

## NOTICE OF SPECIAL MEETING

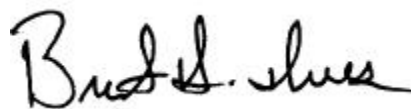
Pursuant to Section 54956 of the Government Code of the State of California, a Special Joint meeting of the **Tracy City Council** and the **Transportation Advisory Commission** is hereby called for:

**Date/Time:** **Tuesday, October 18, 2011, 6:00 p.m.**  
(or as soon thereafter as possible)

**Location:** **Council Chambers, City Hall,  
333 Civic Center Plaza, Tracy**

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy City Council on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

1. Call to Order
2. Roll Call
3. Items from the Audience - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Council Member or Commission Member to sponsor the item for discussion at a future meeting.*
4. RECEIVE PRESENTATION ON AIRPORT IMPROVEMENT IMPLEMENTATION OPTIONS AND PROVIDE INPUT ON THE CITY COUNCIL'S PREFERRED IMPLEMENTATION OPTIONS
5. Adjournment



Mayor

### **October 13, 2011**

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6105), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Tracy City Council and the Transportation Advisory Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 333 Civic Center Plaza, Tracy, during normal business hours.

AGENDA ITEM 4

REQUEST

**RECEIVE PRESENTATION ON AIRPORT IMPROVEMENT IMPLEMENTATION  
OPTIONS AND PROVIDE INPUT ON THE CITY COUNCIL'S  
PREFERRED IMPLEMENTATION OPTIONS**

EXECUTIVE SUMMARY

On January 2, 2007, the City Council was presented with a list of airport improvement options for consideration. These options were broken down in to short, medium and long term options along with associated costs and funding sources. Of those items, Council elected to move forward with all of the short term options and one of the medium term options.

Since that initial City Council meeting, all but one of the options that Council gave approval to move forward with have been completed. Staff has recently held workshops with the Transportation Advisory Commission (TAC) in order to seek input from both the commission and the public on what the next improvements for the Tracy Municipal Airport should be. These items are now being brought before Council for additional input on how to proceed.

DISCUSSION

On January 2, 2007, the City Council was presented with a list of airport improvement options for consideration. These options were broken down in to short, medium and long term options along with associated costs and funding sources. Of those items, Council elected to move forward with all of the short term options and one of the medium term options.

Since that initial City Council meeting, all but one of the options that Council gave approval to move forward with have been completed. Staff has recently held workshops with the Transportation Advisory Commission (TAC) in order to seek input from both the commission and the public on the next improvements for the Tracy Municipal Airport. Members of the Tracy Airport Association were also invited to participate in these workshops. Attached as Exhibit "A", is the Airport Improvement Items List, a full list of projects which are being presented for consideration by Council. These items were prioritized by both the TAC and staff into short, medium, and long term lists. There are also some items which were suggested that are listed as "Parking Lot" items to be considered at a later date, and other suggested items that are not being recommended at all.

**Current and Completed Capital Improvement Airport Projects:** During the last four years, a number of capital improvement projects (CIPs) have been completed at the Tracy Municipal Airport (see Exhibit "A"). Additionally, there are projects currently underway, one of which is still ongoing from the previous list of options selected by Council in 2007, the construction on additional T-hangars. Other current projects

address safety issues cited during a recent airport inspection conducted by the State. The completed projects were funding through various means including the FAA, the Airport Fund, and the General Fund as approved by Council in 2007.

## **SUMMARY OF PROPOSED PROJECTS AND IMPLEMENTATION OPTIONS**

**Airport Improvement Options Matrix (Short, Medium and Long Term):** Options concerning airport improvements have been discussed over the past few month by the Transportation Advisory Commission (TAC), City Staff, airport users, and in the Airport Master Plan. In response, staff prepared an Airport Improvement Items List which lists the projects/items and recommendations from the TAC, and City staff. Due to the number of funding options for the different projects, the list also includes potential funding sources and estimated costs for each.

Additionally, the items listed in the Airport Improvement Items List are categorized by: (1) Short Term (1-3 years); (2) Medium Term (4-6 years); (3) Long Term (7+ years); (4) Parking Lot Items and (5) Not recommended at this time. When developing each of these categories, staff further prioritized the items by order of feasibility and importance, using the following criteria: (1) safety; (2) regulation/compliance; (3) Federal Aviation Administration (FAA) fund eligibility; (4) procedural impact; and (5) revenue generation.

