

**CITY OF SAN LEANDRO**  
**CITY COUNCIL AIRPORT COMMITTEE**

**March 9, 2012**  
**9:00 a.m. – 10:30 a.m.**

**San Leandro City Hall**  
**835 East 14<sup>th</sup> Street**  
**San Leandro, California**  
**Sister Cities Gallery**

**Agenda**

1. Update on Noise Insulation Program
2. Report from City Attorney's Office Regarding Status of Settlement Agreement Addendum with Port of Oakland
3. Demonstration from Airport Noise Office of New Website and Whisper Track System
4. Report from North Field/South Field Study Group and Aviation Stakeholders Advisory Committee
5. Discussion Regarding Citizen Representatives to Study Group and Noise Forum
6. Discussion Regarding Agenda Items for Meeting with Port Board of Commissioners on June 7
7. Discussion Regarding Airport Committee Transition
8. Public Comments
9. Committee Member Comments
10. Adjourn

Committee Members: Councilmember Joyce Starosciak, Chair  
Councilmember Jim Prola  
Councilmember Pauline Cutter



1200 Bayhill Drive, Suite 224  
San Bruno, CA 94066  
650-827-3900 phone  
650-827-3909 fax  
www.kell-smith.com

## **PHASE II - PROJECT STATUS**

Friday, March 9, 2012

### **Contract**

G.E. Chen Construction entered into an Agreement with the City of San Leandro on September 28, 2011. The contract is for the noise insulation of 73 homes with a base bid of \$2,148,378; plus 10% contingency for \$214,837; plus the permit fees \$40,776; for a total contract not to exceed \$2,403,991.

Currently there are 62 Units.

### **Participating Units**

In 2009, Phase II was originally composed of 73 homes scheduled for sound insulation. Due to the time overlap the property owners were contacted to confirm their continued interest in the program, contact information, and current ownership status. The outreach started in September 2011 and was conducted in a variety of ways which include phone calls, emails, site visits and mailings. The contact information and interest for 70 properties was confirmed. The following 3 properties were not confirmed.

1. 1421 Timothy Dr. Foreclosure / Empty
2. 603 Tudor Rd. Foreclosure / Empty
3. 1137 Warden Ave. Foreclosure / Empty

To replace the non-confirmed properties additional outreach was conducted to homes not included in the original Phase II Contract Documents but where the architectural surveys had already been performed. 2 property owners responded and have been included in Phase II. They are listed below.

1. 1259 Timothy Dr.
2. 1994 Wallace Ave.

### **Pre-Construction Conference**

The Pre-Construction Meeting took place on January 5, 2012 and was attended by the project team, G.E. Chen Construction and the City of San Leandro Building Department. See attached agenda and sign-in sheet. The Notice to Proceed was also issued on January 5, 2012.

### **Contractor Measurement Walkthrough Verification (MWT)**

Scheduling for the MWT appointments started in December 2011. During this process 7 additional homeowners decided to opt out of the program. They are listed below.

- |                      |  |
|----------------------|--|
| 1. 464 Cascade Rd.   | No longer interested because it took too long.             |
| 2. 469 Cascade Rd.   | New owner - currently using Outreach to contact new owner. |
| 3. 628 Cascade Rd.   | Homeowner renovated home, no longer interested.            |
| 4. 13125 Neptune Dr. | Already has double pane windows, no longer interested.     |
| 5. 525 Tiffany Rd.   | Going through short-sale possible foreclosure.             |
| 6. 536 Tiffany Rd.   | No longer interested.                                      |
| 7. 672 Tiffany Rd.   | No longer interested.                                      |

The MWT appointments began January 5 and were completed on January 18, 2012.

During the MWT process it was determined 8 properties required Owner Pre-Work. All 8 owners have completed their necessary repairs.

During the MWT process non-permitted conditions were discovered. These conditions were brought to the attention of the homeowners. All but 3 homeowners have taken action to obtain building permits. Those 3 remaining homeowners have opted out of the program.

1. 1996 Charlotte Ave – Illegal furnace plenum return.
2. 1537 Marybelle Ave – Illegal second unit.
3. 1613 Timothy Dr – Non-permitted furnace installation (not to code).

