



CONTRA COSTA COUNTY

AGENDA

Aviation Advisory Committee

Thursday, September 11, 2025

10:00 AM

Buchanan Field Airport
181 John Glenn Drive, Suite 100,
Concord

<https://cccouny-us.zoom.us/j/82582758074>

Call In: (214) 765-0478 or Toll Free (888) 278-0254

Conference Code: 232255

The public may attend this meeting in person at above location. The public may also attend this meeting remotely via Zoom or call-in.

Persons who wish to address the Aviation Advisory Committee during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (214) 765-0478 followed by the access code 232255#. Those participating via Zoom should indicate they wish to speak on an agenda item by using the “raise your hand” feature in the Zoom app. Those calling in should indicate they wish to speak by pushing “#2” on their phone.

Public comments generally will be limited to two minutes per speaker. In the interest of facilitating the business of the committee, the total amount of time that a member of the public may use in addressing the committee on all agenda items is 10 minutes. Your patience is appreciated.

For assistance in advance of the meeting with remote access contact Airports staff at (925) 608-8000 or email airport.team@airport.cccounty.us.

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

1. Roll Call and Introductions

1.a. Aviation Advisory Committee Attendance Roster

[25-3713](#)

Attachments: [AAC Attendance Roster 9-11-25](#)

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

3. Approval of the Aviation Advisory Committee's May 8, 2025, Meeting Minutes [25-3714](#)
Attachments: [AAC Meeting Minutes 5-8-25](#)
4. Consider Consent Items
- 4.a. Accept relevant Staff Reports for May, June, July and August 2025 [25-3715](#)
Attachments: [May 2025 Staff Reports](#)
[June 2025 Staff Reports](#)
[July 2025 Staff Reports](#)
[August 2025 Staff Reports](#)
- 4.b. Accept the Airport Noise and Statistics Report for April, May, June, and July 2025 [25-3716](#)
Attachments: [Noise Abatement Charts April 2025](#)
[Noise Abatement Stats April 2025](#)
[Operations April 2025](#)
[Noise Abatement Charts May 2025](#)
[Noise Abatement Stats May 2025](#)
[Operations May 2025](#)
[Noise Abatement Charts June 2025](#)
[Noise Abatement Stats June 2025](#)
[Operations June 2025](#)
[Noise Abatement Charts July 2025](#)
[Noise Abatement Stats July 2025](#)
[Operations July 2025](#)
5. Discussion/Action Items
- 5.a. Advisory Body Training Requirements update [25-3717](#)
Attachments: [Advisory Body Training Requirements Update Memo 06.11.25](#)
[Training Certification 2025](#)
- 5.b. Business Association Seat Update
- 5.c. Byron Neighbor Seat Update
- 5.d. Unleaded Fuel Update [25-3718](#)
Attachments: [PSA UL94 Avgas Photos](#)
- 5.e. Hangar Waitlists Update [25-3719](#)
Attachments: [Hangar Waitlists Update](#)
- 5.f. Development Update

5.g. Airport Operations Staff Recruitment Update [25-3720](#)

Attachments: [Airport Org Chart](#)

5.h. Clubhouse Landscape Improvements [25-3721](#)

Attachments: [Clubhouse Landscape Improvements Photos](#)

6. Presentation - Concord Plaza Hotel Ownership [25-3722](#)

Attachments: [Concord Plaza Hotel Presentation](#)

7. **Potential Future Agenda Items**

8. **Adjourn**

The next meeting is currently scheduled for November 13, 2025, at 10:00 AM.

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 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 Committee less than 96 hours prior to that meeting are available for public inspection at 181 John Glenn Drive, Suite 100, Concord, CA 94520, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. 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: Buchanan Field Airport at (925) 608-8000 or email: Airport.Team@airport.cccounty.us



CONTRA COSTA COUNTY

Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-3713

Agenda Date: 9/11/2025

Agenda #: 1.a.

AVIATION ADVISORY COMMITTEE

ATTENDANCE ROSTER FOR 2025

AAC Members	Representing	Contact Information	Jan 9	Mar 13	May 8 C83	July 10	Sept 11	Nov 13	Total # Just Cause	Total # Emergency	Total # Abs
Vincent Salimi	District 1	Vincent@SalimiCM.com	Y	ABS	Y	---					
Elizabeth Leddy	District 2	elizabeth.leddy@gmail.com	Y	Y	ABS	---					
VACANT	District 3	VACANT	---	---	---	N					
Gareth Ashley	District 4	gjashley@gmail.com	Y	Y	Y	O					
Christopher Baker	District 5	cirruspro@hotmail.com	ABS	Y	Y	---					
Keith McMahon	City of Concord	keithcmcmahon@gmail.com	Y	Y	ABS	M					
Richard Celestre	City of Pleasant Hill	Richc.ph.aac@gmail.com	Y	Y	ABS	E					
Shawn Stappen	Member at Large 1	smstapp@gmail.com	Y	Y	Y	E					
Eric Meinbress	Member at Large 2	ericmeinbress@comcast.net	Y	ABS	Y	T					
Emily Barnett	Member at Large 3	emilyebarnett@gmail.com	Y	Y	Y	I					
Peter Baker	Airport Neighbor - Pacheco	peter@finack.com	ABS	Y	Y	N					
VACANT	Airport Neighbor – Byron	VACANT	ABS	ABS	---	G					
Michael Bruno	Airports Bus. Assoc.	michael@sterlingav.com	ABS	---	---	---					
VACANT	Airport Bus. Assoc.	VACANT	---	---	---	---					
Was There a Quorum? Y or N			Y	Y	Y	---					

ABS = Absent, **Y** = Present, **N** = No, **JC** = Just Cause, **EC** = Emergency Circumstances

TERM EXPIRATION AND TRAINING CERTIFICATION

AAC Members	Representing	Term Expiration Date	Brown Act & Better Gov't Ordinance Video Completion Date	Ethics Orientation for County officials Completion Date	Implicit Bias for County officials Completion Date
Vincent Salimi	District 1	2/28/26	6/11/2025	6/11/2025	6/11/2025
Elizabeth Leddy	District 2	2/28/27	1/9/2024	1/18/24	1/24/24
VACANT	District 3	VACANT	VACANT	VACANT	VACANT
Gareth Ashley	District 4	2/28/26	9/2/2025	9/2/2025	9/2/2025
Christopher Baker	District 5	2/28/26	8/1/25	8/1/25	8/1/25
Keith McMahon	City of Concord	2/28/28	6/15/21	6/15/21	10/12/23
Richard Celestre	City of Pleasant Hill	2/28/27	3/10/21	3/3/21	10/9/23
Shawn Stappen	Member at Large 1	2/28/27	8/28/25	8/28/25	8/28/25
Eric Meinbress	Member at Large 2	2/28/26	12/12/21	12/12/21	10/5/23
Emily Barnett	Member at Large 3	2/28/28	4/22/2024	4/22/2024	1/18/24
Peter Baker	Pacheco Neighbor	2/28/27	5/18/24	7/4/24	4/27/24
VACANT	Byron Neighbor	2/28/27	VACANT	VACANT	VACANT
VACANT	Airport Bus. Assoc.	2/28/25	VACANT	VACANT	VACANT



CONTRA COSTA COUNTY

Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-3714

Agenda Date: 9/11/2025

Agenda #: 3.



CONTRA COSTA COUNTY

Committee Meeting Minutes - Draft

Aviation Advisory Committee

Thursday, May 8, 2025

10:00 AM Byron Airport, 760 Osprey Court, Byron

Join via Zoom: <https://cccouny-us.zoom.us/j/82582758074>

Calling in: (214) 765-0478 or Toll Free (888) 278-0254

Conference code: 232255

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For assistance in advance of the meeting with remote access contact Airports staff at (925) 608-8000 or email airport.team@airport.cccounty.us.

1. Roll Call and Introductions

Chair Stappen welcomed everyone to Byron Airport and thanked the Patriots Jet Team for hosting. He announced that the next Airport Committee meeting will be June 5, 2025, at 10:00AM. Don Paiva, Executive Director for Patriots Jet Team gave a safety briefing.

Present Gareth Ashley, Christopher Baker, Peter Baker, Emily Barnett, Keith McMahon, Eric Meinbress, Vincent Salimi, and Shawn Stappen

Absent Richard Celestre, and Elizabeth Leddy

1.a. Aviation Advisory Committee Attendance Roster

[25-1676](#)

Attachments: [AAC Attendance Roster 3-13-25](#)

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

Chair Stappen reported that Dean Hickman-Smith has resigned as the representative of the Byron

Neighbor Seat on the AAC as he no longer resides in this County.

