



CONTRA COSTA COUNTY

AGENDA

Aviation Advisory Committee

Thursday, November 13, 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

[25-4712](#)

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 September 11, 2025, Meeting Minutes [25-4713](#)
Attachments: [Draft AAC Meeting Minutes 9-11-25](#)
4. **Consider Consent Items**
- 4.a. Accept relevant Staff Reports for September and October 2025 [25-4714](#)
Attachments: [September 2025 Staff Reports](#)
[October 2025 Staff Reports](#)
- 4.b. Accept the Airport Noise and Statistics Report for August and September 2025 [25-4715](#)
Attachments: [Noise Abatement Charts August 2025](#)
[Noise Abatement Stats August 2025](#)
[Operations August 2025](#)
[Noise Abatement Charts September 2025](#)
[Noise Abatement Stats September 2025](#)
[Operations September 2025](#)
5. **Action Items**
- 5.a. Establish 2026 Annual AAC Meeting Schedule (Both Airports) [25-4716](#)
Attachments: [Proposed 2026 AAC Meeting Schedule](#)
6. **Discussion Items**
- 6.a. Business Association Seat Update [25-4717](#)
- 6.b. AAC Vacancy Update
- 6.c. Unleaded Fuel Update [25-4718](#)
Attachments: [PSA UL94 Avgas Photos](#)
- 6.d. Hangar Waiting Lists Fees Update
- 6.e. FY 2025/2026 Airport Budget [25-4719](#)
Attachments: [FY 2025-2026 Airport Budget](#)
- 6.f. Santa's Jolly Landing – December 13, 2025, Concord Plaza Hotel
7. Birdstop Presentation [25-4720](#)
Attachments: [Birdstop Presentation](#)
8. **Potential Future Agenda Items**
9. **Adjourn**
-

The next meeting is currently scheduled for January 8, 2026, 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, 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 #: 25-4712

Agenda Date: 11/13/2025

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	---	ABS				
Elizabeth Leddy	District 2	elizabeth.leddy@gmail.com	Y	Y	ABS	---	Y				
VACANT	District 3	VACANT	---	---	---	N	---				
Gareth Ashley	District 4	gjashley@gmail.com	Y	Y	Y	O	Y				
Christopher Baker	District 5	cirruspro@hotmail.com	ABS	Y	Y	---	Y				
Keith McMahon	City of Concord	keithcmcmahon@gmail.com	Y	Y	ABS	M	Y				
Richard Celestre	City of Pleasant Hill	Richc.ph.aac@gmail.com	Y	Y	ABS	E	Y				
Shawn Stappen	Member at Large 1	smstapp@gmail.com	Y	Y	Y	E	Y				
Eric Meinbress	Member at Large 2	ericmeinbress@comcast.net	Y	ABS	Y	T	Y				
Emily Barnett	Member at Large 3	emilyebarnett@gmail.com	Y	Y	Y	I	Y				
Peter Baker	Airport Neighbor - Pacheco	peter@finack.com	ABS	Y	Y	N	Y				
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	---	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	6/27/25	6/27/25	6/27/25
Richard Celestre	City of Pleasant Hill	2/28/27	10/26/25	10/27/25	9/8/25
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	10/2/25	10/2/25	10/2/25
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	2/28/25	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 #: 25-4713

Agenda Date: 11/13/2025

Agenda #: 3.



CONTRA COSTA COUNTY

Committee Meeting Minutes - Draft

Aviation Advisory Committee

Thursday, September 11, 2025

10:00 AM

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

1. Roll Call and Introductions

Chair Stappen called the hybrid meeting at 10:00 a.m. In attendance were Greg Baer, Judith Evans, Steve Kowalewski, Will Nelson, and Daniel Barrios.

Present Gareth Ashley, Christopher Baker, Peter Baker, Emily Barnett, Richard Celestre, Elizabeth Leddy, Keith McMahon, Eric Meinbress, and Shawn Stappen

Absent Vincent Salimi

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).

Director Baer announced that Contra Costa County Airports applied for and received two FAA grants for pavement management studies. Buchanan Field Airport will receive over \$201,000, and Byron Airport will receive a little over \$63,000. The consultant for this project will be Mead and Hunt and the studies consist of full pavement inspections of both airports.