Following is a brief discussion of options for Council consideration. Information on each of the proposed items can be found in the Airport Improvement Items List (Exhibit "A").

### **SECTION 1: SHORT TERM OPTIONS (1-3 years)**

The following items represent realistic options for airport improvements and airport operations for Council's consideration. Exhibit "A" delineates these items by funding source. All items listed under short term options have a one-time cost. If Council chooses any of these options, staff will move forward through the FY 14/15 budgetary process for funding appropriation. Listed below is a short description of each of the short term options.

**S-1. Install T-Hangars:** Installation of T-hangars was approved in 2007 by Council. Staff is working with Caltrans and moving forward to obtain a State loan for the construction of the hangars. Staff is currently going out to bid on the project in order to obtain the exact costs before being able to secure the loan. Additional revenue obtained from the rental of the new hangars will be used to pay the loan. Installation of City-owned hangars would position the airport to attract new users, thereby increasing airport activity and revenues.

**S-2. Remove Vegetation from Open Areas to Cease Burning:** Vegetation grows in the open areas of the airport and must be removed each year to prevent overgrowth. Currently the Fire Department will come out to the airport and burn the vegetation, using it as a training exercise. There have been complaints that the burning causes the rodents living in the field to go into the hangars. In order to prevent this from happening it is suggested to remove the vegetation and replace it with something else. There are a few options which could be explored including replacing the vegetation with gravel or allowing a farmer to plant a variety of crops which are approved by the FAA. There would be no cost to investigate the options; however, the cost to actually perform the removal would vary depending on the option selected.

**S-3. Install Solar Lights on the Tetrahedron:** The Tetrahedron is a navigational device used at the airport; however, it cannot be seen at night. In order to make it visible to pilots at night, an installation of solar light on the tetrahedron is recommended. The estimated cost for this item is \$2,500 and the potential funding source is Caltrans.

**S-4. Hold an Airport Open House:** An Airport Open House is a great way to draw visitors to the airport and expose them to the activities that the airport has to offer. It is anticipated that the cost for an open house could be paid for by sponsorships.

**S-5. Taxiway Reflectors or Lights:** During the latest inspection by Caltrans, it was suggested to install either reflectors or lights on the taxiways in order to increase visibility at night. The estimated cost for this item is \$6,000 and the potential funding source is Caltrans.

**S-6. Investigate Declared Distances on Runway 30:** Investigate use of an alternative airport design methodology by declaring distances to satisfy the airplane's takeoff run, takeoff distance, accelerate-stop distance, and landing distance requirements. The purpose would be to increase the length of runway available for landing and takeoff. Estimated costs are upwards of \$10,000 and the potential funding source is the FAA.

**S-7. Investigate LED Test Beacon:** Determine if there is an LED manufacturer who would be willing to provide an airport beacon which utilizes LED lights for testing purposes at the Tracy Airport. This would be funded by the private company should one be found who would be willing to design such a beacon.

**S-8. Remote Control to Open the Gates:** Installation of a device which would allow for the opening of the airport gate from inside the airport. This would allow pilots who are landing after business hours to open the gates and allow those who may be coming to meet them to get into the airport. Estimated cost is \$750 and the potential funding source is the Airport Fund.

**S-9. Shorten 3 and Remove 1 Obstruction Light:** As part of the latest inspection by Caltrans, it was suggested to shorten 3 and remove one of the obstructions lights in the south hangar area. Estimated cost is \$2,000 and the potential funding source is Caltrans.

**S-10. Investigate Advertising on Hangars:** As a means of generating revenue for the airport, staff will investigate options to solicit advertising space on the hangars at the airport. There is no cost for staff to investigate this item.

**S-11. Build an Observation Area:** Construction of a designated area where visitors can view the take offs and landings of aircraft at the airport. The estimated cost for construction of such an area would depend on the size and complexity of the area. This could potentially be funded through a combination of the Airport Fund and private donations depending on the actual cost.

