



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