3. Approval of the Aviation Advisory Committee's May 8, 2025, Meeting Minutes

[25-3714](#)

Attachments: [AAC Meeting Minutes 5-8-25](#)

Motion: McMahon

Second: Barnett

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

Absent: Salimi

Late: Celestre

Result: Passed

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](#)

Motion: **McMahon**

Second: **Ashley**

Aye: **Ashley, Baker, Baker, Barnett, Celestre, Leddy, McMahon, Meinbress, and Stappen**

Absent: **Salimi**

Result: **Passed**

- 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](#)

Motion: **Celestre**

Second: **Leddy**

Aye: **Ashley, Baker, Baker, Barnett, Celestre, Leddy, McMahon, Meinbress, and Stappen**

Absent: **Salimi**

Result: **Passed**

5. Discussion/Action Items

5.a. Advisory Body Training Requirements update

Chair Stappen reported that on June 11, 2025, the Clerk of the Board sent out an updated Advisory Body Training Requirements memo, as well as an updated Training Certification form. All three training courses (Brown Act, Ethics, and Implicit Bias) must now be renewed every two years by both the advisory body appointees and the support staff designated to those bodies. Chair Stappen reminded the committee members to complete and submit the Training Certification, so this information can be included in the AAC Annual Training Report.

5.b. Business Association Seat Update

Director Baer explained that since the last meeting he has reached out to the original members of the Airport

Business Association (PSA, Sterling, and Concord Jet), and there has been no desire to start a business association. Director Baer will provide a recommendation at the next meeting of what to do without a business association.

Chair Stappen added that the Airport Business Association Seat is listed as one of the seats, however, is not defined in the Bylaws.

Vice Chair McMahon expressed disappointment that there wasn't a formalization of the Business Association Seat as he believes it would be an important voice on the AAC.

5.c. Byron Neighbor Seat Update

Airport Staff recruited for this seat for about a month and received no responses. Soon a second press release will go out to recruit for this position again. Director Baer requested the AAC members to let everyone know about this vacancy.

5.d. Unleaded Fuel Update

[25-3718](#)

Attachments: [PSA UL94 Avgas Photos](#)

Director Baer stated that there has been excellent progress made since the last meeting.

Ian Mannix with Pacific States Aviation (PSA) reported that they have made substantial progress in their unleaded fuel initiative. They have completed the permitting process, and they are currently in the planning and procurement stage plus working on the secondary containment. Initially, PSA will only dispense the UL94 on their own fleet before selling to the general public.

Member Barnett recognized PSA for their collaboration with Contra Costa County in taking the lead on acquiring UL94 and for testing on their own fleet before selling it commercially.

5.e. Hangar Waitlists Update

[25-3719](#)

Attachments: [Hangar Waitlists Update](#)

Director Baer provided an update on this item that he presented back in January 2025 and the committee voted to recommend the establishment of a Hangar Waiting List application fee and an annual fee. A Staff Report was submitted to the Board of Supervisors and the public hearing on this issue will be held on October 7, 2025. Since January 2025, the Hangar Waiting Lists applicant totals has been reduced by approximately 25%. This reduction helps with the ultimate goal which is to create more accurate lists.

Member Barnett thanked the staff for their efforts with this project.

5.f. Development Update

Director Baer reported that the self-storage facility on Marsh Drive and Solano Way has been completed.

The other project located on the west side on Sally Ride and Marsh Drive has been going through the entitlement process for quite some time and is now going through the 45-day Environmental Impact Report ("EIR") public review period as part of its California Environmental Quality Act (CEQA) process. The Federal environmental process has yet to be completed. After these reports are completed, the next steps would be to get approval from the Board of Supervisors and negotiate a long-term non-aeronautical ground lease.

5.g. Airport Operations Staff Recruitment Update

[25-3720](#)

Attachments: [Airport Org Chart](#)

Airport is currently recruiting for two (2) Airport Safety Officers ("ASO") to handle operations, Aircraft Rescue and Fire Fighting ("ARFF"), and maintenance. Director Baer anticipates having both positions filled before the end of the year. The recruitment is for an ASO I and ASO II, but if there are qualified candidates, Airports could hire 2 ASO II's.