The MWT appointments were also attended by an electrical contractor to inspect the attic conditions prior to installing additional attic insulation. The electrical contractor found 37 homes with evidence of electrical wiring in need of repairs. There were 8 additional homes where insulation levels were either too thick to inspect or the attics were full of storage material. A re-inspection has been performed at each of these 8 homes.

Homeowners have been given a due date of March 19, 2012 to complete the necessary wiring repairs. If they do not or cannot make the repairs they will need to waive the installation of attic insulation; a waiver forms will be provided to these homes.

### **Request for Information (RFI)**

To date 73 Contractor RFI's have been issued and 65 RFI's have been processed. Of the remaining, 7 are waiting for additional contractor responses and 1 is pending an electrical repair.

### **Submittal Review**

Project submittals were submitted and approved. There are two outstanding submittals being reviewed by the Project Acoustical Engineer, Mestre Greves Associates. Due to the time Phase II took to proceed the contractor requested to resubmit the window and door products with new manufacturers.

**Pre-Construction / Construction**

Currently the contractor is in the process of ordering the acoustical materials. Once the entire product has arrived we will schedule for and inspect all ordered material. The contract requires construction has to be completed by July 5, 2012, based on the difficulty coordinating with the homeowners we will be requiring an additional 30 calendar days.

- Final Order Date: March 23, 2012
- Material Inventory Date: May 16, 2012
- Start Construction: May 21, 2012
- Final Construction Date: July 27, 2012

**Easements and Agreements**

The Agreements to all 62 participating units have been delivered to William Schock.

The Avigation Easements for 56 participating units have been recorded. The Port of Oakland has the easements for 4 properties and CKSA is waiting to receive them. The easements for the 2 added properties have been sent to the Port for signature and then will be recorded.

**PRE-CONSTRUCTION CONFERENCE**  
**CITY OF SAN LEANDRO**  
**SAN LEANDRO RESIDENTIAL AIRPORT NOISE INSULATION PROJECT - PHASE II**  
 835 East 14<sup>th</sup> Street  
 CM Large on 2<sup>nd</sup> Floor  
 San Leandro, CA  
 Thursday, January 5, 2012, 10:00 am

<u>NAME</u>	<u>FIRM / ADDRESS / PHONE/FAX#</u>
JOHN MANDRELLS	C-KELL-SMITH (VSA) 1200 BATHILL DE #224 SAN BRUNO, CA 650-827-300 94066
DEAN HARRIS	CSG 650.333-0872 1700 amblett San Mateo, Ca 650-333-0860 elisa@the-csg.com
Elizabeth Rogers	CSG CONSULTANTS SUPERVISORS INSPECTORS 1700 S. AMBLETT 307400 SAN MATEO
Chi Chen	G.E. Chen Construction 650 377-0102 Fax 650 377-0865
DAVE O'Leary	G.E. CHEN CONST. 650 377-0102 FAX 650 377-0865
G.E. Chen	G.E. Chen Const 650.377-0102 Fax 650.377-0865
KEITH WEINER	CITY OF S.L. 510-577-3344
Wilson Wong	Forensic Analytical 510-266-4600 (F) 510-731-0621
JIM BURNS	Collaborative Design Arch. 510-339-8880 (F) 510-339-1642
VINCE MESTRE	MGA/L&S LAGUNA MIGUEL 949-349-0671 (F) 949-349-0679
MARK SOLTES	City of San Leandro 510-577-3420 msoltes@sanleandro.org
William Schock	510-577-3405 wnschock@sanleandro.org
Luzanne Alfonso	510-577-3405 lalfonso@sanleandro.org
Chafu Kull Smith	C-Kell-Smith Assoc. 650.827.3900 Ckull@kell-smith.com

**CITY OF SAN LEANDRO**  
**RESIDENTIAL AIRPORT NOISE INSULATION PROGRAM**  
**PHASE II – SL-0403**  
**Pre-Construction Meeting Agenda**  
**Thursday, January 5, 2012, 10 a.m.**  
**CM Large on 2<sup>nd</sup> Floor**  
**835 East 14<sup>th</sup> Street**

