



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: October 8, 2019

Subject: Contra Costa Airports-Authorization to Negotiate Ground Lease & Dvpmt Terms for Approx. 3 Acres of County-Owned Land at Buchanan Field Airport, Dst 4

RECOMMENDATION(S):

AUTHORIZE the Director of Airports, or designee, to negotiate a ground lease and development terms between the County, as the landlord, and the Contra Costa County Fire Protection District, as the developer, for approximately 3 acres of land located on the southeast corner of Center Avenue and Marsh Road in Concord, which site is part of Buchanan Field Airport.

FISCAL IMPACT:

There is no negative impact on the County 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 3 acres of land owned by the County that is located at the southeast corner of Center Avenue and Marsh Road in Concord, on the west side of Buchanan Field Airport (the Site). Any business proposal for the Site would have to be consistent with the Buchanan Field Airport Master Plan and the County's General Plan to be eligible for consideration. The Site is unimproved and has been designated for non-aviation

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **10/08/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
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: October 8, 2019

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

By: Stacey M. Boyd, Deputy

Contact: Beth Lee (925)
681-4200

cc:

use on the Buchanan Field Airport Master Plan.

BACKGROUND: (CONT'D)

The Contra Costa County Fire Protection District (Fire District) has been looking for a new location for its Station 9. Currently, Station 9 is located in Pacheco, a few blocks from Buchanan Field Airport. Fire District staff appear to believe that the Site would be an ideal location for the new Station 9, especially since it is only about 3 blocks east of the existing facility. The contemplated new Station 9 will include ramp space and crew quarters to support conventional emergency services and a joint helicopter air medical and emergency response program with REACH Air Medical Services, LLC.

This project will proceed with the traditional environmental review and lease development processes. The Station 9 development project will be presented to the Aviation Advisory Committee, the Airport Committee, and any other party deemed relevant to enhance community relations and collaborative relationships.

In accordance with Federal Aviation Administration grant assurances, the Fire District must pay fair market value rent, based on like uses, for the use of airport land. As a result, the development of the Site will lead to increased revenues to the Airport Enterprise Fund. In addition, it is anticipated that the development of the Site for this particular public use will improve local emergency services and expand economic development activity at Buchanan Field Airport. This development will also facilitate the growth and development that has been identified in the adopted Buchanan Field Airport Master Plan.

Unless and until a final lease agreement is fully executed by all parties, this Board Order, any draft lease agreement, other communications or conduct of the parties shall have absolutely no legal effect, may not be used to impose any legally binding obligation on the County and may not be used as evidence of any oral or implied agreement between the parties or as evidence of the terms and conditions of any implied agreement.

CONSEQUENCE OF NEGATIVE ACTION:

Delay in negotiating a ground lease and development terms will result in a delay in the development of the Site, which could negatively impact the Airport Enterprise Fund and County General Fund, and a delay in the anticipated enhancement of local emergency services, which could negatively impact public safety.