5.h. Clubhouse Landscape Improvements

[25-3721](#)

Attachments: [Clubhouse Landscape Improvements Photos](#)

Greg Jacobs with EAA Chapter 393 gave a brief summary of the recent landscape improvements completed at the Clubhouse. Mr. Jacobs is in Design and Construction Management and is also a long-time pilot and reported that this project began with the desire to create more space to accommodate the Young Eagles Program. This project was submitted to Airports about four months ago and the cost was approximately \$10,000, of which \$4,000 came out of EAA funds and the rest from donations. EAA still would like to continue to work on other areas around the Clubhouse.

Member Meinbress mentioned that Civil Air Patrol (CAP) Cadets also use the newly renovated area and are grateful for the improvements.

6. Presentation - Concord Plaza Hotel Ownership

[25-3722](#)

Attachments: [Concord Plaza Hotel Presentation](#)

Pat Mitchell with the Hogan Hospitality Group explained that this organization is a hotel management and a hotel operator company hired to manage the Concord Plaza Hotel. This hotel is undergoing an \$18 million renovation and soon will be the first to have two Marriott hotel brands under one roof; the east side of the Atrium will be a Courtyard by Marriott, and the west side will be a Fairfield Inn by Marriott.

Hotel general manager, Dana Cust and Hotel owner Kumar Sharma also spoke.

Director Baer recapped that Airports has diligently worked with Mr. Kumar on the renovation as these will be beneficial for everyone involved, and he is looking forward to seeing the transient ramp used by pilots that are spending time at the hotel.

Member Baker asked about the impact on the transient ramp due to the auto parking and hotel renovations. Director Baer advised that those issues will be addressed if/when it is needed.

7. Potential Future Agenda Items

Add Unleaded UL94 Fuel Flowage Chart

8. Adjourn

The Chair adjourned the meeting at 11:26 a.m. Moved by Richard Celestre to approve; seconded by Emily Barnett.

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

DRAFT



CONTRA COSTA COUNTY

Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-4714

Agenda Date: 11/13/2025

Agenda #: 4.a.

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

The following certified Staff Reports are attached:

9/9/25

APPROVE and AUTHORIZE the Director of Airports, or designee, to execute an amendment to the November 1, 2020, On-Call Consulting Services Agreement between the County and KSA Engineers, to extend the contract from October 31, 2025, to June 30, 2026, and to update Attachment 1 to Appendix B with current rate sheet for KSA Engineers. (100% Airport Enterprise Fund) [25-3529](#)

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

The following certified Staff Reports are attached:

- 10/7/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Wailea Aircraft, LLC., for a north-facing modernized T-hangar at Buchanan Field Airport effective September 4, 2025, in the monthly amount of \$415, Pacheco area. (100% Airport Enterprise Fund) [25-4074](#)*
- 10/7/25 *HEARING to consider adopting Resolution No. 2025-318 for new rates and charges for the Buchanan Field and Byron Airports effective October 7, 2025. (Greg Baer, Airports Director) [RES 2025-318](#)*
- 10/7/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute an amendment to the November 1, 2020, On-Call Consulting Services Agreement between the County and Mead & Hunt, Inc., to extend the contract from October 31, 2025, to June 30, 2026, and to update rate sheet effective September 1, 2025. (100% Airport Enterprise Fund) [25-4075](#)*
- 10/21/25 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Mark Melvin, for a south-facing T-hangar at Buchanan Field Airport effective September 12, 2025, in the monthly amount of \$372, Pacheco area. (100% Airport Enterprise Fund) [25-4324](#)*