**S-12. Construction of a Restaurant/Café:** Construct a restaurant or café to attract visitors to the airport and provide an area for pilots to get something to eat. Estimated cost is \$250,000 which would be paid for by the developer of the restaurant or café.

**S-13. Install a Speaker to Listen to Pilots Over the Radio:** Installation of a device that allow for visitors to listen to what pilots say over their radios. The estimated cost for this is approximately \$300. The Tracy Airport Association (TAA) has agreed to pay for the installation of this.

**S-14. Runway Repairs and Fencing at NJ Airport:** Installation of perimeter fencing and painting of runway markings at the New Jerusalem Airport. This project has already been approved by Caltrans and staff is currently working with them to finalize the design. The cost for the project is being paid for with a combination of grants from Caltrans and a loan from the Water Fund which was previously approved by Council.

**S-15. FAA to Survey Runway Ends:** Caltrans recommendation for runway 08/26 so the published distances match the actual runway available. The estimated cost to survey the runway ends is \$10,000 and the potential funding source is the FAA.

**S-16. Relocate Taxiway Adjacent to Fuel Farm:** Caltrans recommendation. This would give larger aircraft a wider taxiway around the fuel farm. Estimated cost is \$3,000 and the potential funding source is Caltrans.

**S-17. Seal Coat on Runways and Taxiways:** Application of a seal coat on the runways and taxiways to help bind the existing loose pavement material. Estimated cost of this project is \$300,000 and the potential funding source is the FAA.

**S-18. Additional Security Fencing North of Runway 26:** There is a gap in the fencing of approximately 600 feet which needs to be closed off for security purposes. Estimated cost is \$9,000 and the potential funding source is Caltrans.

**S-19. Removal of Aligned Taxiway:** The FAA has required that the aligned taxiways at both ends of runway 08/26 be eliminated. The estimated cost for this is \$100,000 and the potential funding source is the FAA.

**S-20. Investigate Potential Airport Intern Opportunity:** As a means of obtaining additional staffing for the airport without additional cost, it is recommended to investigate the potential of having an intern work at the airport during the year. This would provide the intern an opportunity to learn more about the operations of an airport. There would be no cost to investigate this option.

**S-21. Confirm Runway Lengths:** There have been some discrepancies as to the actual length of runway 12/30. The actual length can have an impact on what type of aircraft can use the airport and how large the safety areas around the airport need to be. In order to eliminate these discrepancies, the runway length needs to be surveyed. The estimated cost is \$2,000 and the potential funding source is the FAA.

**S-22. Balance Airport Operating Budget by FY 2015/2016:** Currently the Airport Fund is operating at a deficit. In order to allow for future growth of the airport staff will work to balance the annual operating budget of the airport by FY 2015/2016.

**S-23. Update Airport Rules and Regulations:** The airport rules and regulations for the Tracy Airport are very old and have not been updated for a long time. Updating the rules and regulations will allow staff to put into use best practices for use of the airport. There is no cost for this item.

**S-24. Create Emergency Management Plan:** The airport does not have an emergency management plan. In order to be better prepared in case of an emergency, it is recommended that an emergency management plan be developed for the airport. There is no cost to develop this plan.

**S-25. Investigate Installation of a Water Connection from the Water Treatment Plant to the South Side of the Airport:** There is currently no water access on the south side of the airport. It is recommended that staff investigate the cost to install a water connection from the Water Treatment Plant in order to provide water to the south side of the airport. There is no cost to investigate this item.

## **SECTION 2: MEDIUM TERM OPTIONS (4-6 years)**

The next two categories (Medium and Long Term) include items identified as potentially being eligible for funding from alternative sources such as Gas Tax proceeds or developer funds. Because this report identifies potential and programmed CIPs for which Council has not yet appropriated funding, the funding sources listed are subject to future City Council approvals and the budgetary process. Moreover, due to Council having the flexibility to adjust priorities and policies over time, items found in the Medium and Long Term sections could change.

**M-1. Update Airport Master Plan (including a Business Plan and Minimum Standards Document):** The City Council approved the Airport Master Plan in 1998. The Airport Master Plan projects aviation activities and facility requirements through 2016. This would result in the hiring of a consultant to update the Airport Master Plan, including a Business Plan for future airport investment strategies. Additionally, adoption of standards for design, rates, and private and general ground lease structure, would assist in setting standards for future development at the airport. The estimated cost for this item is \$400,000 and the potential funding source is from an FAA grant, State grant and the Airport Enterprise Fund.