**I. Introductions**

William Schock, Chief Building Official, City of San Leandro  
Keith Weiner, Supervising Building Inspector, City of San Leandro  
Mark Soltes, Permit Coordinator, City of San Leandro  
Lyzanne Alfonso, Administrative Assistant, City of San Leandro  
Vince Mestre, Acoustical Engineer, Mestre Greve Associates  
Wilson Wong, Hazardous Materials Consultant, Forensic Analytical  
G.E. Chen, G.E. Chen Construction  
Dave O’Leary, G.E. Chen Construction  
Mike Ghezavat, Specialty Door Company  
Jim Burns, Project Architect, Collaborative Design Architects, Inc.  
Dean Harris, Project Inspector, CSG Consultants, Inc.  
Elizabeth Rogers, Project Inspector, CSG Consultants, Inc.  
Carla Kell-Smith, Principal, C. Kell-Smith & Associates, Inc  
Roberto Lujan, Project Manager, C. Kell-Smith & Associates, Inc.  
John McAndrews, Project Manager, C. Kell-Smith & Associates, Inc.

**II. Project Overview (CKSA)**

**A. Contract Description – Phase II:** sound insulating 73 single-family homes by replacing windows and sliding glass doors with acoustical units; sealing exterior doors and replacing hollow-core doors; modifying fireplace openings; secondary glazing for fixed skylights; providing fresh-air to existing forced air heating systems and insulating attic spaces where required.

**B. Post Notice of Award Requirements –**

1. Required by 5 pm of the 10<sup>th</sup> day following receipt of the Notice of Award:  
Schedule of Values (Doc 00410) - Sufficiently detailed and shall itemize the material cost and labor cost of each item such as replacement of each window, sliding doors, sealing and replacing exterior doors, modifying fireplace openings, skylights, modifying air intake and return air ducts, performing hazmat abatement and other work as identified in the plans and specs.
2. Required by 5 pm of the 20<sup>th</sup> day following receipt of the Notice of Award:  
Performance Bond  
Labor and Material Payment Bond  
Insurance Certificates and Endorsements (general and builders risk)

**C. Construction**

1. Construction Schedule – 180 calendar days after issuance of NTP (July 2, 2011) for completion of construction and all paperwork. Holidays listed on page 61 and 62.
2. Warehouse - Contractor to store materials in a warehouse located within 10 miles of the project site.
3. Working Hours – Working day activities shall be limited to the hours between 7:00 am and 6:00 pm (page 61, volume 1)
4. Contractor to provide in writing proof that employees have undergone installation instruction by each window supplier.
5. Scheduling with Homeowner – CKSA will schedule contractor measurement verifications, construction, punch work, substantial and final inspections, pre and post air balance and post construction noise monitoring.
6. Lead Pamphlets – Handed out during measurement verifications. Homeowner's sign off.
7. Construction - No house can be started unless all windows and doors are accepted by architect and acoustical engineer and materials are stored in the warehouse for that house.
8. Liquidated Damages - \$250 per day for each and every calendar day's delay in completing work in excess of the number of working days allowed for contract; and \$250 per calendar day for performing unauthorized work as specified
9. Contract Time – 9 consecutive day limit on each house (considered substantially complete); a time limit of 5 calendar days for correction of punch list items on each house (final completion). House open total of 14 calendar days, excluding holidays.
10. Payment Requests – submitted monthly; submitted on or before the 1<sup>st</sup> day of each month, 5 copies of a request for payment for the cost of the work put in place during the period from the first day of the previous month to the last day of the previous month. Progress Payments based upon Schedule of Values prices.
11. Mobilization - 5% of Original Contract Bid Amount or 50% of the contract item price for mobilization, whichever is lesser.
12. Stored Materials - 50% of Confirmed Delivery of materials fabricated for the project located in the Contractor's warehouse; Payment shall be accompanied by a bill of sale.
13. Retainage - 10%; substantial inspection is 80%; final inspection is 90%
14. Certified Payroll - Each contractor and subcontractor to keep accurate payroll records; submitted on weekly basis.
15. Project Meetings – Weekly construction meetings
16. Inspections – Contractor shall not call for any inspections until he is absolutely certain that all work is done in accordance with all requirements of the contract documents. Contractor shall arrange inspections required by the Building and Safety Services Division.  
Reinspections – a reinspection fee may be assessed for each reinspection, refer to Section 2 of Special Provisions
17. Close-out Requirements – As Built, Final Certified Payroll, Warranty Binder for each house, Final Pay Application, Maintenance Bond
18. Warranty and Maintenance Requirements – Contractor's workmanship warranted one (1) year from date that Notice of Completion recorded by Alameda County Recorder's Office.