CONTRA COSTA COUNTY

Staff Report

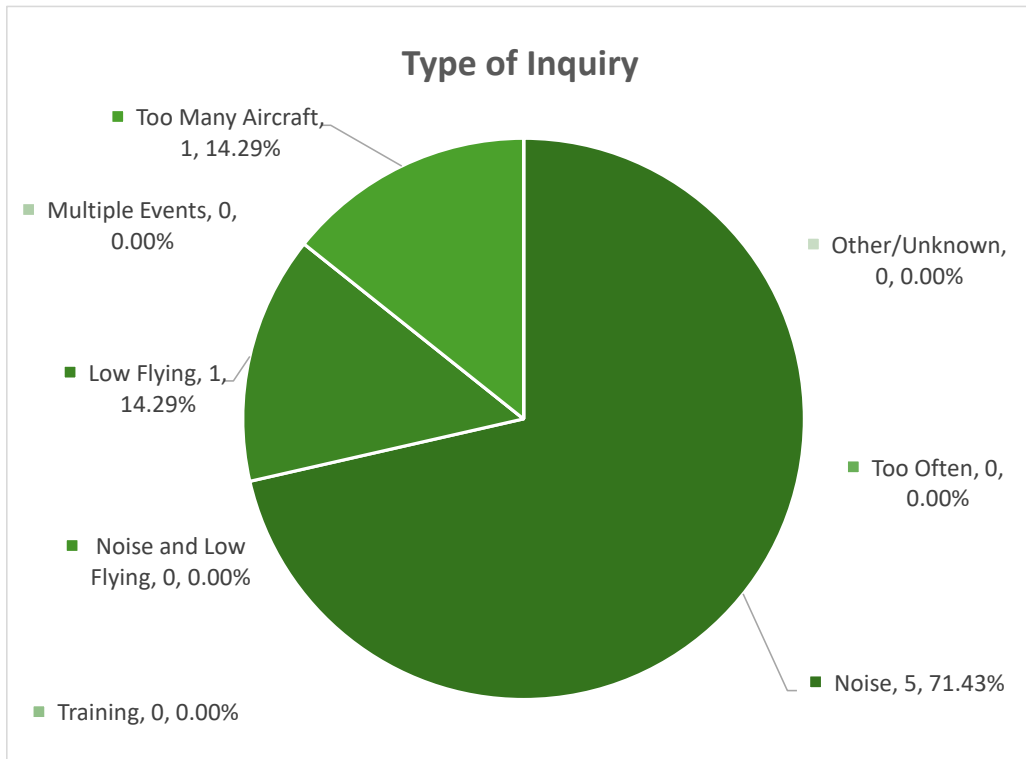
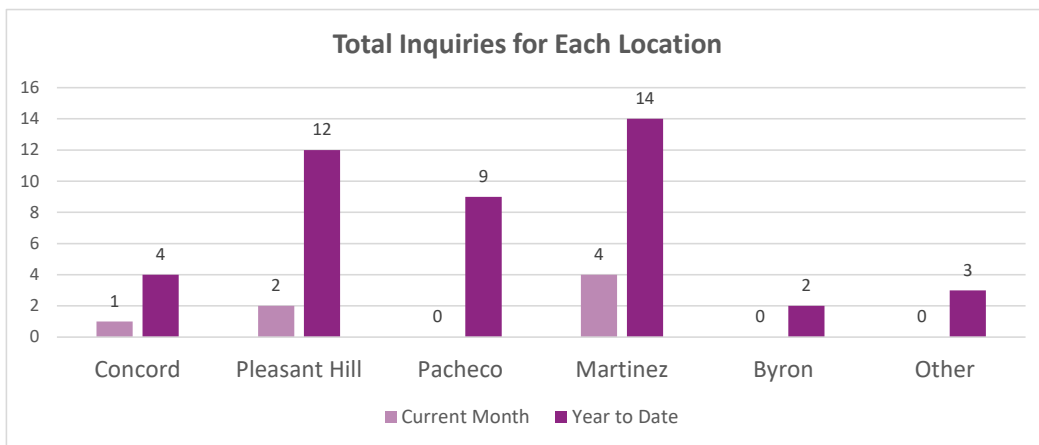
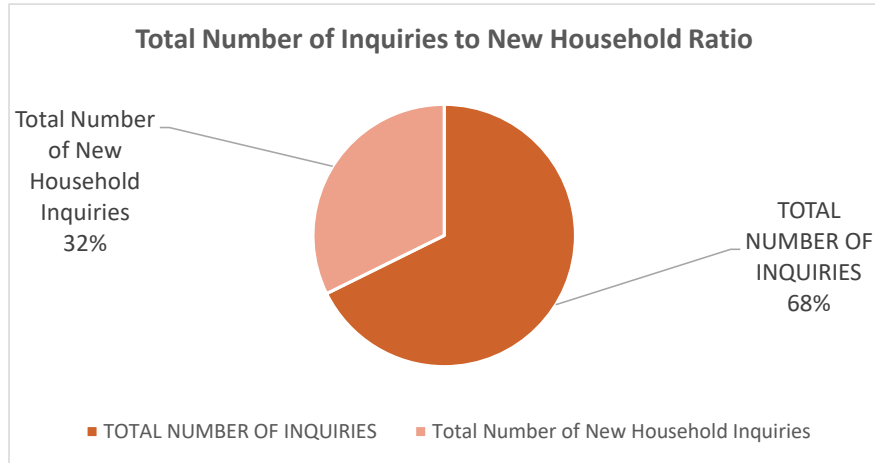
1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-4715

Agenda Date: 11/13/2025

Agenda #: 4.b.

