



Agenda

AIRPORT COMMITTEE

June 14, 2023
4:00 P.M.

1025 Escobar St. Martinez CA 94553
3361 Walnut Blvd. Suite 140 Brentwood CA 94513
See Zoom Participant Instructions Below

Supervisor Diane Burgis, Chair
Supervisor Ken Carlson, Vice Chair

Agenda Items:

Items may be taken out of order based on the business of the day and preference of the Committee

1. PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS: The public may attend this meeting in person at the above location.

The public also may attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below.

HOW TO JOIN THE MEETING VIA ZOOM:

Link: <https://us06web.zoom.us/j/89993278143?pwd=eFJITEtxUzBHMIMrdWtDR3VVS1A5dz09>

HOW TO JOIN THE MEETING VIA CALL-IN:

Zoom meeting Dial-In-Number: 1 669 444 9171

Passcode: 132626

Meeting ID: 899 9327 8143

HOW TO PROVIDE PUBLIC COMMENT:

Persons who wish to address the Airport Committee during public comment on matters within the jurisdiction of the Airport Committee that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the “raise your hand” feature in the Zoom app.

All public comments will be limited to 2 minutes per speaker.

For assistance with remote access contact: Airport Staff 925-681-4200

Public comments may also be submitted before the meeting by email at airport.team@airport.cccounty.us or by voicemail at 925-681-4200. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

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 March 8, 2023
4. Receive update from the Aviation Advisory Committee Chair (Emily Barnett)
5. Update on Bay Area Test Site (BATS) activity, Buchanan Field and Byron Airport
6. Discuss Byron Development Potential & Constraints (water, sewer, storm water quality)

7. Update on Airports Current Project Development
 - a. Discuss 4.6 Acre Self Storage Project, Buchanan Field
 - b. Discuss development of 16-acres non-aeronautical use, Buchanan Field
8. Discuss ARFF (Aircraft Rescue and Firefighting)/Administration/Terminal Building Development, Buchanan Field
9. Discuss Buchanan Field Capital Improvement Projects
10. Report on Habitat Management Land and Brushy Creek Conservation Bank Grazing License Solicitation Process, Byron Airport
11. Girls in Aviation Day, Buchanan Field
12. The next meeting is currently scheduled for September 13, 2023
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:

Greg Baer, Airports Directors
Phone (925) 681-4200, Fax (925) 646-5731
Greg.Baer@airport.cccounty.us



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

3.

Meeting Date: 06/14/2023
Subject: Review and approve record of meeting for March 8, 2023
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

Referral Update:

Recommendation(s)/Next Step(s):

Attachments

Record of Action 3-8-23



AIRPORTS COMMITTEE

RECORD OF ACTION FOR
March 8, 2023

Supervisor Diane Burgis, Chair
Supervisor Ken Carlson, Vice Chair

Present: Diane Burgis, Chair
Ken Carlson, Vice Chair

Staff Present: Greg Baer , Director of Airports; Monica Nino, County Administrator; Alyson Greenlee, Department of Conservation and Development; Will Nelson, Department of Conservation and Development; Daniel Barrios , Department of Conservation and Development; Elise Schilling-Luce, Administrative Services Assistant II; Stephen Griswold, Office of Supervisor Burgis; Lia Bristol, Office of Supervisor Carlson; Elke Soberal , Administrative Services Assistant II

1. PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS: The public may attend this meeting in person at the above location.

The public also may attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below.

HOW TO JOIN THE MEETING VIA ZOOM:

Link: <https://us06web.zoom.us/j/85804224320?pwd=czAwR1k3cG00OEp5UnBWVIRuaGk5QT09>

HOW TO JOIN THE MEETING VIA CALL-IN:

Zoom meeting Dial-In-Number: 1 669 444 9171

Passcode: 639946

Meeting ID: 858 0422 4320

HOW TO PROVIDE PUBLIC COMMENT:

Persons who wish to address the Airport Committee during public comment on matters within the jurisdiction of the Airport Committee that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app.

All public comments will be limited to 2 minutes per speaker.