3. Approval of the Aviation Advisory Committee's March 13, 2025, Meeting Minutes [25-1677](#)

Attachments: [AAC Meeting Minutes 3-13-25](#)

Motion: McMahon

Second: Salimi

Aye: Ashley, Baker, Baker, McMahon, Meinbress, Salimi, and Stappen

Absent: Celestre, and Leddy

Late: Barnett

Result: Passed

4. Consider Consent Items

- 4.a. Accept relevant Staff Reports for March and April 2025 [25-1678](#)

Attachments: [March 2025 Staff Reports](#)
[April 2025 Staff Reports](#)

Motion: McMahon

Second: Baker

Aye: Ashley, Baker, Baker, McMahon, Meinbress, Salimi, and Stappen

Absent: Celestre, and Leddy

Late: Barnett

Result: Passed

- 4.b. Accept the Airport Noise and Statistics Report for February and March 2025 [25-1679](#)

Attachments: [Noise Abatement Charts February 2025](#)
[Noise Abatement Stats February 2025](#)
[Operations February 2025](#)
[Noise Abatement Charts March 2025](#)
[Noise Abatement Stats March 2025](#)
[Operations March 2025](#)

Motion: Baker

Second: Ashley

Aye: Ashley, Baker, Baker, McMahon, Meinbress, Salimi, and Stappen

Absent: Celestre, and Leddy

Late: Barnett

Result: Passed

5. Discussion/Action Items

- 5.a. Temporarily eliminate fuel flowage fees for unleaded avgas [25-1680](#)

Director Baer explained that the Airports Division is working with Pacific States Aviation

(PSA) to add unleaded aviation fuel, in addition to leaded avgas. Because unleaded fuel is a new option, supply and demand will dictate the retail cost and it's expected there will be a significant price gap between unleaded and leaded fuel. As a way to lower the retail cost of unleaded fuel, Director Baer sought a twofold recommendation from the AAC members:

- 1) Recommend to the Board of Supervisors to adopt a resolution to waive fuel flowage fees for unleaded avgas until such time that there is a commercially viable and feasible unleaded option that the Federal Aviation Administration (FAA) approves, and
- 2) Make a recommendation to Airports staff to look for other funding sources to offset the loss in revenue to the Airport Enterprise Fund.

The committee voted to make both recommendations to the Board of Supervisors.

Motion: Ashley

Second: Salimi

Aye: Ashley, Baker, Baker, Barnett, McMahon, Meinbress, Salimi, and Stappen

Absent: Celestre, and Leddy

Result: Passed

5.b. Unleaded fuel update

PSA is working with Swift Fuels and two 2,000-gallon fuel tanks have already been delivered to PSA and they are awaiting the delivery of a mobile fuel truck. Airports staff and PSA are currently working together on the permitting process.

5.c. Airport Business Association Seat process update

Director Baer explained that there are two options for the Airport Business Association Seat:

- 1) Someone from the business community can establish a formal association, inclusive of establishing bylaws, state registration, hold meetings, etc., OR
- 2) If those who have traditionally made up the Airport Business Association decide against forming a bona-fide association, the seat would be eliminated and a standing "business" item would be added to the AAC agenda. Having a standing item would allow any business to address the AAC with an equal voice and would avoid conflict of interest considerations where they might exist as a member of the AAC.

Director Baer is expecting a decision from the representatives of those who have traditionally made up the Airport Business Association (Concord Jet, PSA, and Sterling) in a week or two, and intends to update the AAC at the next meeting.

5.d. Webcam at Buchanan Field Airport

The Airports Division and Mount Diablo Pilots Association (MDPA) entered into an agreement that will allow MDPA to install a webcam at Buchanan Field Airport. The webcam will be installed in about three months on an existing pole adjacent at the clubhouse. There will be a weblink on the Airports website.

6. Patriots Jet Team and Foundation presented by Randy Howell and Don Paiva

[25-1681](#)

Attachments: [Patriots Jet Team and Foundation](#)

Patriots Jet Team Presentation: Randy Howell explained that the Patriots Jet Team and Foundation have three components:

- 1) Airshows (their core business)
- 2) Movie Filming (Top Gun Maverick)
He spoke about the making of the movie and working with the actors on some of the flying.
- 3) Foundation that helps educate youth and the community.

Don Paiva is the Executive Director for the Patriots Jet Team Foundation and he reported that the foundation is an all-volunteer, non-profit organization that has been serving the community for over a decade. They teach students from all the Bay Area about Aviation, Space, and STEM.

The next meeting is currently scheduled on Thursday, July 10, 2025, at 10:00 a.m., at Buchanan Field Airport, Director of Airports Office, 181 John Glenn Drive, Suite 100, Concord.

7. Adjourn

Chair Stappen adjourned meeting at 11:49AM.

This was approved.

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CONTRA COSTA COUNTY

Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-3715

Agenda Date: 9/11/2025

Agenda #: 4.a.

Contra Costa County Board of Supervisors Approved Staff Reports Relating to County Airports

The following certified Staff Reports are attached:

- 5/13/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Tod J. Opdyke, for a south-facing T-Hangar at Buchanan Field Airport effective April 25, 2025, in the monthly amount of \$372.00, Pacheco area. (100% Airport Enterprise Fund) [25-1859](#)*
- 5/13/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month shade hangar rental agreement with S&W Air LLC., for a south-facing shade hangar at Buchanan Field Airport effective May 1, 2025, in the monthly amount of \$149, Pacheco area. (100% Airport Enterprise Fund) [25-1860](#)*
- 5/20/25 *ACCEPT the resignation of Dean Hickman-Smith, DECLARE a vacancy in the Byron Neighbor Seat on the Aviation Advisory Committee to complete the term with an expiration date of February 28, 2027. [25-1951](#)*

Contra Costa County Board of Supervisors Approved Staff Reports Relating to County Airports

The following certified Staff Reports are attached:

6/10/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a two-year extension of the grazing licenses with the current grazing tenants at Byron Airport.*

[25-2298](#)

6/10/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a Landlord's Subordination Agreement between Jai Shri Ram Hospitality Group of Concord LLC, Celtic Bank Corporation, and the County to facilitate a leasehold mortgage as allowed under the ground lease for the hotel located at Buchanan Field Airport, Pacheco Area. (100% Airport Enterprise Fund) [25-2299](#)*

Contra Costa County Board of Supervisors Approved Staff Reports Relating to County Airports

The following certified Staff Reports are attached:

- 7/8/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Roman Fedorov, for a south-facing T-hangar at Buchanan Field Airport effective June 16, 2025, in the monthly amount of \$372.00, Pacheco area (100% Airport Enterprise Fund). [25-2640](#)*
- 7/22/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Eric Thomas Lynn Eddy, for a south-facing T-hangar at Buchanan Field Airport effective July 10, 2025, in the monthly amount of \$372.00, Pacheco area (100% Airport Enterprise Fund). [25-2872](#)*
- 7/22/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Viatcheslav Krassovsky, for a north-facing T-hangar at Buchanan Field Airport effective July 7, 2025, in the monthly amount of \$394.00, Pacheco area (100% Airport Enterprise Fund). [25-2874](#)*
- 7/22/25 *APPROVE and AUTHORIZE the Director of Airports to terminate the ground lease for real property located at 145 and 161 John Glenn Drive, at Buchanan Field, Concord, between the County and FM Aviation, Inc., dba, Sterling Aviation, at the Buchanan Field Airport. AUTHORIZE County Counsel to pursue legal action to regain possession of the real property. (Pacheco Area, 100% Enterprise Fund) [25-2873](#)*

Contra Costa County Board of Supervisors Approved Staff Reports Relating to County Airports

The following certified Staff Reports are attached:

- 8/5/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a contract amendment with KSA Engineers, Inc., to extend the term through December 31, 2025, with no change to the payment limit, to allow the contractor to complete the grant close out documents for the Buchanan Field terminal project. (No fiscal impact) [25-3070](#)*
- 8/5/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Cresencio Bernal, for a north-facing T-hangar at Buchanan Field Airport effective July 29, 2025, in the monthly amount of \$394, Pacheco area. (100% Airport Enterprise Fund) [25-3071](#)*
- 8/5/25 *FIX a public hearing for September 9, 2025, to consider adopting a resolution that will supersede Resolution 2018/524, to adopt new rates and charges for Buchanan Field Airport and Byron Airport. (100% Airport Enterprise Fund) [25-3072](#)*
- 8/12/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Charles Luther and Owen Luther, for a south-facing T-hangar at Buchanan Field Airport effective June 19, 2025, in the monthly amount of \$372. (100% Airport Enterprise Fund) [25-3235](#)*