**M-2 Alternate Airport Site Study:** The current airport is somewhat limited in its growth due to the surrounding development. An site study would take into consideration an ideal location for a new airport which could grow much larger and accommodate larger airplanes than the current one. The estimated cost for this item is \$200,000 and the potential funding source is the FAA.

**M-3. Address Security Items:** A number of security enhancements are presented for consideration, including upgraded entry keypads, video surveillance, alarm system and perimeter fencing. These measures would provide security to aircraft and airport facilities by separating the aircraft operating areas from unauthorized surface vehicles and pedestrians, and by protecting the airport and patrons from vandalism and unauthorized persons entering onto airport grounds. Overhead lighting of the hangar and tie-down areas would provide additional safety when taxiing in congested areas, while lighting at the main vehicle entrance would improve traffic safety and enhance hospitality to visitors. The estimated cost for this item is \$3,112,000 and the potential funding source is from an FAA grant, State grant and the Airport Enterprise Fund.

**M-4. Build Permanent Public Restrooms:** Tracy Municipal Airport is not currently connected to the City's sewer system. The closest City sewer location is at Linne Road and Tracy Boulevard. The City has installed a high-grade temporary restroom as part of

the short term options approved by Council in 2007. Because this is a temporary solution, installation of permanent restrooms is proposed as a medium term option. This would allow for more aesthetically pleasing bathroom facilities. The estimated cost for this item is \$221,000 and the potential funding source is from the General Fund.

**M-5. Build Aircraft Wash Facility:** Based on a survey of airport tenants, a top priority is installation of a common area of approximately 5,000 square feet to wash aircrafts. Appropriate drainage for water run-off would prevent major damage to pavement areas and contamination of ground water. The estimated cost for this item is \$99,400 and the potential funding source is from the Airport Enterprise Fund.

**M-6. Overlay of Runways:** In 2007 a slurry seal was applied to the runways at Tracy Airport as a short term means to address runway pavement issues. The ultimate fix for the runways would be to do a complete pavement overlay. Estimated costs are \$7,000,000 and the potential funding source is the FAA.

**M-7. Playground at Airport Park:** American Legion Park located at the Tracy Airport, provides shaded picnic tables but there is no playground. In order to provide an amenity for kids while visiting the airport, it is recommended to install a playground. The estimated cost is \$100,000 and the potential funding source is the Airport Fund.

**M-8. Windmills/Solar Panels:** In an effort to offset expenses related to electricity costs at the airport, it is recommended to install either windmills or solar panels to generate electricity. The cost for this is unknown and would be determined by what and what size of technology is ultimately installed. The potential funding source is private funding.

**M-9. Upgrade AWOS and Unicom:** The current AWOS has reached its end of life. Parts and maintenance are no longer supported by the manufacturer. The current Unicom is also very old and has also reached its end of life in terms of support from the manufacturer. Both also currently experience intermittent problems. It is recommended to upgrade both units. The estimated cost is \$100,000 and the potential funding source is the FAA.

**M-10. Install Runway End Indicator Lights:** Installation of runway end indicator lights to provide greater visibility of the end of the runway at night and during inclement weather. Estimated cost is \$50,000 and the potential funding source is the FAA.

**M-11. Private Hangar Ground Lease:** Update the City's Private Ground Lease and designate additional space to allow interested parties the ability to secure land and construct a private hangar. There is no cost for this item, but it is recommended that this item begin once all current ground leases have expired.

**M-12. Sweeper Purchase:** In order to effectively maintain the runway and keep it free of debris, the purchase of a street sweeper is recommended. This would be a less expensive alternative to paying for the rental of a street sweeper. Estimated cost is \$115,000 and the potential funding source is the Airport Fund.

### **SECTION 3: LONG TERM OPTIONS (7+ years)**

**L-1. Install Helicopter Pad:** The Airport Master Plan includes several improvements, as part of the Capital Improvement Program recommendations, to occur at the airport in the

long term. Among these is the installation of a helicopter pad. The estimated cost is \$91,800 and the potential funding source is the FAA.