For assistance with remote access contact: Airport Staff 925-681-4200

Public comments may also be submitted before the meeting by email at [airport.team](mailto:airport.team@airport.cccounty.us)

@airport.cccounty.us or by voicemail at 925-681-4200. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

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

None.

3. Review and Approve record of meeting for December 14, 2022

Motion approved. No public comment.

AYE: Chair Diane Burgis

Vice Chair Ken Carlson

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

Emily Barnett reported:

- Welcome Supervisor Carlson to the Airport Committee
- All the vacancies on the Aviation Advisory Committee are filled
- AAC moved to meetings every other month in lieu of monthly meetings
- Terminal Building and Security Project are moving forward
- New Air Traffic Control Manager will be beginning his long term position.

Supervisor Burgis inquired about how the weather affected the noise inquiries being submitted to Airports Staff.

Greg Baer responded that the weather has affected total operations which has also proportionately affected the number noise inquiries.

5. Update on Bay Area test Site (BATS) activity, Buchanan Field and Byron Airport

Greg Baer reported:

- Since the last meeting nothing significant has changed; ongoing interest remains from tech companies that would like to do testing. Each company that approaches Airports about testing, brings new challenges to staff in accommodating the requests. Staff has met these challenges and done their best to educate and accommodate these companies to assure the best outcomes for both parties.
- Mr. Baer will be attending the redefining mobility summit.
- Staff is working on an updated revenue model to capture revenue in a better way.

Supervisor Carlson asked: What are the timelines for these companies?

Greg Baer responded: It depends on the company, each company provides its own variables which affect these timelines.

6. Discuss Byron Development Potential & Constraints (water, sewer, storm water quality)

Greg Baer reported:

- No drastic changes, potential change in how Airports is partnering with Byron Bethany Irrigation District (BBID)
- Planning on future talks with BBID for more opportunities.
- Recommending being as aggressive as possible with water conservation at Byron Airport, as the well that provides water is limited in its capacity.
- Meters installed for onsite monitoring of water usage
- Long term incremental steps Airports Staff are taking to ensure water conservation.

7. Update on Airports Current Project Development

a. Discuss Con Fire Station 9 to Airport Property, Buchanan Field

Greg Baer reported:

- Public works and Airport staff have been aggressively working towards a resolution for a stormwater drain capacity issue.
- Due to the extended timelines to resolve this issue Confire cannot wait any further to begin development.
- Confire has decided to not proceed with development but may have future interest once the issues are resolved.

8. Discuss Terminal/ARFF Building Development, Buchanan Field

Greg Baer reported:

- The building is about 19,000 sq. ft. and is divided into 3 parts, the terminal building or the passenger loading area, the Airports administration office, and the two large garage bays for the ARFF trucks.
- Cost management is priority.
- Keeping materials dry has been problematic due to the inclement weather, as building is not yet watertight. Contractor is working hard to remedy the issue.

9. The next meeting is currently scheduled for June 14, 2023

10. Adjourn

Adjourned at 4:35

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: 06/14/2023

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

Department: Airports

Referral No.:

Referral Name:

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: 06/14/2023

Subject: Update on Bay Area Test Site (BATS) activity, Buchanan Field and Byron Airport

Department: Airports

Referral No.:

Referral Name:

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 Aerial System (UAS) Integration Pilot Program (IPP). District III, District IV, and Public Works Department – Airports staff continues 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 AI opportunities at Buchanan Field and Byron Airports. Requests for testing at Byron and Buchanan Field Airports are received on a semi-regular basis. Elroy Air, a subtenant of Urban Air Mobility has conducted testing operations at Byron and will continue to do so for the foreseeable future. Similarly, MightyFly has been and is expected to continue their testing operations. As each operator has different needs, including the desire for exclusive runway use, Airport Staff is working closely with each entity to best meet their needs while maintaining airport safety and operational considerations. Because this is such a dynamic field with a myriad of needs by each company, staff continues to research and make administrative changes to the program.