**III. Acoustical Guidelines (Mestre-Greve)**

- A. STC Ratings - 35
- B. Acoustical Elements
- C. Pre-Approved Acoustical Suppliers
  - Vinyl Windows** - Milgard Windows or approved equal (VPI submittal under review)
  - Aluminum Windows** – Graham, Peerless or Torrance Products
  - Wood Doors** - Eggers Industries or approved equal (submittal under review)
  - Sliding Glass Doors** – Graham, Peerless or Torrance (aluminum) or Milgard (vinyl) Products or approved equal
- D. Installation Performance (i.e. continuous caulking bead, compaction of insulation, etc)
- E. Warehouse Inspection

**IV. Architectural Guidelines (CDA)**

- A. Building Permits – Contractor to pay for permits. Contractor to pick up permits for each home in Phase II.
- B. Post-Bid Substitutions
- C. Submittals (refer to Section 01331) – 6 copies; 3 copies returned to Contractor; consist of STC test reports, catalog sheets, certificates of compliance, material lists, manufacturer's brochures, tech bulletins, specifications, diagrams, product samples or other requested information. Samples and product data submittals shall be completed and submitted within 21 calendar days after receipt of Notice of Award from the City of San Leandro.
- D. Building Codes – Performed in accordance with the building codes of San Leandro
- E. RFIs, RCOs, Change Orders

**V. HazMat Guidelines (Forensic)**

- A. Egress Work – HazMat Containment

**VI. Comments and Questions (team)**



# whispertrack

By the Quiet Route™

Port of Oakland  
January 2012

Confidential & Proprietary

Not Centralized =  
Can't distribute

Not Standardized =  
Not Flyable

Confidential & Proprietary

# Result: Negative Effects on Airports, Communities, ATC, and Aircraft Operators

- Low awareness of local procedures =
- Low compliance with airport NAPs
- Increased complaints from communities
- High cost to airports to create awareness (“marketing”)
- Difficult for airports to take recent study/community data and put it into feedback loop = slows procedure refinement
- Legacy procedures harder to update to modern ‘NextGen’ or more efficient procedures

Confidential & Proprietary

The concept behind the Whispertrack system is simple: to “give airports an intuitive, web based tool to manage and update their noise abatement procedures”, as well as to distribute the various noise abatement procedures to flight crews and aircraft operators throughout the entire national air transportation system.

Confidential & Proprietary

Airports use the Whispertrack NAE "Dashboard" to create, modify, update and manage noise abatement diagrams and procedures.

Whispertrack stores all standardized airport procedures in a custom database designed to easily integrate with all distribution platforms.

Whispertrack automatically distributes the standardized NAEs, which pilots receive directly from the flight information providers, or from the Whispertrack website.



Join these and other airports already using Whispertrack

Any data provider such as those illustrated above can easily connect to Whispertrack

iPad 9:22 AM 100%

Search for airport, route, tail, city

### KOAK: Metropolitan Oakland International

Oakland, California, United States  
 37.72°N / 122.22°W  
 Sunrise, sat: 7:21 AM, 5:15 PM PST

[Taxiways](#) [Nearby](#)  
[Comments](#) [FBOs](#)

Flight rules	VFR	ATIS	133.775
Elevation	9' MSL	Clearance	121.1
Pattern altitude	1,009' MSL (est.)	Ground	121.75, 121.9
Fuel	Jet A, 100LL	Tower	118.3, 127.2, 124.9
Procedures	ILS, GPS, VOR, LOC, ...	Appr, Dep	Multiple

[Frequencies](#) [Weather](#) [Runways](#) [Procedures](#) [NOTAMs](#) [Services](#) [A/FD](#) [More](#)

**Airport** > **Saved** **Whisperplate** >

**Departure** >

**Arrival** >

**Approach** >

**Noise Abatement**

# KOAK Metropolitan Oakland Intl Airport

Oakland, California, United States

PROCEDURES STAFF SUBSCRIPTION MY PROFILE

## Noise Abatement Procedures

Published: ON   Preview

Noise Sensitivity  Low  Medium  High

### Images / Diagrams

- Airport Contact Information
- All sections are optional. Only populate the sections relevant to your airport.
- Overview
- Temporary Information
- Mandatory Restrictions
- Curfews
- Images / Diagrams
- Arrivals
- Departures
- Preferential Runways
- Preferential Instrument Procedures
- Reverse Thrust
- Pattern Altitudes
- Intersection Takeoffs
- APU Use
- Engine Runup
- Flight Training
- Community Groups Info
- Stage II
- Stage III
- State Road Markings

Upload diagrams and images applicable to your noise abatement procedures.