**L-2. Linkage to Municipal Services:** The Airport Master Plan includes several improvements, as part of the Capital Improvement Program recommendations, to occur at the airport in the long term. Among these is the linkage to municipal services via a connection from Tracy Boulevard and Linne Road. Linkage to municipal services includes improving water distribution, connection to sewer services and enhancing the storm drainage system. The estimated cost is \$2,776,000 and the potential funding source is developer funded.

**L-3. Upgrade Tracy Boulevard:** As stated in the Airport Master Plan, as development of the airport proceeds, the irregular surface of Tracy Boulevard south of Linne Road will become an issue. The current poor condition of this roadway is largely attributable to the large volume of heavy trucks on a daily basis. At some point, the road will need to be upgraded to accommodate heavier traffic flow. The estimated cost is \$2,231,460 and the potential funding source is from Gas Tax and General Fund.

**L-4. Construction of FBO, Administration Facility and Pilot Lounge:** The Airport Master Plan details specific facility improvements as part of the "Terminal Area Plan." Improvements include a new FBO building, administration facilities and pilot lounge. The estimated cost is \$4,267,975 and the potential funding source is from the Airport Enterprise Fund.

**L-5. Develop FBO Facility at South Hangar Area:** Due to the proposed expansion to the south hangar area, it may be in the best interest of the City to construct an FBO facility at the south hangar area. With an increase of 44 hangars, the south hangar area may require FBO amenities. The estimated cost is \$2,406,625 and the potential funding source is from the General Fund.

**L-6. Complete Land Acquisition Identified in Airport Master Plan:** The Airport Master Plan recommends the acquisition of certain parcels necessary for runway approach protection and airport encroachment/expansion. The acquisition of the identified properties ranges from easements to purchases. Some of these acquisitions may require eminent domain proceedings. Also, land acquisitions would necessitate the relocation of fencing surrounding the airport property line to ensure safety and security at the airport. The estimated cost of acquiring these properties is \$21,848,504 and the potential funding source is from FAA Grant (\$20,843,220), State matching funds (\$518,902), Airport Enterprise Fund (\$102,601), and General Fund (\$470,922).

**L-7. Repair FBO Building:** The current FBO building/hangar is over 60 years old. The City made some recent repairs to the FBO, including \$35,000 for roof repairs. Repairs to hangar doors and renovation of the office areas are still outstanding. The estimated cost for this item is \$1,017,000 and the potential funding source is from the General Fund.

**L-8. Taxiway Construction:** Expanding the taxiway north of Runway 26 approximately 3,000 feet by 60 feet would provide ground movement to and from Runway 8-26. If the Tracy Municipal Airport adds more than the proposed 44 T-hangars, multiple taxiways in the south hangar area would need to be constructed to accommodate such additional hangar space. The estimated cost for this item is \$4,807,606 the potential funding source is from an FAA grant, State grant and the Airport Enterprise Fund.



**L-9. Install VASI Lights on Runway 12:** Currently 3 out of the 4 runways have VASI lights installed. Installation of VASI lights on runway 12 would provide additional landing aid for pilots. Estimated cost for this item is \$15,000 the potential funding source is the FAA.

**L-10. Relocate Airport Perimeter Fencing:** Caltrans recommendation. A portion of a fence from private property extends into the runway object free area (ROFA) to the west of runway 12/30. Some agreement would need to be made with the property owner to relocate the fencing. Estimated cost is \$100,000 and the potential funding source is the FAA.

#### **SECTION 4: Parking Lot Items**

There are a few items that staff recommends not be added to any of the Short, Medium or Long term lists, but should still be on staff's radar to look for opportunities as they may arise. As staff are not exploring these options at this time, no estimated costs or funding sources are listed.

**P-1. Construction of Restrooms at South End of Airport:** Currently there are no restrooms on the south side of the airport. In order to accommodate tenants, a restroom could be constructed somewhere on the south side of the airport.

**P-2. Aviation Museum:** The Tracy Airport has a rich aviation history. In an effort to make the public more aware of the historical role the Tracy Airport has played, an aviation museum would be developed.