XWing, based at Buchanan Field continues to develop and test their aircraft and has expressed interest in growing their business at Buchanan Field. To that end, they are now leasing the hangar and office space located at 1500 Sally Ride Drive.

Recommendation(s)/Next Step(s):

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. Airports staff will continue to refine the “BATS Program,” and part of that effort will include a more sustainable revenue model for those companies testing at either airport.

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

6.

Meeting Date: 06/14/2023

Subject: Discuss Byron Development Potential & Constraints (water, sewer, storm water quality)

Department: Airports

Referral No.:

Referral Name:

Presenter:

Contact:

Referral History:

In the spring of 2020, the County executed an agreement with Kimley-Horn Associates (Kimley-Horn) for a feasibility study to update the Byron Airport infrastructure (water, sanitary sewer, and fire system). The analysis was intended to provide options and associated costs for improvements needed to allow additional airport development. Kimley-Horn's analysis was completed in early 2021, which identified planning level buildout assumptions and infrastructure costs.

Referral Update:

During the summer of 2022 the Board approved the Byron General Plan Amendment (GPA), which from a zoning and policy perspective allows for development at the Byron Airport. While completion of the GPA was a significant step in facilitating airport development, the lack of utility infrastructure (water, sewer, storm water quality) remains a constraint to accommodate the airport's build-out potential.

As part of its September 2022 update to the Airport Committee, staff reported that Kimley-Horn had been tasked to develop a feasibility study that would include infrastructure layout and package treatment facilities for water and wastewater. However, since that time, staff has had additional discussions with the Byron-Bethany Irrigation District (BBID) specific to raw water availability and sewer treatment that may affect what package treatment options should be evaluated. Additionally, and under a separate scope and fee, Kimley-Horn has been requested to assist in the development of a comprehensive stormwater quality infrastructure plan, also intended to facilitate future development.

Because the recommendations related to potable water and sanitary sewer involve small treatment facilities that will require operational permits with the State, trained and appropriately certified operators, and continual maintenance, Kimley-Horn will also be requested to provide an analysis of ongoing operational and maintenance (O&M) costs.

On April 25, 2023, Airports staff met with the new BBID General Manager to discuss our collective goals of addressing the complex problem water and sanitary sewer treatment at Byron Airport. The conversation was productive in the fact that BBID remains willing to assist, but there remains a number of feasibility questions both from a policy perspective and a technical one.

Recommendation(s)/Next Step(s):

Airports staff will continue to refine the desired scope of work with Kimley-Horn for infrastructure design and O&M costs once staff has been able to identify the most feasible approach to on-site water treatment, and whether off-site sewer treatment is an option. Following such discussions, staff will bring back further details and cost and policy implications for the Airport's

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

7.

Meeting Date: 06/14/2023
Subject: Update on Airports Current Project Development
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
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

7. a.

Meeting Date: 06/14/2023
Subject: Discuss 4.6 Acre Self Storage Project, Buchanan Field
Department: Airports
Referral No.:
Referral Name:
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.

The project was reviewed by the City of Concord's Planning Commission on September 1, 2021, and it was carried over to their October 6, 2021, meeting to provide the developer additional time to determine if it was feasible to install a Class II bike lane along the entire parcel perimeter. The Marsh Bridge project design, however, impacts a large portion of the westerly parcel perimeter on Marsh Drive and the project cannot be delayed to be redesigned for a Class II bike lane in the impacted area. The Planning Commission voted to approve the project at their October 6, 2021 meeting.

The Board of Supervisors reviewed and approved the lease at their February 1, 2022 meeting. The lease has been fully executed and the effective date is February 1, 2022.

Referral Update:

The City of Concord is nearing completion of the building permit application process and issued a grading permit in late May, allowing the developer to commence construction (grading operations) earlier this month.

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

7. b.

Meeting Date: 06/14/2023

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

Department: Airports

Referral No.:

Referral Name:

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 (across from the Airports Division office) intended 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 have been viewed as cost prohibitive, likely resulting in the would be land remaining vacant.