CONTRA COSTA COUNTY

Staff Report

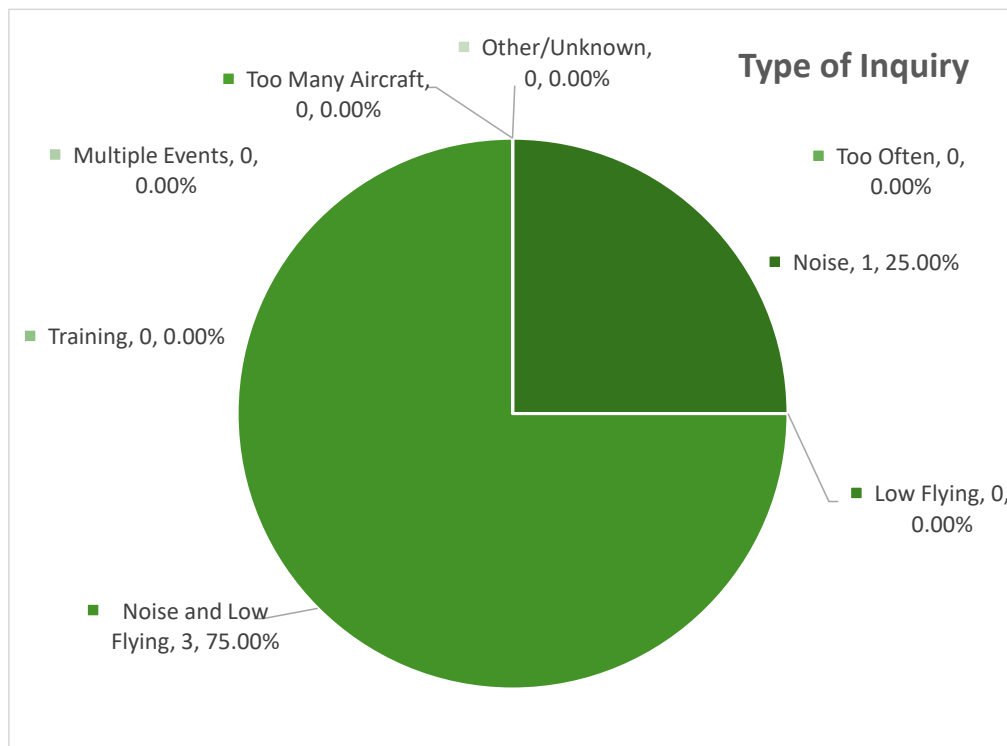
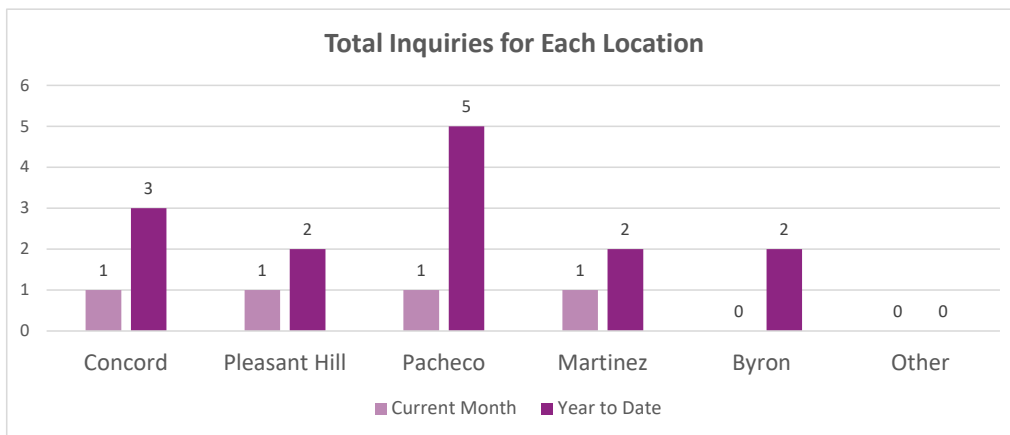
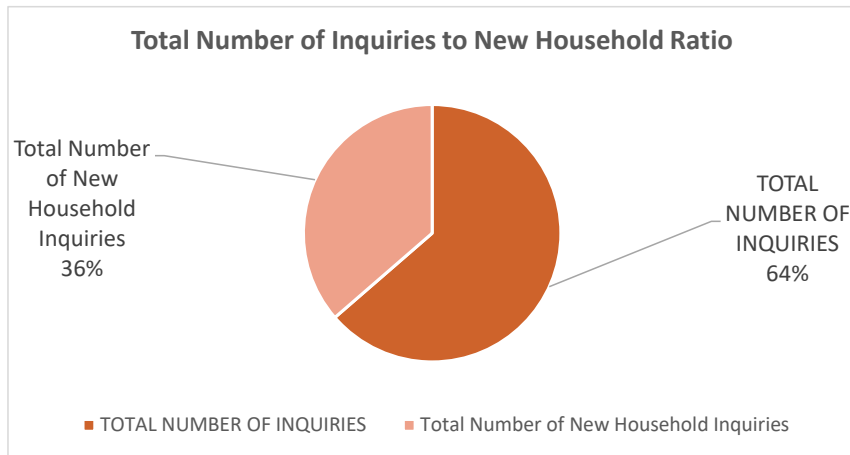
1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-3716

Agenda Date: 9/11/2025

Agenda #: 4.b.

Noise Abatement Charts Apr-25



Noise Abatement Statistics

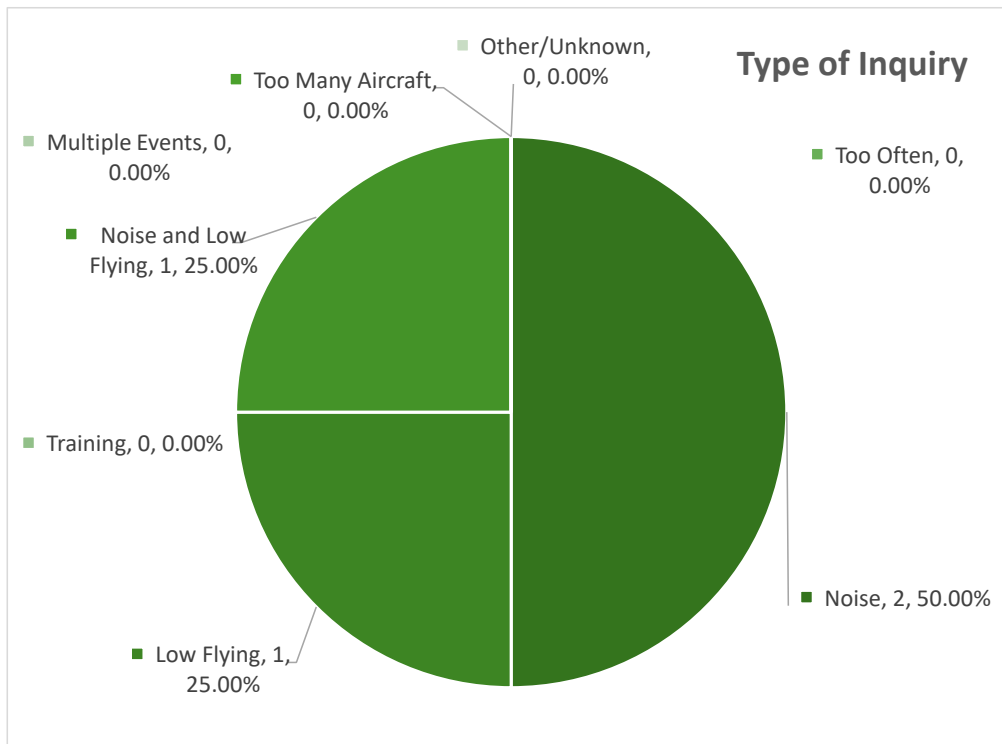
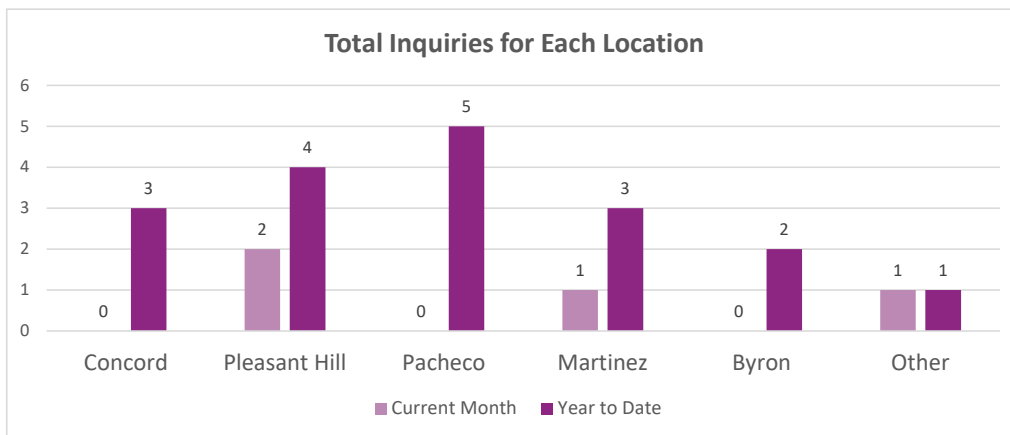
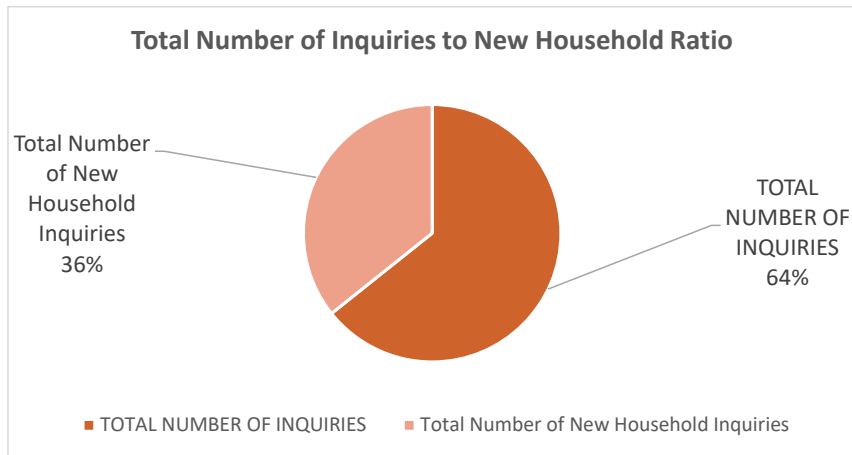
Apr-25

