associates, Inc. for the redesigned plans. The Airport will then hold that design package until the FAA notifies the Airport of grant fund availability.

The Airports Division recommends removal of the Security Project from the Airport Committee agenda until the Spring of 2022 when discussions should take place regarding potentially

applying for new grants to restart the Security Project. The project will be added upon FAA notification that grant funds are available.

Fiscal Impact (if any):

There will be no impact to the General Fund. The grant of \$3,125,000 is no going to be received by the Airport Enterprise Fund. The FAA expects additional grant funds available in the spring of 2022.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

11.

Meeting Date: 09/08/2021
Subject: Future agenda items
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name: Future agenda items
Presenter:

Contact:

Referral History:

Referral Update:

Recommendation(s)/Next Step(s):

Attachments

No file(s) attached.