**P-3. Blast Fence:** Installation of a blast fence would allow jet takeoffs closer to the roadway.

**P-4. Freeway Ramp at Tracy Blvd and Interstate 580:** Construction of an on ramp to allow closer freeway access to the airport.

#### **SECTION 5: OPTIONS NOT RECOMMENDED AT THIS TIME**

**N-1. Lift Purchase:** The purchase of a scissor lift for the airport would not be economical based on the amount of use it would receive for the price we would pay. It would be cheaper to just rent a lift as needed.

**N-2. 9-Hole Golf Course:** Use not supported by FAA due to its non-aviation nature.

**N-3. Find Refurbish Old Beacon:** There are no known whereabouts of the old beacon. It is unlikely to be found in order to be refurbished.

**N-4. Business Pads:** Use not supported by FAA due to its non-aviation nature.

#### STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's strategic plans.

## FISCAL IMPACT

Numerous funds associated with this report are impacted. This report identifies potential and programmed CIPs that do not have appropriated funding nor which specific funding sources will be used. Identifying a CIP does not mean funds are available and does not appropriate funds. If the City Council selects certain options and directs staff to move forward on an item, potential funding sources should be identified if applicable, and the item should move through the budgetary process. Potential funding sources are also broken down by project in the Airport Improvement Items List (see Exhibit "A").

It should also be noted that FAA grant funding is divided into two types: Entitlement and Competitive. New Jerusalem Airport does not qualify for either of these two FAA grant types. The City receives a maximum of \$150,000 annually for Tracy Municipal Airport under the Entitlement Program. Competitive Grant Funding can be applied for at any time. However, because it is competitive and funds are limited, the FAA awards are first to projects it deems highly important. The FAA has established a scoring hierarchy comprised of various criteria it uses to prioritize grant awards. For example, if a number of airports have safety and compliance items to fund and another airport has finished all of its safety and compliance items and applies for funding for a revenue-generating project, the FAA will fund the other airports' safety and compliance items instead. The revenue-generating request must go through the same competitive process each grant cycle (i.e., is not given any preferential status on future cycles).

It should also be noted that the FAA generally requires a matching amount toward the cost for capital items. Should FAA funding be secured for a project and a matching amount is required, a funding source will need to be identified for the matching amount.

## RECOMMENDATION

Staff recommends that the City Council:

- (1) Receive and accept Staff's presentation on the airport improvements implementation options; and
- (2) Provide input on the Council's preferred implementation options

## ATTACHMENTS

Exhibit "A" – Airport Improvement Items List

Prepared by: Ed Lovell, Management Analyst II

Reviewed by: Rod Buchanan, Director of Parks and Community Services

Approved by: Leon Churchill, Jr., City Manager

# AIRPORT IMPROVEMENT ITEMS 2011

	Council Approved Projects From 2007
	Existing CIPs
	Commission Items

	Project Begun
	Caltrans Inspection Items
	Requested by FAA

COMPLETED PROJECTS 2007 - PRESENT			
PROJECT TITLE	PREVIOUS LIST	FUNDING SOURCE	
Establish Airport Concession Area	ST	General Fund	
Explore Exclusive Negotiation Agreement for New Jerusalem Airport	ST	N/A	
Formation of Transportation Commission	ST	N/A	
Hire Full Time Airport Coordinator	ST	General Fund/ Airport Fund	
Install FBO Hangar Lighting	ST	Airport Fund	
Install High-End Sanitation Restrooms	ST	General Fund	
Install Shade Structures in Airport Park	ST	General Fund	
Renovate Airport Park Irrigation System	ST	Airport Fund	
Upgrade Septic System	ST	Airport Fund	
Improvements to the Main Entrance	MT	CDA	
Public Parking Area Repairs	LT	CDA	
Remove Concrete Bollards from near Runway 12/30	Caltrans	Airport Fund	
Remove fencing around tetrahedron	Caltrans	Airport Fund	