	# Of Callers	Inquiries			YTD	YTD	% CHANGE
	2025	2025	2024		2025	2024	
TOTAL NUMBER OF INQUIRIES	4	4	3		14	15	-7%
Total Number of New Household Inquiries	2	2	2		8	7	
LOCATION OF INQUIRIES							
Concord	1	1	0		3	1	200%
Pleasant Hill	1	1	1		2	7	-71%
Pacheco	1	1	0		5	0	500%
Martinez	1	1	1		2	6	-67%
Byron	0	0	0		2	0	200%
Other	0	0	1		0	1	-100%
Subtotal	4	4	3		14	15	-7%
Special Events	0	0	0		0	0	0%
Total Number of Inquiries	4	4	3		14	15	-7%
INQUIRIES ASSOCIATED WITH							
Buchanan Field Airport		3	3		10	15	
Byron Airport		0	0		2	0	
Law Enforcement/Life		0	0		0	0	
Military		0	0		0	0	
Non-associated		1	2		2	3	
TIME OF INCIDENT							
Day (0700 - 1700)		0	1		9	8	
Evening (1700 - 2200)		1	2		2	5	
Night (2200 - 0700)		3	0		3	0	
All Times		0	0		0	2	
TYPE OF INQUIRY							
Noise		1	1		3	3	
Low Flying		0	0		1	0	
Noise and Low Flying		3	1		7	6	
Too Many Aircraft		0	0		3	2	
Too Often		0	0		0	0	
Training		0	1		0	7	
Multiple Events		0	0		0	0	
Other/Unknown		0	2		0	3	
TYPE OF AIRCRAFT							
Jet		1	0		1	2	
Single Engine		2	2		7	10	
Multi Engine		1	0		1	0	
Helicopter		0	0		1	0	
UAS		0	0		2	0	
All Types		0	0		0	0	
Unknown		0	1		2	3	
TOTAL AIRCRAFT OPERATIONS		8,820	9,205		30,954	31,054	-0.3%
INQUIRIES PER 10,000 OPERATIONS		5	3		5	5	-6%
INQUIRIES PER 10,000 OPERATIONS - BUCHANAN ONLY		3	3		3	5	-33%

Apr-25

	Apr 2025	Apr 2024	YTD 2025	YTD 2024	% CHANGE 2025/2024
AIRCRAFT OPERATIONS					
Total Operations	8,820	9,205	30,954	31,054	-0.3%
Local Operations	4,434	4,687	15,373	16,718	-8%
Itinerant Operations	4,186	4,304	14,864	12,821	16%
Total Instrument Ops	200	214	717	758	-5%
BUCHANAN FIELD AIRPORT					
Fuel Flowage:					
100 Octane	12,826	14,881	45,878	42,542	8%
Jet Fuel	119,443	97,350	440,960	372,465	18%
Total	132,270	112,231	486,838	415,007	17%
BYRON AIRPORT					
Fuel Flowage:					
Byron 100 Octane	3,231	4,308	15,660	12,944	21%
Jet Fuel	650	700	9,751	1,540	533%
Total	3,881	5,008	25,411	14,484	75%
Glider Operations	204	124	724	1,142	-37%
Tow Aircraft	50	29	180	270	-33%
Glider Aircraft	50	29	180	270	-33%

Noise Abatement Charts May-25



Noise Abatement Statistics

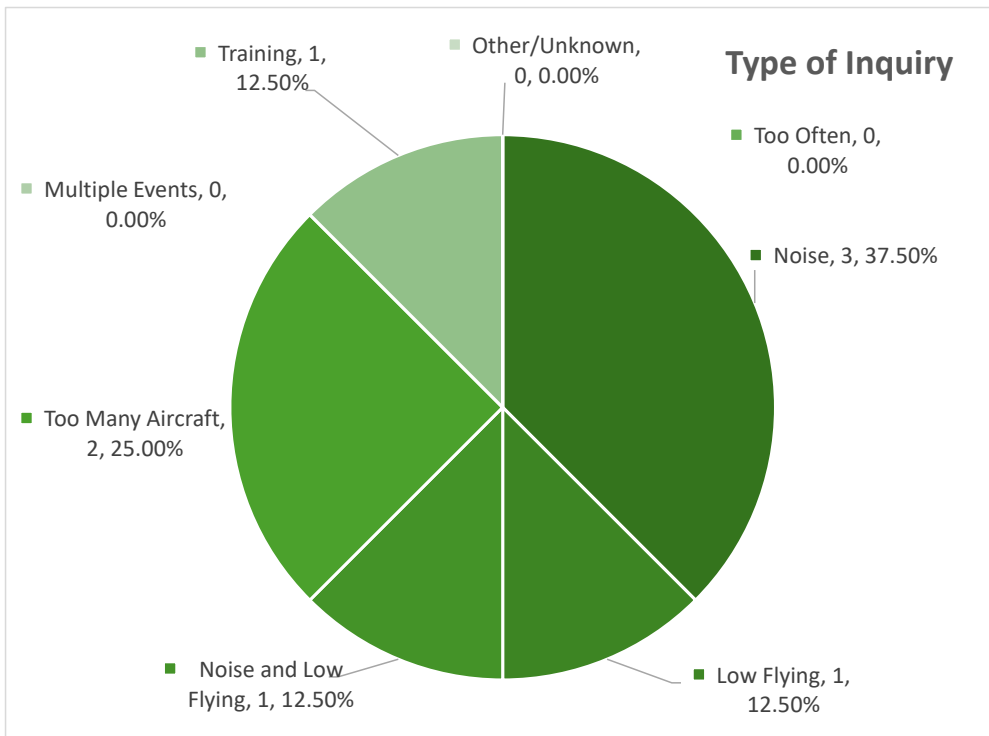
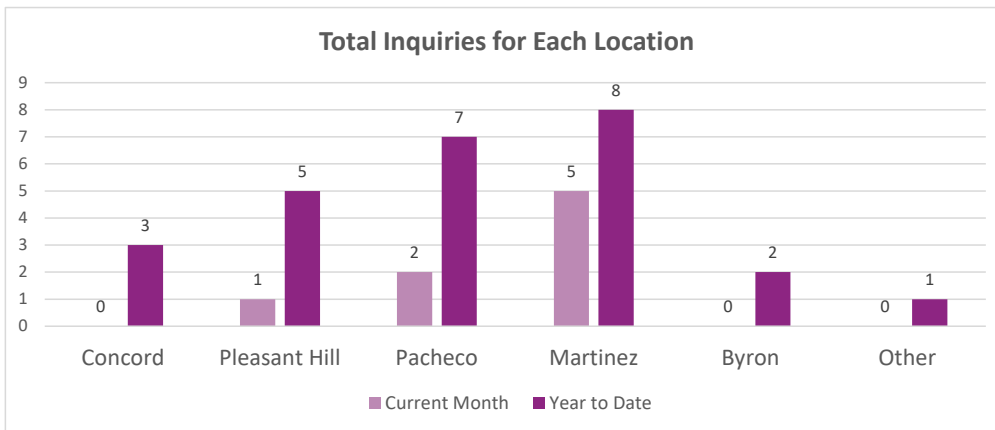
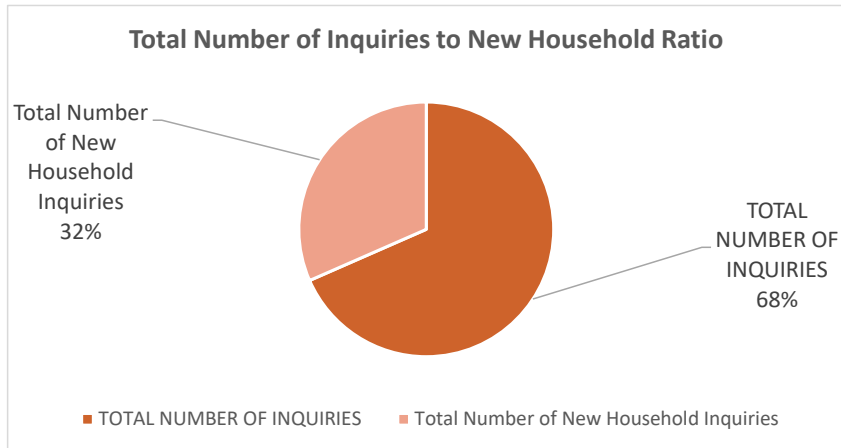
May-25

	# Of Callers	Inquiries			YTD	YTD	% CHANGE
	2025	2025	2024		2025	2024	
TOTAL NUMBER OF INQUIRIES	4	4	16		18	31	-42%
Total Number of New Household Inquiries	2	2	10		10	17	
LOCATION OF INQUIRIES							
Concord	0	0	1		3	2	50%
Pleasant Hill	2	2	5		4	12	-67%
Pacheco	0	0	1		5	1	400%
Martinez	1	1	2		3	8	-63%
Byron	0	0	0		2	0	200%
Other	1	1	7		1	8	-88%
Subtotal	4	4	16		18	31	-42%
Special Events	0	0	0		0	0	0%
Total Number of Inquiries	4	4	16		18	31	-42%
INQUIRIES ASSOCIATED WITH							
Buchanan Field Airport		3	16		13	31	
Byron Airport		0	0		2	0	
Law Enforcement/Life		1	4		1	4	
Military		0	6		0	6	
Non-associated		0	0		2	3	
TIME OF INCIDENT							
Day (0700 - 1700)		2	13		11	21	
Evening (1700 - 2200)		0	1		2	6	
Night (2200 - 0700)		2	2		5	2	
All Times		0	0		0	2	
TYPE OF INQUIRY							
Noise		2	10		5	13	
Low Flying		1	1		2	1	
Noise and Low Flying		1	2		8	8	
Too Many Aircraft		0	0		3	2	
Too Often		0	0		0	0	
Training		0	0		0	7	
Multiple Events		0	0		0	0	
Other/Unknown		0	4		0	7	
TYPE OF AIRCRAFT							
Jet		0	8		1	10	
Single Engine		3	2		10	12	
Multi Engine		1	0		2	0	
Helicopter		0	4		1	4	
UAS		0	0		2	0	
All Types		0	0		0	0	
Unknown		0	2		2	5	
TOTAL AIRCRAFT OPERATIONS		8,718	9,625		39,672	40,679	-2%
INQUIRIES PER 10,000 OPERATIONS		5	17		5	8	-40%
INQUIRIES PER 10,000 OPERATIONS - BUCHANAN ONLY		3	17		3	8	-57%