When applicable, create multiple entries for unique combinations of Procedure Type, Runways and Aircraft Categories.

If you leave this section blank it will read "None."

File Name: **Asrial\_Map\_20091015.jpg**

Uploaded about 1 month ago

REPLACE EXISTING FILE (.jpg or .png format only)

no file selected

IMAGE TITLE (optional)

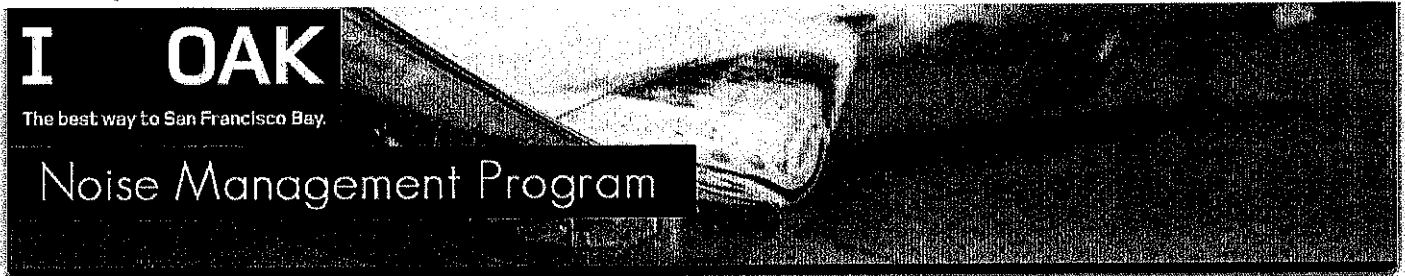
**North Field Noise Abatement Pr**

AIRCRAFT CATEGORIES (IATA)						TYPE		RUNWAYS							
A	B	C	D	E	HELI	DEP	ARR	09L	09R	11	15	27L	27R	28	33
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