The current forecasts for the ALP update indicate there is substantially more land currently reserved for aviation uses than needed to meet future demand forecasts. This, combined with the high cost to connect this property to the airfield, makes 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 with 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.

The project site plan has been redesigned to allow for more for multiple tenant use. The project land use application will be submitted to the Department of Conservation and Development by the end of June.

Referral Update:

The development team has been working closely with County staff to determine the best option to address its stormwater collect and convey requirement so the project can move forward through the entitlement process. The existing drainage ditch on Airport property does not meet current standards and, thus, cannot accommodate additional runoff.

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.

Meeting Date: 06/14/2023

Subject: Discuss ARFF (Aircraft Rescue and Firefighting)/Administration/Terminal Building Development, Buchanan Field

Department: Airports

Referral No.:

Referral Name:

Presenter:

Contact:

Referral History:

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 worked with the FAA to secure two grants totaling \$12,999,000 with the FAA to move this project to construction. The Board of Supervisors approved a contract with W.E. Lyons Construction Company (Lyons) at their April 27, 2021 meeting.

A modular building was delivered on May 3, 2021, to temporarily house JSX during the project construction. Lyons received a Notice to Proceed for the project on June 7, 2021.

Lyons has completed all portions needed for the relocation of the watermain that was within the new building's footprint. Additionally, they have completed installing storm drain pipes and relocating the sewer main that was also in conflict with the new building's footprint. Lyons has completed all footings for the building. Interior underground plumbing, electrical and other utilities were installed. The slab on grade was poured in two parts on May 11 and May 14.

Referral Update:

The September 2022 update to the Airport Committee reported that the building would require a private sewer lift station, which was not part of the original bid set of plans. Since that time, staff worked with its design team along with Contra Costa Central Sanitation District (Central San) to develop a plan that eliminated the need for a lift station. In terms of construction costs, along with ongoing operations and maintenance costs, this change was a significant benefit to the Airport. Such a change this late in the project was only possible through Central San's responsiveness and technical acuity.

While progress continues on the project, the rate of progress remains low. The contractor's original base schedule showed the building being completed in December of 2022. The most current schedule shows the project being completed in late October of this year 2023, at least ten months behind schedule. Such schedule impacts will also result in increased soft costs (i.e., facility rentals, construction management services, architectural services, etc.). Beyond Lyons' change order requests related to delay impacts, numerous other change orders have been submitted that are requiring Airports staff's time to evaluate and negotiate with Lyons' ownership.

In consultation with, and with help from, the County Administrator's Office, Airports staff is brining on additional construction management resources to assist the project in finishing as expeditiously as possible. This change will be a huge help for the project and will also allow Airports staff to focus on other important day-to-day tasks.

Recommendation(s)/Next Step(s):

Lyons will continue to move forward with constructing the building. The construction management/ownership team will continue to work diligently with Lyons' ownership to resolve the lackluster progress and subsequently deal with the various change orders received by the County.

Fiscal Impact (if any):

Enterprise Fund, inclusive of bond money and reserve amounts. The FAA has provided two grants for a total of approximately \$12,990,000.

Through January of this year, the contract value remains at approximately \$14.7M, and to date, Lyons has submitted approximately \$1.2M in change orders, that the County has yet to agree to. Additionally, because the project will take at least ten months longer than anticipated, the Airports budget must cover increased costs for construction management and architectural oversight.

Attachments

Terminal Building Side 1

Terminal Building Side 2







Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

9.

Meeting Date: 06/14/2023
Subject: Discuss Buchanan Field Capital Improvement Projects
Department: Airports

Referral No.:

Referral Name:

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

10.

Meeting Date: 06/14/2023

Subject: Report on Habitat Management Land and Brushy Creek Conservation Bank Grazing License Solicitation Process, Byron Airport

Department: Airports

Referral No.:

Referral Name:

Presenter:

Contact:

Referral History:

The environmental mitigation plan that was adopted for the development of the Byron Airport required that 814, of the total 1,207, acres be reserved and utilized as Habitat Management Land for the protection of plant and animal species. In addition, in June 2016 the County received a 120-acre donation of land adjacent to and a portion within the runway safety area of the Byron Airport. The donated land was also environmentally protected and subject to a conservation easement for the protection of burrowing owls. Combined, the environmentally protected lands are referred to as the Conservation Program.