May-25

	May 2025	May 2024	YTD 2025	YTD 2024	% CHANGE 2025/2024
AIRCRAFT OPERATIONS					
Total Operations	8,718	9,625	39,672	40,679	-2%
Local Operations	4,316	4,932	19,689	21,650	-9%
Itinerant Operations	4,205	4,477	19,069	17,298	10%
Total Instrument Ops	197	216	914	974	-6%
BUCHANAN FIELD AIRPORT					
Fuel Flowage:					
100 Octane	13,843	15,549	59,721	58,091	3%
Jet Fuel	123,957	116,438	564,917	488,903	16%
Total	137,800	131,987	624,638	546,994	14%
BYRON AIRPORT					
Fuel Flowage:					
Byron 100 Octane	3,843	4,751	19,503	17,695	10%
Jet Fuel	450	500	10,201	2,040	400%
Total	4,293	5,251	29,704	19,735	51%
Glider Operations	10	290	734	1,432	-49%
Tow Aircraft	2	69	182	339	-46%
Glider Aircraft	2	69	182	339	-46%

Noise Abatement Charts June-25



Noise Abatement Statistics

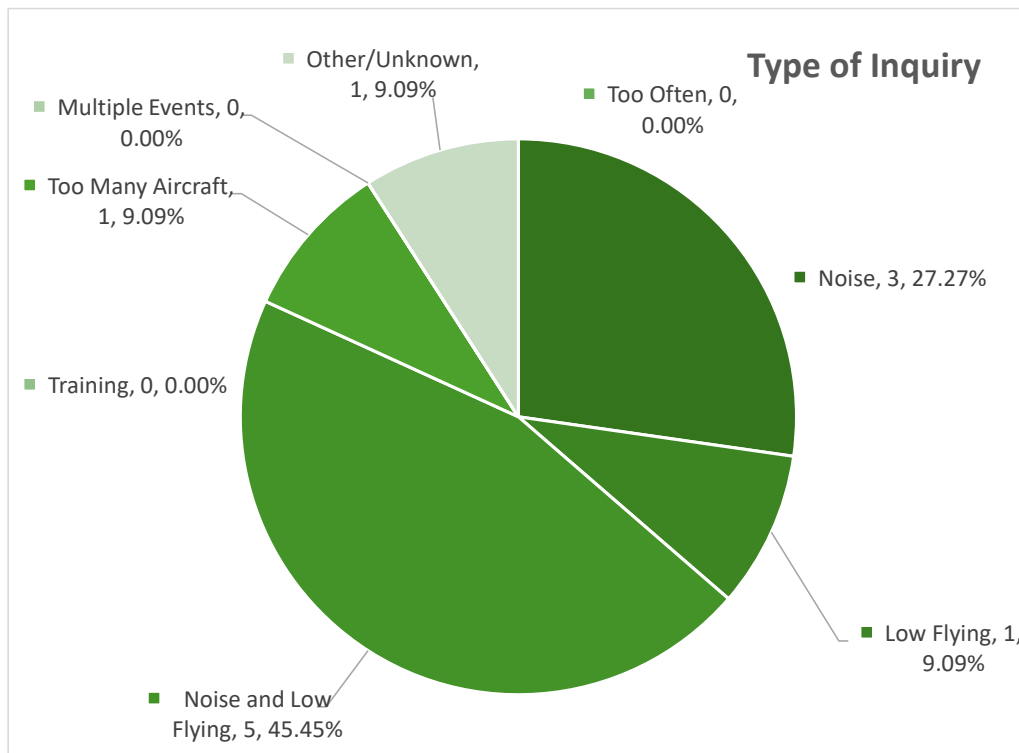
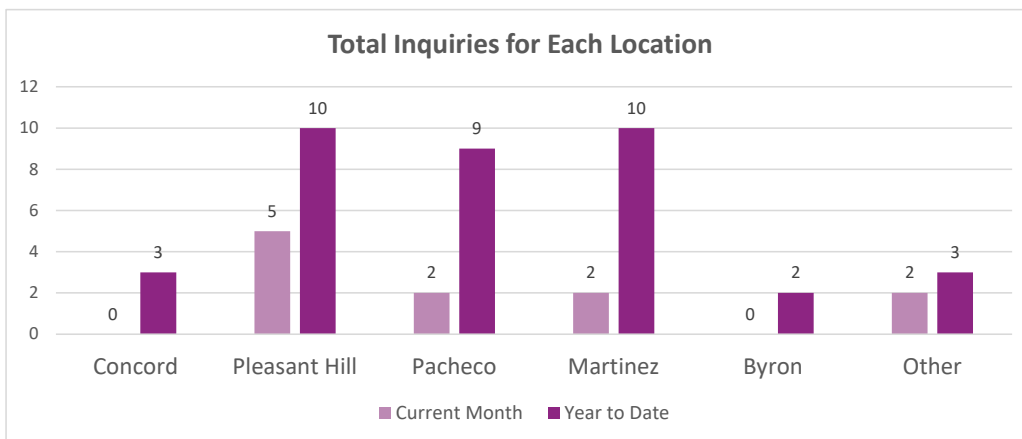
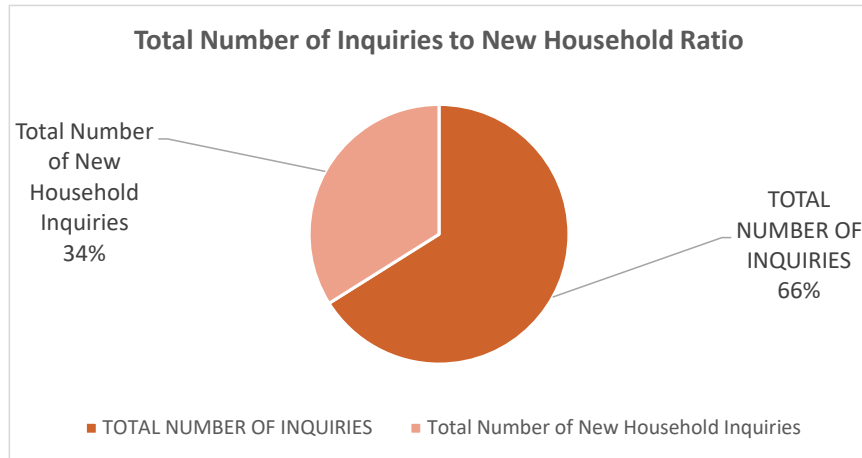
Jun-25

	# Of Callers	Inquiries			YTD	YTD	% CHANGE
	2025	2025	2024		2025	2024	
TOTAL NUMBER OF INQUIRIES	5	8	13		26	44	-41%
Total Number of New Household Inquiries	2	2	6		12	23	
LOCATION OF INQUIRIES							
Concord	0	0	2		3	4	-25%
Pleasant Hill	1	1	5		5	17	-71%
Pacheco	2	2	0		7	1	600%
Martinez	2	5	4		8	12	-33%
Byron	0	0	0		2	0	200%
Other	0	0	2		1	10	-90%
Subtotal	5	8	13		26	44	-41%
Special Events	0	0	0		0	0	0%
Total Number of Inquiries	5	8	13		26	44	-41%
INQUIRIES ASSOCIATED WITH							
Buchanan Field Airport		7	12		20	43	
Byron Airport		0	0		2	0	
Law Enforcement/Life		0	1		1	5	
Military		0	0		0	6	
Non-associated		1	2		3	5	
TIME OF INCIDENT							
Day (0700 - 1700)		4	8		15	29	
Evening (1700 - 2200)		4	0		6	6	
Night (2200 - 0700)		0	3		5	5	
All Times		0	0		0	2	
TYPE OF INQUIRY							
Noise		3	8		8	21	
Low Flying		1	1		3	2	
Noise and Low Flying		1	3		9	11	
Too Many Aircraft		2	0		5	2	
Too Often		0	0		0	0	
Training		1	3		1	10	
Multiple Events		0	0		0	0	
Other/Unknown		0	1		0	8	
TYPE OF AIRCRAFT							
Jet		1	0		2	10	
Single Engine		6	6		16	18	
Multi Engine		0	0		2	0	
Helicopter		0	2		1	6	
UAS		0	0		2	0	
All Types		0	0		0	0	
Unknown		1	3		3	8	
TOTAL AIRCRAFT OPERATIONS		8,180	9,687		47,852	50,366	-5%
INQUIRIES PER 10,000 OPERATIONS		10	13		5	9	-38%
INQUIRIES PER 10,000 OPERATIONS - BUCHANAN ONLY		9	12		4	9	-51%