Noise Abatement Charts August-25



Noise Abatement Statistics

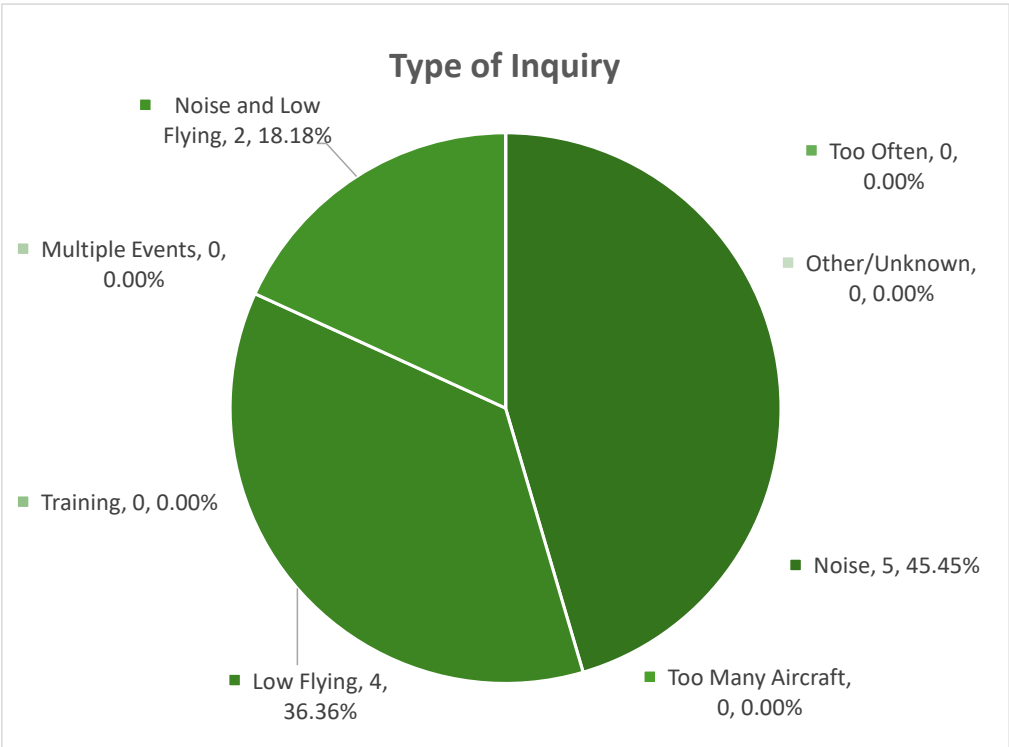
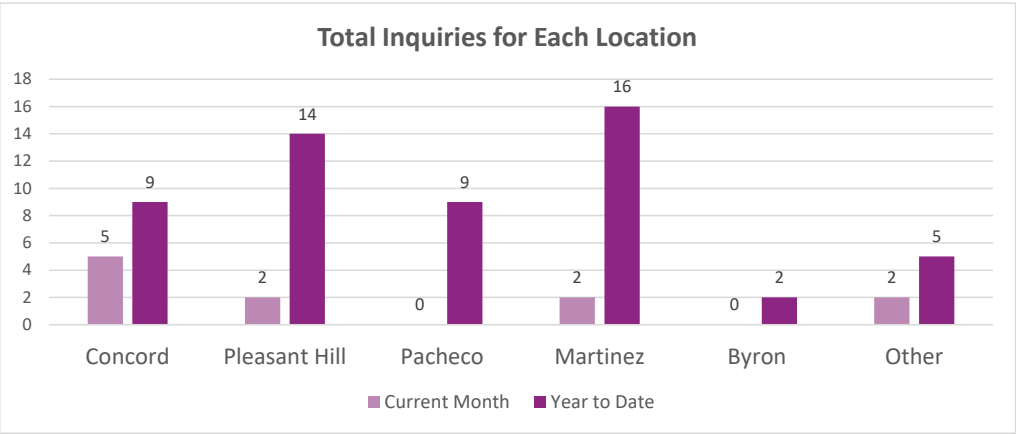
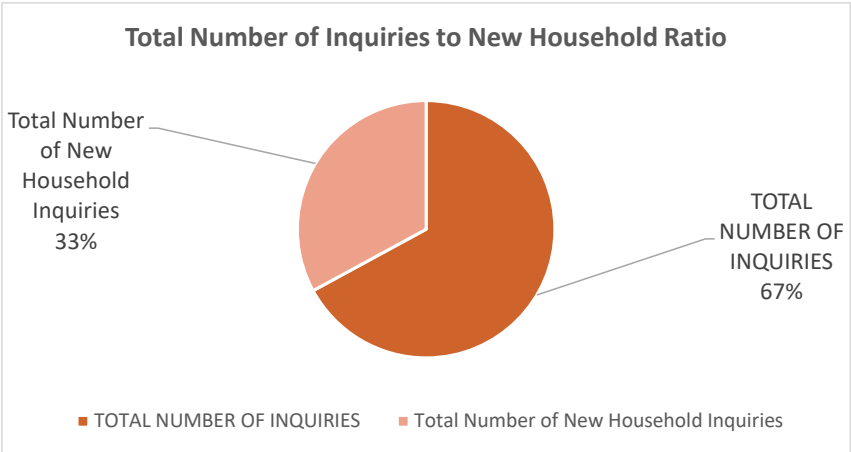
Aug-25

