



**Contra
Costa
County**

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: August 18, 2015

Subject: Contra Costa Airports - Authorization to Negotiate Ground Lease & Development Terms for Approx. Seven Acres of County-Owned Land at Buchanan Field

RECOMMENDATION(S):

AUTHORIZE the Director of Airports, or designee, to negotiate a ground lease and development terms between the County, as Landlord, and Montecito Aviation Group, as the developer, for approximately seven acres of land on the southwest side of the Buchanan Field Airport.

FISCAL IMPACT:

There is no negative impact on the General Fund. The Airport Enterprise Fund could realize lease and other revenues. The County General Fund could realize sales tax and other revenues if a lease is successfully negotiated.

BACKGROUND:

The development site is approximately seven acres of land owned by the County that is located on the southwest side of Buchanan Field Airport, south of Sally Ride Drive. The parcel is proximate to the Buchanan Field runways and adjacent to other aviation uses. The parcel is designated for aviation use, consistent with the needs assessment of the Buchanan Field Master Plan. The parcel is under the jurisdiction of the Buchanan Field Airport and entirely within the unincorporated County.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **08/18/2015** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I
Supervisor
Candace Andersen, District II
Supervisor
Mary N. Piepho, District III
Supervisor
Karen Mitchoff, District IV
Supervisor

ABSENT: Federal D. Glover, District V
Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: August 18, 2015

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (925)
681-4200

BACKGROUND: (CONT'D)

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On June 30, 2015, the Contra Costa County Public Works – Airports Division received a letter from a private party expressing an interest in developing an aviation use on the approximately seven-acre site.

In accordance with prior discussions with the Federal Aviation Administration's (FAA) Airports District Office (ADO) regarding development at Buchanan Field, the County notified existing commercial tenants at Buchanan Field and Byron Airport and placed an advertisement in the regional newspaper to solicit other competitive interest in the property. The development solicitation letter and publication provided a response deadline of July 30, 2015, for all competitive interests in the site to be submitted to the County Airport Office. The County did not receive any additional letters of interest to develop this property.

Consistent with the master developer selection process that was approved by the Board of Supervisors on May 23, 2006, projects without a competitive interest are to proceed with the traditional environmental review and lease development processes. The commercial development project will be presented to the Aviation Advisory Committee, the Airport Committee, and any other party as deemed relevant to enhance community relations and collaborative relationships.

Development of this seven-acre area for aviation use would expand economic development activity at Buchanan Field Airport, provide additional revenues to the Airport Enterprise Fund, and allow Contra Costa County to expand aviation-related business and services available at the airport. This development will also facilitate the growth and development contemplated by the adopted Buchanan Field Airport Master Plan. A business proposal must be consistent with the Airport Master Plan and General Plan for consideration.

CONSEQUENCE OF NEGATIVE ACTION:

Delay in initiating the developer selection process will result in a delay of developing vacant land at Buchanan Field Airport and may negatively impact the Airport Enterprise Fund and County General Fund.