Jun-25

	June 2025	June 2024	YTD 2025	YTD 2024	% CHANGE 2025/2024
AIRCRAFT OPERATIONS					
Total Operations	8,180	9,687	47,852	50,366	-5%
Local Operations	3,860	5,238	23,549	26,888	-12%
Itinerant Operations	4,129	4,230	23,198	21,528	8%
Total Instrument Ops	191	219	1,105	1,193	-7%
BUCHANAN FIELD AIRPORT					
Fuel Flowage:					
100 Octane	14,199	16,189	73,920	74,280	-0.5%
Jet Fuel	113,579	103,415	678,495	592,318	15%
Total	127,778	119,604	752,416	666,598	13%
BYRON AIRPORT					
Fuel Flowage:					
Byron 100 Octane	3,528	3,353	23,031	21,048	9%
Jet Fuel	8,723	800	18,924	2,840	566%
Total	12,251	4,153	41,955	23,888	76%
Glider Operations	56	118	790	1,550	-49%
Tow Aircraft	13	28	195	367	-47%
Glider Aircraft	13	28	195	367	-47%

Noise Abatement Charts July-25



Noise Abatement Statistics

Jul-25

	# Of Callers	Inquiries			YTD	YTD	% CHANGE
	2025	2025	2024		2025	2024	
TOTAL NUMBER OF INQUIRIES	11	11	8		37	52	-29%
Total Number of New Household Inquiries	7	7	2		19	25	
LOCATION OF INQUIRIES							
Concord	0	0	3		3	7	-57%
Pleasant Hill	5	5	4		10	21	-52%
Pacheco	2	2	0		9	1	800%
Martinez	2	2	0		10	12	-17%
Byron	0	0	0		2	0	200%
Other	2	2	1		3	11	-73%
Subtotal	11	11	8		37	52	-29%
Special Events	0	0	0		0	0	0%
Total Number of Inquiries	11	11	8		37	52	-29%
INQUIRIES ASSOCIATED WITH							
Buchanan Field Airport		9	7		29	50	
Byron Airport		0	0		2	0	
Law Enforcement/Life		0	0		1	5	
Military		0	0		0	6	
Non-associated		2	1		5	6	
TIME OF INCIDENT							
Day (0700 - 1700)		6	8		21	37	
Evening (1700 - 2200)		4	0		10	6	
Night (2200 - 0700)		1	0		6	5	
All Times		0	0		0	2	
TYPE OF INQUIRY							
Noise		3	5		11	26	
Low Flying		1	1		4	3	
Noise and Low Flying		5	2		14	13	
Too Many Aircraft		1	0		6	2	
Too Often		0	0		0	0	
Training		0	2		1	12	
Multiple Events		0	0		0	0	
Other/Unknown		1	0		1	8	
TYPE OF AIRCRAFT							
Jet		1	0		3	10	
Single Engine		7	7		23	25	
Multi Engine		0	0		2	0	
Helicopter		0	1		1	7	
UAS		0	0		2	0	
All Types		0	0		0	0	
Unknown		3	0		6	8	
TOTAL AIRCRAFT OPERATIONS		8,545	8,879		56,397	59,245	-5%
INQUIRIES PER 10,000 OPERATIONS		13	9		7	9	-25%
INQUIRIES PER 10,000 OPERATIONS - BUCHANAN ONLY		11	8		5	8	-39%

Jul-25

	July 2025	July 2024	YTD 2025	YTD 2024	% CHANGE 2025/2024
AIRCRAFT OPERATIONS					
Total Operations	8,545	8,879	56,397	59,245	-5%
Local Operations	4,238	4,612	27,787	31,500	-12%
Itinerant Operations	4,065	4,051	27,263	25,579	7%
Total Instrument Ops	242	216	1,347	1,409	-4%
BUCHANAN FIELD AIRPORT					
Fuel Flowage:					
100 Octane	12,144	13,448	86,065	87,728	-2%
Jet Fuel	108,112	111,546	786,608	703,864	12%
Total	120,257	124,994	872,672	791,592	10%
BYRON AIRPORT					
Fuel Flowage:					
Byron 100 Octane	3,913	2,677	26,944	23,725	14%
Jet Fuel	1,400	8,762	20,324	11,602	75%
Total	5,313	11,439	47,268	35,327	34%
Glider Operations	180	66	970	1,616	-40%
Tow Aircraft	43	15	238	382	-38%
Glider Aircraft	43	15	238	382	-38%



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3717


Agenda Date: 9/11/2025

Agenda #: 5.a.

**County of Contra Costa
CLERK OF THE BOARD'S OFFICE
MEMORANDUM**

DATE: June 11, 2025

TO: Advisory Body Appointees & Staff

FROM: Clerk of the Board Staff 

SUBJECT: Updated Advisory Body Training Requirements

To simplify advisory body training requirements and to ensure that appointees receive and are kept current on information relevant to their offices, the Board of Supervisors has adopted updates to the county's training requirements.

All three required training courses (Brown Act, Ethics, and Implicit Bias) must now be renewed every two years by both advisory body appointees and support staff designated for those bodies.

Advisory body members should provide their completed training certifications to the applicable advisory body staff person. Staff should continue to keep training certifications for each member with the advisory body's records. Advisory bodies will now also be required to provide a training compliance update to the Clerk of the Board's Office as part of the annual survey of advisory bodies for the Triennial Review. The June 10, 2025 Item C.5 Staff Report detailing the updates is available [here](#).

If you have any questions, please contact Lauren Hull in the Clerk of the Board's Office at lauren.hull@cob.cccounty.us or (925) 655-2007. Thank you!

Attachments:

Training Certification Form (also available online [here](#))

Training Certification for Members of County Advisory Bodies



Contra Costa County's independent and advisory body members are required to take three trainings within three months of appointment and every two years thereafter.

Instructions:

1. **Brown Act & Better Government Ordinance Training:** This training is available as a [video](#) and [materials packet](#), or as an in-person training. Contact the Clerk of the Board at ClerkoftheBoard@cob.cccounty.us or (925) 655-2000 for more information.
2. **Ethics Training:** Ethics training, also referred to as AB 1234 Local Government Official Training, is provided by the Fair Political Practices Commission (FPPC). To complete this training, please [create an account](#) and retain the certificate generated from the FPPC at the end of the training.
3. **Implicit Bias Training:** Implicit Bias Training is provided by the UCLA Office of Equity, Diversity and Inclusion through an [online video series playlist](#) (click the white "Play all" button on the left side of the webpage).

Alternatively, evidence of completion of comparable training from other jurisdictions within the most recent two years can be accepted and will satisfy of the County's training requirement for any of the above courses.

Certification

By signing below, I certify that on _____ (date), I have watched or attended the entire training titled "**The Brown Act And Better Government Ordinance**" OR have completed an alternative training program.

By signing below, I certify that on _____ (date), I completed the Fair Political Practices Commission (FPPC) training "**Ethics for Local Government Officials.**" I have received the certificate of completion OR have completed an alternative training program.

By signing below, I certify that on _____ (date), I watched the seven videos in the UCLA "**Implicit Bias Video Series**" OR have completed an alternative training program.

(Name of Advisory Body)

(Name of Member)

(Date)

****RETURN THIS CERTIFICATION TO STAFF FOR YOUR ADVISORY BODY****

Your training completion status will be included in your advisory body's Annual Report and Triennial Review to the Contra Costa County Board of Supervisors. The chair or staff to your advisory body must keep all certifications on file.



CONTRA COSTA COUNTY

Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-3718

Agenda Date: 9/11/2025

Agenda #: 5.d.











CONTRA COSTA COUNTY

Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-3719

Agenda Date: 9/11/2025

Agenda #: 5.e.

Hangar Waitlists Update

Hangars Waitlists	Total Applicants as of January 1, 2025	Total Applicants as of September 1, 2025
C83	39	21
CCR T-Hangar North-Facing	97	67
CCR T-Hangar South-Facing	63	55
CCR Shade North-Facing	62	65
CCR Shade South-Facing	26	12