The County retains a Range Manager and a Biologist to oversight the Conservation Program in compliance with the conservation easements executed between the County and the California Department of Fish and Game. The land management program utilizes cattle grazing to best preserve the Conservation Program environment in strict conformity with all applicable policies, permits and easements.

The County has had grazing tenants over the past twelve plus years who have been good stewards of this regulated area and their license agreements end in December 2025. Consistent with County best practices we will be opening the grazing license opportunities to other interested and qualified parties. Interested parties must be willing and capable of accomplishing the HML obligations and parameters.

If we receive competitive interest, the County will initiate a Phase II Request for Qualifications process for the four grazing areas at the Byron Airport.

Grazing tenants are required to maintain their fences, gates, and water systems. The 934 acres within the Conservation Program has been divided into four separate grazing sections as follows: Area 1 is 468 acres; Area 2 is 127 acres; Area 3 is 122 acres; and Area 4 is 120 acres.

Consistent with the current license agreements, the County must provide existing tenants with a minimum 12-month notice of termination if they will not be continuing tenants. As such, Airport staff has been working with its Range Manager, Biologist, and a subcommittee of the Aviation Advisory Committee to review the grazing solicitation process, parameters, timing, and requirements. This process has been completed and the next step will be to initiate a Request for Proposals process for the use of the Conservation Program lands over the next fifteen years.

Referral Update:

Recommendation(s)/Next Step(s):

This is a general discussion about the Byron Airport Conservation Program and the upcoming Request for Proposals process for selection of grazing tenants.

Fiscal Impact (if any):

None

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

11.

Meeting Date: 06/14/2023
Subject: Girls in Aviation Day, Buchanan Field
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

Women in Aviation International (WAI) is a nonprofit organization dedicated to providing networking, education, mentoring, and scholarship opportunities for all girls/women and boys/men who are interested in careers in the aviation and aerospace industries. WAI has more than 16,000 active members in over 100 countries, members in every state of the USA and its territories, and 168 local chapters throughout the world. WAI membership is comprised of professional pilots, military personnel, air traffic controllers, astronauts, engineers, business professionals, scientists, aircraft manufacturers, maintenance technicians, teachers and professors, students, civil servants, and a multitude of other professions represented.

This year, in an effort to continue to introduce aviation and aerospace to more girls all across the globe, WAI chapters will be holding the 9th Annual International Girls in Aviation Day on September 23, 2023. Many WAI chapters are working with their local schools, Girl Scout organizations, and community groups to inspire girls and youth to consider aviation, aerospace, and STEM subjects and professions.

The Women in Aviation International San Francisco Bay Area Chapter has partnered with the Mount Diablo Pilots Association, a Buchanan Field aviation club, to host the **FIRST** Girls in Aviation Day in Contra Costa County at Buchanan Field. In addition, the Bay Cities 99's Chapter, Aviation Personnel International, Hodge Flight Services and AWAM Chapter 16 Bay Area CA USA, a chapter of the Association for Women in Aviation Maintenance, will also be participating to provide an unique and wonderful event for approximately 50 to 60 girls, ages 8 to 18, that live in Contra Costa County. The event will include aviation-themed activities, small aircraft on display, and other aviation related displays.

Referral Update:

Recommendation(s)/Next Step(s):

This is a general discussion about the planned Girls in Aviation Day event to be held on September 23, 2023 at Buchanan Field.

Fiscal Impact (if any):

None.