or

# Airports Using Whispertrack





HOME

AIRCRAFT NOISE INFORMATION

FILE NOISE COMPLAINT

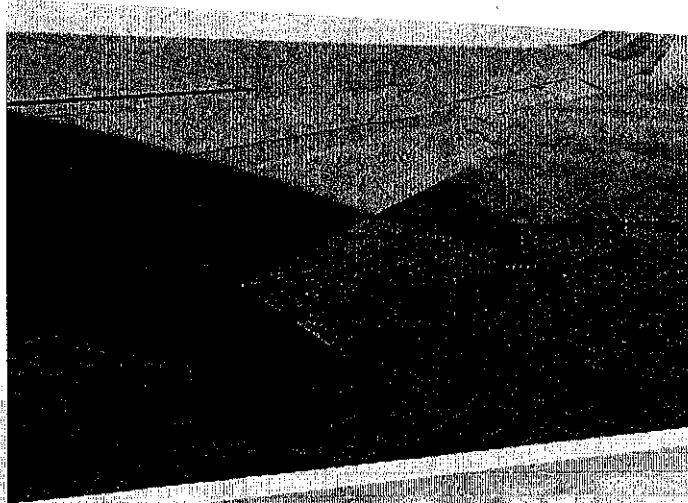
REPORTS

NOISE FORUM

PILOT INFORMATION

FLIGHT TRACKING

CONTACT US

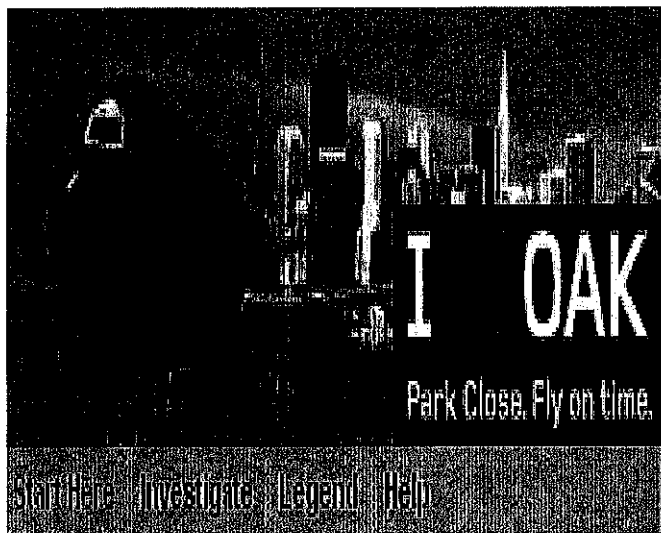
Thank you for your interest in the Noise Management Program at Oakland International Airport (OAK). The Port of Oakland, owner and operator of OAK, is committed to minimizing the effect of aircraft noise to the greatest extent possible on surrounding communities while maintaining a safe and efficient air transportation facility. The Airport Noise Management Office serves as a link between the public and aviation stakeholders. Our staff strive to ensure that flights operate as quietly as possible and provide accurate and transparent information about the noise management program to our community.

The Port of Oakland, in cooperative working relationships with local communities, has developed and implemented a wide variety of aircraft noise abatement procedures and programs to mitigate the effects of aircraft noise. Various reports are compiled quarterly providing detailed information on compliance monitoring and performance.

Operations are norm

STAY CONNECTED:





### Quick Start Guide

[Flights](#) | [Display](#) | [Prefs](#) | [Communities](#) | [Address Lookup](#) | [Contours](#)

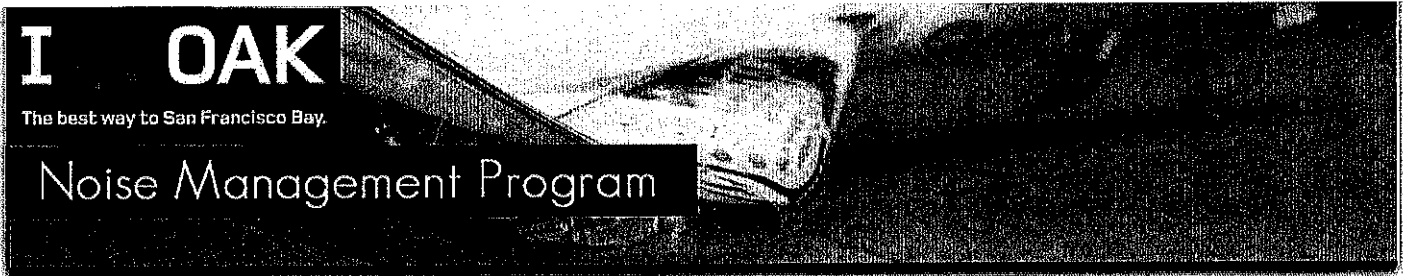
Mode:  Show current flights  Historical

Date to load:

*Flights by hour for Fri Mar 9 2012*

Time to start replay:  PM

Receiving data...  
 Powered by Google  
 Mar 9 2012 1:27:11 PM



- HOME
- AIRCRAFT NOISE INFORMATION
- FILE NOISE COMPLAINT
- REPORTS
- NOISE FORUM
- PILOT INFORMATION
- FLIGHT TRACKING
- CONTACT US

## File Noise Complaint

### Noise Complaint Information

The Port of Oakland encourages residents to submit an aircraft noise complaint or perform their own aircraft noise investigation at the complaint website, [WebTrak](#). Our greatest priority is to respond to direct complaint phone calls and website submissions. The Noise Management Office reviews all comments or complaints and responds as soon as possible with appropriate and pertinent information.



### Response to Citizens

When making a complaint, if you request a call back or more information, you will receive a response from a noise abatement specialist. In general, first time complaints receive a written response. If you wish to be contacted by telephone, two attempts will be made to reach you and at least one message is left, if possible. During normal business hours (Monday–Friday 8:30 am to 4:30 pm) the noise complaint line is answered by a member of the Noise Management Office Staff, to the extent possible.