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3720

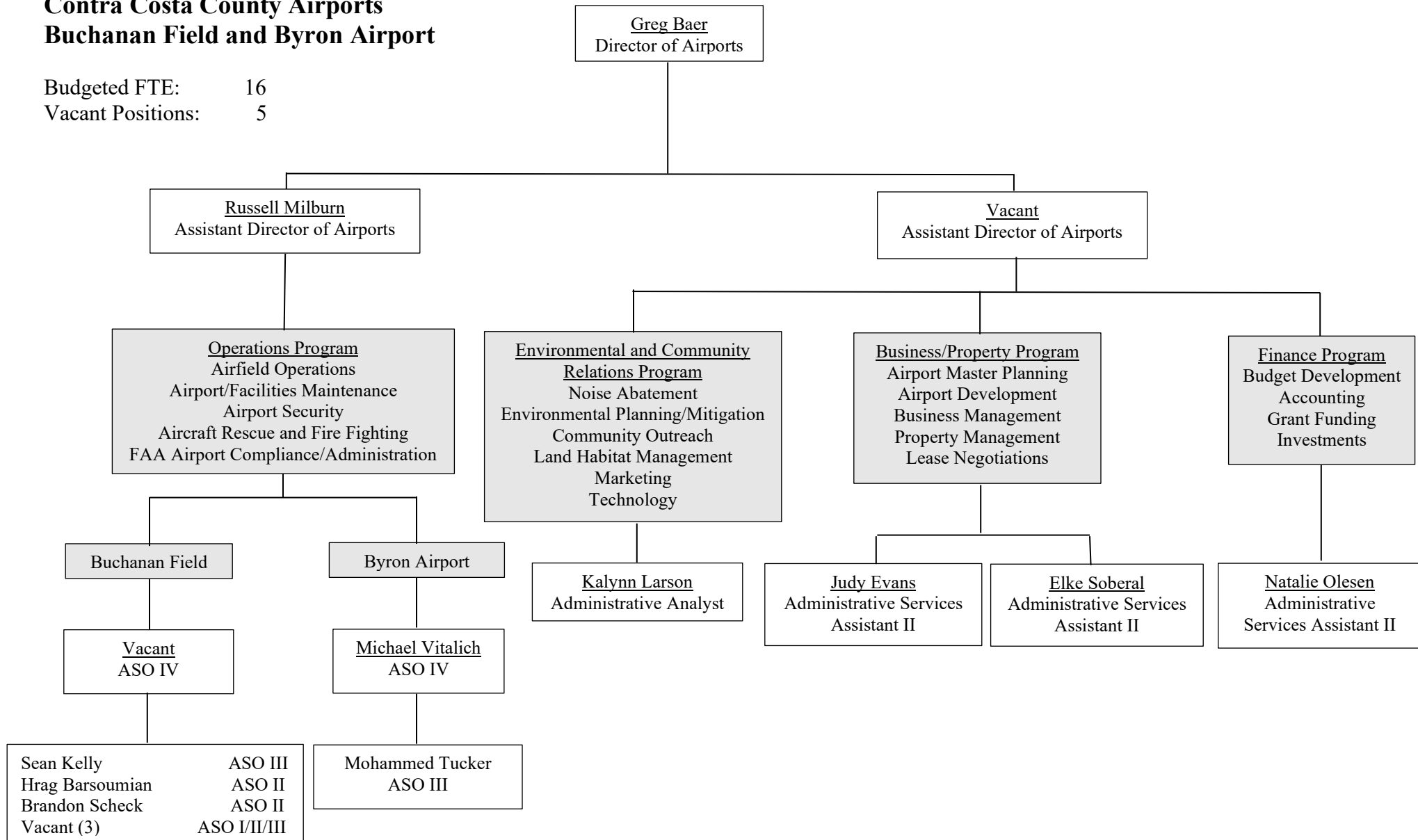
Agenda Date: 9/11/2025

Agenda #: 5.g.

Contra Costa County Airports Buchanan Field and Byron Airport

Budgeted FTE: 16

Vacant Positions: 5





CONTRA COSTA COUNTY

Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-3721

Agenda Date: 9/11/2025

Agenda #: 5.h.







CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3722

Agenda Date: 9/11/2025

Agenda #: 6.

Welcome



Introduction

Thank you, Buchanan Field Airport Aviation Advisory Committee for allowing us to introduce you to Kumar Sharma, Hogan Hospitality Group (HHG), and the future of the Concord Plaza Hotel

Company Overview

Jai Shri Ram

Kumar Sharma is the principal owner of the Concord Plaza Hotel under Jai Shri Ram.

Mr. Kumar, was born in a small village near a river in the foothills of Punjab, India. The son of astrologers, who married the daughter of astrologers his future was foretold at birth to travel and own real estate of hotels, retail, and complex housing.

After earning an economics degree and working in Iran, entered the United States and worked in a liquor store that he would eventually own. Over the years Mr. Kumar has earned over 40 hotels and with his wife and two sons now owns the owner of 6 hotels with two more in escrow. Last year's assets represented over \$150 million dollars and employed over 250 employees.



INDIVIDUALIZED ATTENTION. FOCUSED RESULTS.

Hogan Hospitality

Pioneers in hospitality and tourism, Ed and Lynn Hogan opened Pleasant Travel Service in 1959. The travel company based in Westlake Village, California provided travel packages to Hawaii. When guestroom inventory in Hawaii became restricted to travel agents, the Hogan family purchased their first hotel in 1974. This launched Hogan Hospitality Group (HHG), which has owned several hotels throughout the years. Today Hogan Hospitality owns the Royal Kona Resort and manages the Kauai Shores Hotel. Born out of hotel ownership, Hogan Hospitality Group has a unique understanding of the hospitality industry, offering hotel owners measurable results in profitability and guest satisfaction, and unparalleled management experience.

Hogan Hospitality Group acquired Marin Management in 2018, pairing the two companies for successful growth. The combined properties owned or managed by Hogan Hospitality Group currently totals 26 properties and over 3,200 hotel rooms in 5 states.



INDIVIDUALIZED ATTENTION. FOCUSED RESULTS.



Our Portfolio



Doubletree by Hilton
Chico, CA



Concord Plaza Hotel coming soon as
Courtyard by Marriott and Fairfield
Inn Suites, Concord, CA



Best Western
Placerville, CA



Fairfield Inn & Suites,
Oakhurst, CA



Hampton Inn,
Oakhurst, CA



Holiday Inn,
Oakhurst, CA

Full-Service Brands

Concord Plaza Asset Overview

The purchase of the Concord Plaza hotel and successful negotiations to convert to a hybrid Courtyard by Marriott and Fairfield Inn & Suites by Marriott brand accommodate the company's business strategy and model. This acquisition and immediate rebranding is an excellent and sound opportunity for business success and value growth.

With an acquisition price of \$16 million and renovation costs of \$18 million the asset growth potential is 29 million within two years. Five-year projections estimate \$90 million in revenue, 52 million in GOP at 58% revenue and net profits of \$17 million at 19% to revenue.



INDIVIDUALIZED ATTENTION. FOCUSED RESULTS.

Community Exposure

Strengthening Community Through Strategic Partnerships

The new Concord Plaza Hotel is committed to being a positive force in the region by collaborating with key local partners to drive growth, opportunity, and quality of life.

Partnering with the neighboring Golf Course

- Expanding tourism through joint packages and events
- Driving revenue for local sports and recreation
- Hosting charitable tournaments to benefit community causes

Investing in the Local Community

- Prioritizing local hiring and workforce training
- Partnering with local businesses
- Supporting community events, youth programs, and cultural initiatives

Coordinating with Airport

- Enhancing regional connectivity with high-end travel experiences
- Attracting business travelers and corporate retreats to the area
- Creating a seamless experience for NetJets clients, encouraging longer stays and greater local spend



INDIVIDUALIZED ATTENTION. FOCUSED RESULTS.

Food and Beverage

Concord Plaza Hotel – Dining & Hospitality

Our on-site restaurant is designed to serve guests, event attendees, and the local community with convenience, quality, and flexibility:

Daily Breakfast Options

- Complimentary Continental Breakfast served every morning
- Cook-to-Order Breakfast available for a fee — fresh, hot, and customized to guest preferences

Event Catering

- Full-service catering available for small meetings to large celebrations
- Flexible menus, professional service, and spaces designed to suit both intimate gatherings and corporate events

Evening Bar Service

- Our lobby bar is open daily from 5 PM – 10 PM
- A relaxed space to unwind with curated wine, cocktails, and local brews



INDIVIDUALIZED ATTENTION. FOCUSED RESULTS.



COURTYARD | FAIRFIELD- CONCORD, CA



The ownership of Courtyard | Fairfield looks to the future with its latest conversion in Concord, CA. An artwork marriage of custom and prototypical elements combine to create an eclectic yet refined mix of styles. The Courtyard and Fairfield brands are both comfortable and welcoming without being cluttered and dark. The relaxed, casual and contemporary brand is clearly evident. Additional layers like refined fine art installations, organic details and materials that evoke its location all work together to create a unique and memorable mix of style.



Front Desk- Mood Photo



Pendant at Media Pods



Floor Tile



Media Pod Seating Style



Carpet



Custom Area Rug

Floor Tile





Carpet



Floor Tile at Bar



Ceiling Pendants at Terrace- to be hung at different heights.



Floor Tile at Terrace



PAINT AT BUILDING ELEVATIONS-
Already approved with architect's
submittal.



FLOOR TILE-
WOOD BEAMS AT CEILING-
Stripped to match tile.



COLUMNS- Anthracite Paint



New ceiling pendants and sconces.



WALL MURAL- Shown for artist
style only. Concept to be
developed- Bird morphing into
airplane and taking flight.
Brightly colored to coordinate
with overall color scheme.