Attachments

Girls In Aviation Day Presentation



2023

Girls IN AVIATION DAY

A Women in Aviation International® Event



- WHO:** Girls ages 8-18
- COST:** FREE and bring a brown bag lunch
- WHEN:** Saturday, September 23, 2023 9AM to 1PM
- WHERE:** Clubhouse at Buchanan Field (KCCR) Airport
200 Buchanan Field Rd, Concord, CA 94520
- MORE INFO:** <https://awam16.org/giad>
- REGISTER:** <https://EastBayGIAD.eventbrite.com>

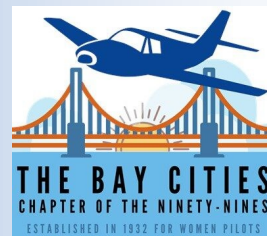
Register:



**Download the
GIAD App**



Sponsored by:





2023

Girls IN AVIATION DAY

A Women in Aviation International® Event



Girls in Aviation Day Overview:

Women in Aviation International (WAI) is a nonprofit organization dedicated to providing networking, education, mentoring, and scholarship opportunities for all: women and girls, men and boys, who are striving for challenging and fulfilling careers in the aviation and aerospace industries.

Across the world, WAI has more than 16,000 active members in over 100 countries, members in every state of the USA and her territories, and 168 local chapters throughout the world. WAI membership is comprised of professional pilots, military personnel, air traffic controllers, astronauts, engineers, business professionals, scientists, aircraft manufacturers, maintenance technicians, teachers and professors, students, civil servants, and a multitude of other professions represented.

Last year, there were over 120 Girls in Aviation Day events hosting over 16,000 attendees. Please see the official Women in Aviation International Girls in Aviation Day 2022 WrapUp video YouTube at https://www.youtube.com/watch?v=Ulc4m_tCIU.

This year, in an effort to continue the momentum of one of our most popular initiatives and to introduce aviation and aerospace to more girls all across the globe, WAI chapters will be holding the 9th Annual International Girls in Aviation Day on September 23, 2023. Many WAI chapters are working with their local schools, Girl Scout organizations, and community groups to inspire girls and youth to consider aviation, aerospace, and STEM subjects and professions.

The Women in Aviation International San Francisco Bay Area Chapter has partnered with the Mount Diablo Pilots Association to host the **FIRST** Girls in Aviation Day in Contra Costa County at the Buchanan Field Clubhouse! In addition, the Bay Cities 99's Chapter, Aviation Personnel International, Hodge Flight Services and AWAM Chapter 16 Bay Area CA USA, a chapter of the Association for Women in Aviation Maintenance, are all participating to provide a unique and wonderful event to girls ages 8 to 18 that live in Contra Costa County!

Girls in Aviation Day – Buchanan Field – Details as of June 2, 2023:

For More Information, please visit <https://awam16.org/giad>

Registration is required in Advance - June 11th – September 9th <https://EastBayGIAD.eventbrite.com>

A Release Form must be completed in advance - due by September 16th <https://awam16.org/giad-east-bay-release>

The girls will need to bring a brown bag lunch

(Aviation Personnel is working with Northern California Business Aviation Association to possibly sponsor the lunch)

Check In will begin at 9 AM on Saturday, September 23rd at Buchanan Field Clubhouse

All adults arriving will need to provide ID to check in any girls they are bringing

Each Girl and Volunteer will receive a "I am the Future of Aviation" purple glitter lanyard

Badge will be preprinted with Name and Group

Opening Session with Safety Briefing

We will have 5 groups of up to 10 girls each

assigned in advance by age, to help make the activities age appropriate

Groups will rotate around 5 different activities:

Aviation Communication

Bay Cities 99's Chapter

The Physics of Flying

Women in Aviation International San Francisco Bay Area Chapter

Aircraft Repair (Stuffed Airplane)

AWAM Chapter 16 Bay Area CA USA (Airplane Stuffy)

Structure Fabrication (NASA Moon Habitat)

AWAM Chapter 16 Bay Area CA USA / Hodge Flight Services

Virtual Reality Flight Simulator

Hodge Flight Services

After the activities we will all have lunch and the girls will have the chance to sit with any of our volunteers (pilots, technicians, and inspectors) that they would like to talk to and ask questions

After lunch Pilots/aircraft owners will be giving tours of their aircraft and answering questions