SHORT TERM PROJECTS (1-3 YEARS)						
PROJECT TITLE		ESTIMATE	POTENTIAL FUNDING SOURCES			
S-1	Install T-hangars	\$2,200,000	Caltrans Hangar Loan			
S-2	Remove vegetation from open areas to cease burning	TBD	Airport Fund			
S-3	Solar Lights for Tetrahedron	\$2,500	Airport Fund			
S-4	Airport Open House	\$3,000	Sponsorships			
S-5	Taxiway reflectors or lights	\$6,000	Caltrans			
S-6	Investigate declared distances on runway 30	\$10,000	FAA			
S-7	Investigate LED test beacon	N/C	Private			
S-8	Remote control to open gates	\$750	Airport Fund			
S-9	Shorten 3 and Remove 1 obstruction light	\$2,000	Caltrans			
S-10	Investigate Advertising on hangars	N/C	N/A			
S-11	Build an observation area	TBD	Airport Fund/ Donations			
S-12	Construction of a restaurant/café	\$250,000	Private			
S-13	Install a speaker to listen to pilots over the radio	\$300	TAA			
S-14	Runway Repairs and Fencing at NJ	\$475,000	Caltrans/ Water Fund Loan			
S-15	FAA to survey runway ends	\$10,000	FAA			
S-16	Relocate taxilane adjacent to fuel farm	\$3,000	Caltrans			
S-17	Seal coat on runways and taxiways	\$300,000	FAA			
S-18	Additional security fencing north of Rwy 26	\$9,000	Caltrans			
S-19	Removal of Aligned Taxiway	\$100,000	FAA			
S-20	Investigate Potential Airport Intern Opportunity	N/C	N/A			
S-21	Confirm Runway Lengths	\$2,000	FAA			
S-22	Balance Airport Operating Budget by FY15/16	N/C	Airport Fund			
S-23	Update Airport Rules and Regulations	N/C	Airport Fund			
S-24	Create Emergency Management Plan	N/C	Airport Fund			
S-25	Investigate Installation of a Water Connection from Water Treatment Plant to South Side of the Airport	N/C	Airport Fund			

<b>MEDIUM TERM PROJECTS (4-6 YEARS)</b>				
<b>PROJECT TITLE</b>		<b>ESTIMATE</b>	<b>POTENTIAL FUNDING SOURCES</b>	
M-1	Update Airport Master Plan	\$400,000	FAA	
M-2	Alternate Airport Site Study	\$200,000	FAA	
M-3	Security Items	\$3,112,000	FAA	
M-4	Build Permanent Public Restrooms	\$221,000	Airport Fund	
M-5	Build Aircraft Wash Facility	\$99,400	Airport Fund	
M-6	Overlay of Runways	\$7,000,000	FAA	
M-7	Playground at park	\$100,000	Airport Fund	
M-8	Windmills/Solar Panels	TBD	Private	
M-9	Upgrade AWOS and Unicom	\$100,000	FAA	
M-10	Install Runway End Indicator Lights	\$50,000	FAA	
M-11	Private Hangar Ground Lease	N/C	N/A	
M-12	Sweeper Purchase	\$115,000	Airport Fund	

<b>LONG TERM PROJECTS (7+ YEARS)</b>				
<b>PROJECT TITLE</b>		<b>ESTIMATE</b>	<b>POTENTIAL FUNDING SOURCES</b>	
L-1	Install Helicopter Pad	\$91,800	FAA	
L-2	Linkage to Municipal Services	\$2,776,000	Developer Funded	
L-3	Upgrade Tracy Blvd	\$2,232,000	General Fund/ Gas Tax	
L-4	Construction of FBO, Admin Facility, and Pilot's Lounge	\$4,268,000	Airport Fund	
L-5	Develop FBO at South Hangar Area	\$2,407,000	Airport Fund	
L-6	Complete Land Acquisition Identified in Airport Master Plan	\$21,849,000	FAA	
L-7	Repair FBO Building	\$1,017,000	Airport Fund	
L-8	Taxiway Construction	\$4,808,000	FAA	
L-9	Install VASI Lights on Runway 12	\$15,000	FAA	
L-10	Relocate Airport Perimeter Fencing	\$100,000	FAA	

<b>PARKING LOT ITEMS</b>	
P-1	Construction of Restrooms at South End of airport
P-2	Aviation Museum
P-3	Blast Fence
P-4	Ramp at Tracy Blvd and 580

<b>NOT RECOMMENDED AT THIS TIME</b>	
N-1	Lift Purchase
N-2	9-hole golf course
N-3	Find and refurbish old beacon
N-4	Business pads