EXISTING STACKED STONE-
California Gold



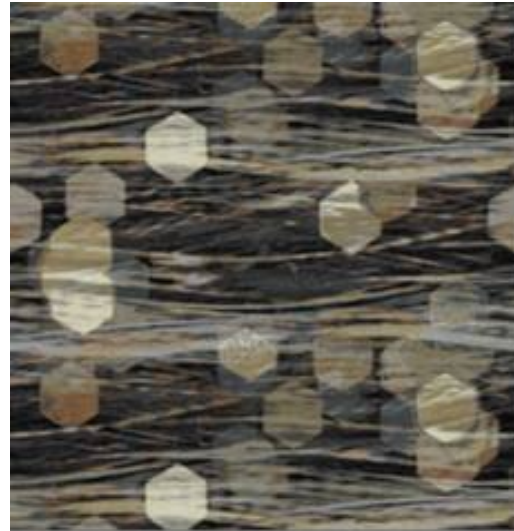
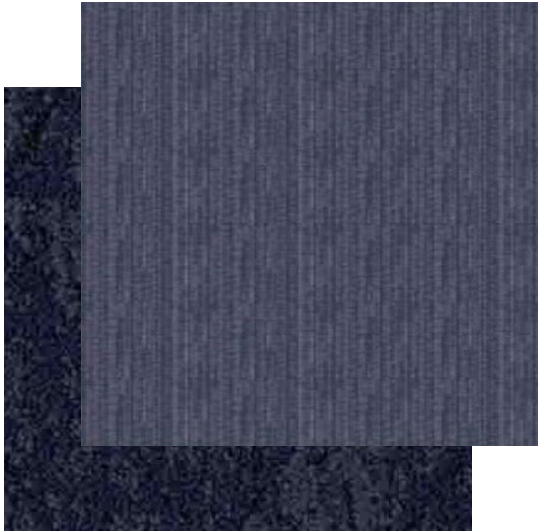
Large Scale Floor Pattern

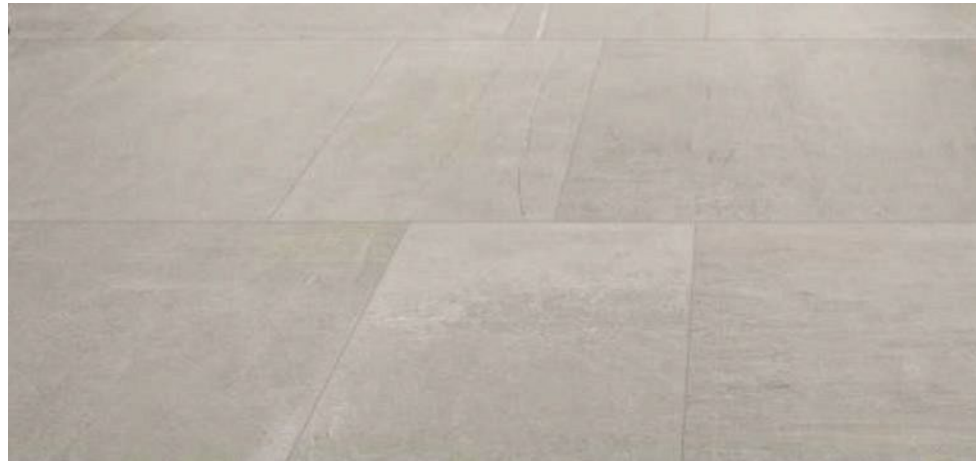


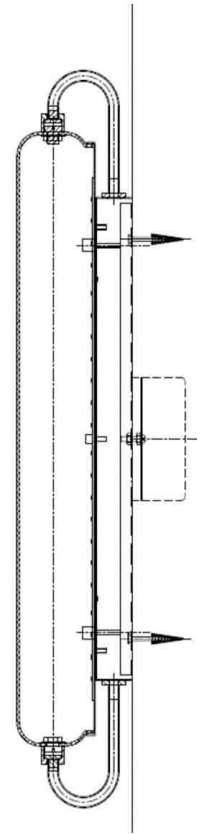


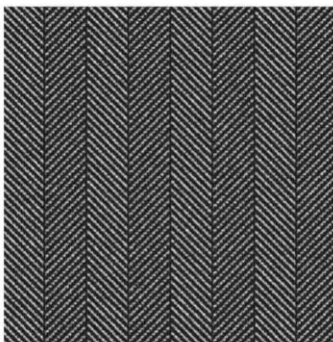


We are in progress of our ballroom carpet design. We are blending the look and feel of the Fairfield and Courtyard corridor carpet using the striations from Fairfield and the geometric pattern from Courtyard to inspire our design. We plan to utilize the same yarn colors from both carpets to infuse those colorations into our final design. More to come in Design Development!



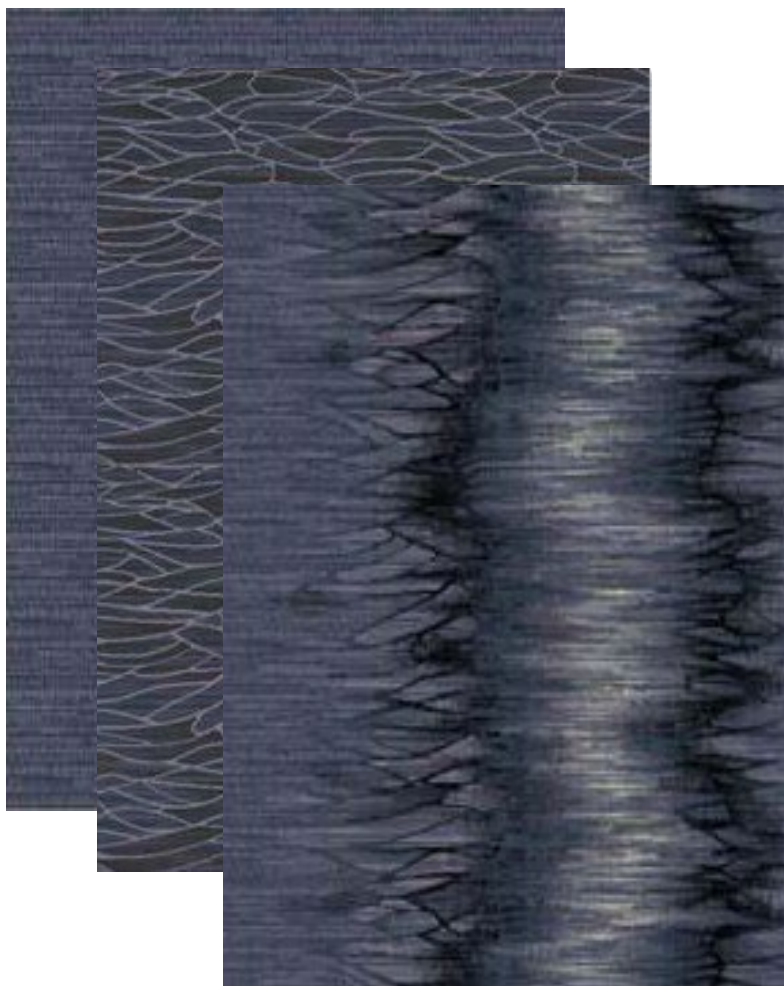


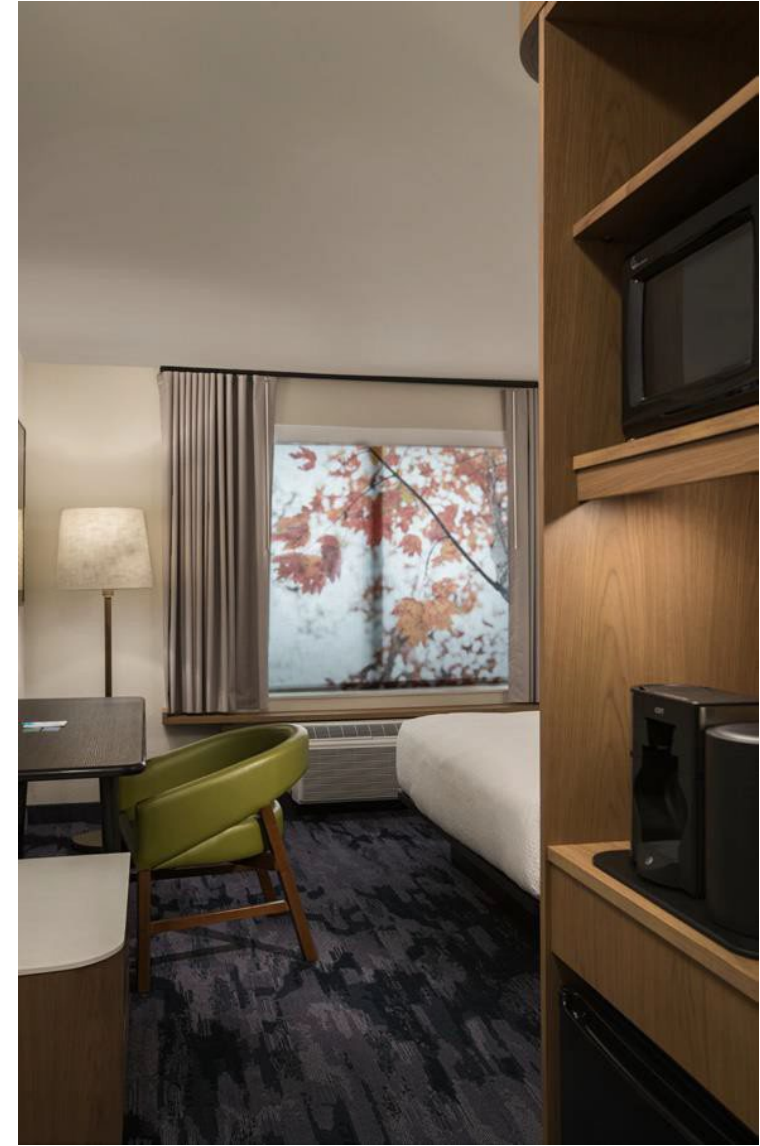
















Thank you on behalf of Kumar Sharma
and,
Hogan Hospitality Group