### Investigating Aircraft Noise Events

The Port's Airport Noise and Operations Management System (ANOMS) uses a combination of microphones and radar data to record and track aircraft events throughout the Bay area. Flight track information gathered includes time of day, aircraft type, altitude, and airline identification as well as single event and cumulative (over time) noise levels, if available. Using this data, staff can determine whether the event in question violated any established voluntary noise abatement procedures. Members of the community can view flight tracks of aircraft operations at [WebTrak](#) with a 10 minute delay or playback the desired time period. [Click here](#) to view flight tracks. [Click here](#) for instructions on using [WebTrak](#).

### How do I File a Noise Complaint? (select one below)

- File Noise Complaint on [WebTrak](#)
- Noise Complaint Hotline – (510) 563-6463

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STAY CONNECTED:



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**CITY OF SAN LEANDRO  
CITY COUNCIL INTERNAL COMMITTEE MEETING SIGN-IN SHEET**

NAME OF CITY COUNCIL INTERNAL COMMITTEE	DATE OF MEETING
<b>Airport Committee</b>	<b>3/9/12</b>

*Signing-in on this sheet is not required for participation. Information provided below may be used for notification and/or follow-up.*

NAME	MAIL ADDRESS	TELEPHONE NUMBER	EMAIL ADDRESS
1. ROBERTO LUJAN	roberto.luj@kellsmith.com 1200 BAYHILL DR. SUITE 224	650-827-3700	
2. CARLA KELL-SMITH	1200 BAYHILL DR. SUITE 224 SAN BRUNO, CA 94066	n	Carlakeu.smith.com
3. JOHN MADDENS	1200 BAYHILL DR. PIZZA SAN BRUNO, CA 94066	650-827-3700	Johnmaddensmith.com
4. Wayne Bryant	Port of Oakland	510-567-2005	wbryant@portoakland.com
5. Jan Selen	Port of Oakland	510-563-2881	jsclinde@portoakland
6. Richard Pio Roda	City Attorney's Office	510.577.3361	rpiroda@meyersrode.com
7. Peene Marshall	CMO	3389	lmarshall@sanleandro.org
8. James Stamosich	city Hall	301-7844	jsstamosich@sanleandro.org
9. Jim Prola	" "	X 5577	on file
10. Luke Sims	City Hall/CO	X3320	lsims@sanleandro.org
11. John Maxwell	13122 Neptune	483 5552	timmaxwell@hotmail.com
12. Gerald Natyffelt	13055 Neptune	510 828 1992	maxine.servenusa@yahoo.com
13. Katelyn Ornelas	CMO		
14.			
15.			



**OAKLAND AIRPORT-COMMUNITY NOISE FORUM**

**TOUR OF THE**

**FAA OAKLAND CENTER FACILITY and FAA FLIGHT STANDARDS DISTRICT OFFICE**

**DATE MARCH 29, 2012**

**TRIP ITINERARY**

- 9:30 A.M.    CONVENE AT AIRPORT NORTH FIELD CONFERENCE ROOM  
DEPART OAKLAND AIRPORT FOR FAA OAKLAND CENTER**
- 10:00 A.M.    TOUR OF FAA OAKLAND CENTER**
- 12:00 NOON    HOSTED LUNCH – TBD**
- 1:00 P.M.    DEPART FOR FAA FLIGHT STANDARDS DISTRICT OFFICE**
- 1:15 P.M.    TOUR OF FAA FLIGHT STANDARDS DISTRICT OFFICE**
- 2:45 P.M.    DEPART FOR RETURN TO OAKLAND AIRPORT**
- 3:00 P.M.    CONCLUDE TOUR @ NORTH FIELD CONFERENCE ROOM**

**Driving Directions To Airport North Field Building 9532 Earhart Road**

**Turn off 880 FWY @ Hegenberger, drive west ½ mile to Doolittle turn right,  
drive 500 feet turn left on Swan, quick left onto Earhart, drive about 500 feet  
to 9532 Earhart, second to last building on the left side of the road.**

**Parking – free.**

**PREREGISTRATION IS REQUIRED:**

**[LGalindo@portoakland.com](mailto:LGalindo@portoakland.com)**

**Must provide full name and drivers' license number when registering.**

**If you need assistance call Airport Noise Office**

**Larry Galindo - 510-563-2881 cell 510-332-1338**

**Jesse Richardson - 510-563-3349**