	# Of Callers	Inquiries			YTD	YTD	% CHANGE
	2025	2025	2024		2025	2024	
TOTAL NUMBER OF INQUIRIES	7	7	11		44	63	-30%
Total Number of New Household Inquiries	2	2	6		21	31	
LOCATION OF INQUIRIES							
Concord	1	1	1		4	8	-50%
Pleasant Hill	2	2	3		12	24	-50%
Pacheco	0	0	1		9	2	350%
Martinez	4	4	2		14	14	0%
Byron	0	0	0		2	0	200%
Other	0	0	4		3	15	-80%
Subtotal	7	7	11		44	63	-30%
Special Events	0	0	0		0	0	0%
Total Number of Inquiries	7	7	11		44	63	-30%
INQUIRIES ASSOCIATED WITH							
Buchanan Field Airport		6	7		35	57	
Byron Airport		0	0		2	0	
Law Enforcement/Life		1	2		2	7	
Military		0	0		0	6	
Non-associated		0	2		5	8	
TIME OF INCIDENT							
Day (0700 - 1700)		1	5		22	42	
Evening (1700 - 2200)		1	3		11	9	
Night (2200 - 0700)		5	3		11	8	
All Times		0	0		0	2	
TYPE OF INQUIRY							
Noise		5	9		16	35	
Low Flying		1	0		5	3	
Noise and Low Flying		0	1		14	14	
Too Many Aircraft		1	2		7	4	
Too Often		0	0		1	0	
Training		0	2		1	14	
Multiple Events		0	0		0	0	
Other/Unknown		0	0		1	8	
TYPE OF AIRCRAFT							
Jet		2	0		5	10	
Single Engine		4	4		27	29	
Multi Engine		0	3		2	3	
Helicopter		1	4		2	11	
UAS		0	0		2	0	
All Types		0	0		0	0	
Unknown		0	0		6	8	
TOTAL AIRCRAFT OPERATIONS		8,770	4,073		65,167	63,318	3%
INQUIRIES PER 10,000 OPERATIONS		8	27		7	10	-32%
INQUIRIES PER 10,000 OPERATIONS - BUCHANAN ONLY		7	17		5	9	-40%