(Aviation Personnel is working with Northern California Business Aviation Association to possibly have a King Air available)

Closing Ceremony will include awarding each Girl with:

a Personalized Certificate of Participation

WAI Aviation Girl Fun Patch

All of the girls will be given an activity kit to take home with them

We hope to finish by 1PM, but it will probably be closer to 1:30PM

Sponsored by:





Registration

June 11—September 9

<https://EastBayGIAD.eventbrite.com>

Register:



Check In

Each Girl must be signed in by an adult and will receive a Lanyard with a Pre-Printed Name Badge



Release



GIRLS IN AVIATION DAY EAST BAY

Hosted by Women in Aviation International – San Francisco – Bay Area Chapter and Mount Diablo Pilots Association



GIAD East Bay Release Form

Email to Keri.Martin@AWAM16.com by September 16, 2023

Definitions:

- Girls in Aviation Day, GIAD, Girls in Aviation Day East Bay, GIAD East Bay, East Bay GIAD or any derivative thereof refers to an annual one-day event hosted internationally by Women in Aviation International.
- Organizers refers collectively to the Hosts and Sponsors that are organizing and holding this event.
 - 2023 Hosts include Women in Aviation International San Francisco – Bay Area Chapter and Mount Diablo Pilots Association
 - 2023 Sponsors include Women in Aviation International, The Ninety-Nines, Inc., Bay Cities 99's Chapter, Aviation Personnel International, Hodge Flight Services, Association for Women in Aviation Maintenance, AWAM Chapter 16 Bay Area CA USA, and Contra Costa County.
- Participants refers to Participants at least 18 years of age and to the legal guardian or parent of any Participant under the age of 18.
- Name refers to the activity participants first, given, nickname, or preferred name.
- Photo refers to any photograph, video, television, digital media or any similar future versions of such media that preserves an individual's likeness or image.

Liability Waiver

- Participants assume full responsibility for damage to or loss of any personal belongings / property that may occur during GIAD.
- Participants signatures certify they are physically and mentally capable of participating in GIAD.
- Participants acknowledge that participation in any GIAD activities is done so willingly and voluntarily.
- Participants understand that participation in GIAD activities may involve the risk of harm.
- Participants assume full responsibility for any and all injuries and any expenses related to such injuries sustained during any GIAD activities.
- With knowledge of the potential risks involved, Participants must sign this waiver, releasing and discharging all Organizers and all Organizers Board Members, officials, officers, employees, agents, volunteers or appointees, from any and all claims arising from participation in GIAD activities, except when such claims arise from the gross negligence or willful acts of the Organizers parties involved in the specific GIAD activity.

Emergency Medical Treatment

In the event of an injury in connection with any GIAD activity Participants agree that their sign-in signature* provides consent to emergency medical treatment provided by a licensed physician, paramedic or other medical provider. Such care may be given under any conditions necessary to preserve life, limb and/or wellbeing. Participants agree to hold all such medical providers rendering such emergency medical treatment harmless in connection with such efforts on Participants behalf. Participants understand and agree that the cost of any Medical Treatment provided will be at their own expense.

- * A parent or legal guardian must sign-in with each minor. If the parent or legal guardian is unavailable on the date of the activity prior arrangements may be made directly with the Organizers. Without a sign-in signature or prior arrangements the minor will not be allowed to participate.

Photo Release

- Participants grant permission to use their likeness and name in any Photo in any and all Organizers publications, including web-based publications, without payment or other consideration; except they may not be used in any illegal publication or any forum for an illegal purpose.
- It is understood and agreed that all Photos will become the property of Organizers and will not be returned.
- Participants hereby irrevocably authorize Organizers to edit, alter, copy, exhibit, publish, or distribute these photos for any lawful purpose.
- Any right to inspect or approve the finished product wherein a Participant's likeness or Name appears is waived.
- Any right to royalties or other compensation arising or related to the use of any Photo is waived.
- By signing this release form Participants agree to hold harmless, release and forever discharge Organizers, their Directors, Officers, Agents, Staff, Employees and Volunteers from all claims, demands, and causes of action which they, their heirs, representatives, executors, administrators, or any other person acting on their behalf or on behalf of their estate have or may have by reason of this authorization.
- Initial here if you **do not** authorize this Photo Release:

Participant's Signature	Printed Name of Participant	Printed Name of Adult Checking in with Minor	Minor's Name	Date	
FOR GIAD USE – VERIFICATION OF PARTICIPANT			Circle response:	Organizers Initial:	
Is participant a minor?	NO	Identification verified	YES	NO	
	YES	Parent / Guardian Identification Verified	YES	NO	

Girls in Aviation Day East Bay

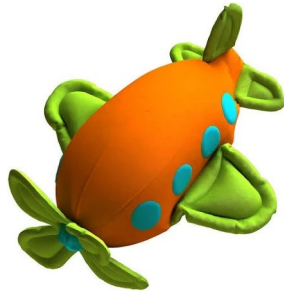
Updated: May 29, 2023

Release must be completed by a Parent or Legal Guardian and emailed to Keri.Martin@AWAM16.com no later than September 16

<https://awam16.org/giad-east-bay-release>

Activities

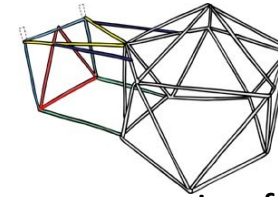
Aircraft Repair



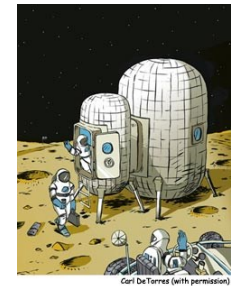
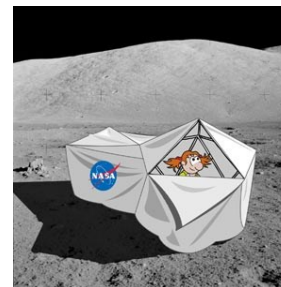
Each Girl will receive a stuffed airplane, similar to these. The seam along the top will be open. They will learn how to repair an aircraft with a baseball stitch, which is used for Dope and Fabric Repairs. Once they have repaired it, it is theirs to take home.



Structure Fabrication



Girls will be given a scenario of crash landing on the moon with only 15 minutes before their Oxygen Canisters run out. During that time they must work together as a team to follow the instruction to build a Moon Habitat that can withstand the extreme winds, cold and heat on the surface of the moon. It must also have an Air Lock to ensure that Oxygen is not lost from the main room and the team is protected.





Closing Ceremony

Each Girl will receive a personalized certificate and a WAI Aviation Girl Fun Patch



Each Girl will have completed the required minimum of 6 activities to earn their WAI Aviation Girl Fun Patch by the Closing Ceremony.

To Take Home

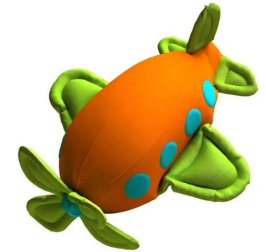


GIRLS IN AVIATION DAY 2023
ACTIVITY KIT

Each girl will receive a **Girls in Aviation Day 2023 Activity Kit** with GIAD/Remove Before Flight Keychains.

Each activity Kit includes:

- Raspberry Pink GIAD Mandala Drawstring Backpack
 - Tie-Dye GIAD Mandala Bandana
 - "Girls Can Do Anything" Glitter Tattoo
- Raspberry Pink Round GIAD Mandala Sticker
- 2" Round Iron-On "WAI Aviation Girl Fun Patch"
 - "Aviation for Girls" Bamboo Propeller
 - Sporty's Aviation Sectional Activity
- Aviation for Girls 2023 Issue 2 Magazine



They will also be provided information about the **Girls in Aviation Day (GIAD) App**

**Download the
GIAD App**



- Three age-appropriate content tracks for elementary, middle school, and high school students
- Meet positive female role models in all areas of aviation and aerospace
- Instructional activity videos
- Scholarship information
- Education resources
- Expanded Aviation for Girls magazine