Aug-25

	August 2025	August 2024	YTD 2025	YTD 2024	% CHANGE 2025/2024
AIRCRAFT OPERATIONS					
Total Operations	8,770	4,073	65,167	63,318	3%
Local Operations	4,147	1,962	31,934	33,462	-5%
Itinerant Operations	4,427	2,004	31,690	27,583	15%
Total Instrument Ops	196	107	1,543	1,516	2%
BUCHANAN FIELD AIRPORT					
Fuel Flowage:					
100 Octane	12,953	14,728	99,017	102,456	-3%
Jet Fuel	127,501	127,292	914,109	831,156	10%
Total	140,454	142,020	1,013,126	933,612	9%
BYRON AIRPORT					
Fuel Flowage:					
Byron 100 Octane	3,392	4,121	30,336	27,846	9%
Jet Fuel	1,000	1,500	21,324	12,402	72%
Total	4,392	5,621	51,660	40,248	28%
Glider Operations	0	6	970	1,622	-40%
Tow Aircraft	0	1	238	383	-38%
Glider Aircraft	0	1	238	383	-38%

Noise Abatement Charts September-25



Noise Abatement Statistics

Sep-25

	# Of Callers	Inquiries			YTD	YTD	% CHANGE
	2025	2025	2024		2025	2024	
TOTAL NUMBER OF INQUIRIES	9	11	13		55	76	-28%
Total Number of New Household Inquiries	6	6	4		27	35	
LOCATION OF INQUIRIES							
Concord	3	5	1		9	9	0%
Pleasant Hill	2	2	3		14	27	-48%
Pacheco	0	0	1		9	3	200%
Martinez	2	2	8		16	22	-27%
Byron	0	0	0		2	0	200%
Other	2	2	0		5	15	-67%
Subtotal	9	11	13		55	76	-28%
Special Events	0	0	0		0	0	0%
Total Number of Inquiries	9	11	13		55	76	-28%
INQUIRIES ASSOCIATED WITH							
Buchanan Field Airport		5	9		40	66	
Byron Airport		0	0		2	0	
Law Enforcement/Life		3	1		5	8	
Military		3	0		3	6	
Non-associated		0	2		5	10	
TIME OF INCIDENT							
Day (0700 - 1700)		6	10		28	52	
Evening (1700 - 2200)		1	2		12	11	
Night (2200 - 0700)		4	2		15	10	
All Times		0	0		0	2	
TYPE OF INQUIRY							
Noise		5	2		21	37	
Low Flying		4	3		9	6	
Noise and Low Flying		2	8		16	22	
Too Many Aircraft		0	0		7	4	
Too Often		0	0		1	0	
Training		0	0		1	14	
Multiple Events		0	0		0	0	
Other/Unknown		0	0		1	8	
TYPE OF AIRCRAFT							
Jet		5	0		10	10	
Single Engine		1	7		28	36	
Multi Engine		1	2		3	5	
Helicopter		3	1		5	12	
UAS		0	0		2	0	
All Types		1	0		1	0	
Unknown		0	1		6	9	
TOTAL AIRCRAFT OPERATIONS		7,451	8,306		72,618	71,624	1%
INQUIRIES PER 10,000 OPERATIONS		15	16		8	11	-29%
INQUIRIES PER 10,000 OPERATIONS - BUCHANAN ONLY		7	11		6	9	-40%

Sep-25

	Sept 2025	Sept 2024	YTD 2025	YTD 2024	% CHANGE 2025/2024
AIRCRAFT OPERATIONS					
Total Operations	7,451	8,306	72,618	71,624	1%
Local Operations	3,520	3,886	35,454	37,348	-5%
Itinerant Operations	3,757	4,161	35,447	31,744	12%
Total Instrument Ops	174	259	1,717	1,775	-3%
BUCHANAN FIELD AIRPORT					
Fuel Flowage:					
100 Octane	12,513	14,175	111,530	116,631	-4%
Jet Fuel	116,090	118,136	1,030,199	949,292	9%
Total	128,603	132,311	1,141,729	1,065,923	7%
BYRON AIRPORT					
Fuel Flowage:					
Byron 100 Octane	3,538	3,803	33,874	31,649	7%
Jet Fuel	8,039	0	29,363	12,402	137%
Total	11,577	3,803	63,237	44,051	44%
Glider Operations	0	42	970	1,664	-42%
Tow Aircraft	0	10	238	393	-39%
Glider Aircraft	0	10	238	393	-39%



CONTRA COSTA COUNTY

Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-4716

Agenda Date: 11/13/2025

Agenda #: 5.a.

Proposed 2026 AAC Meeting Schedule

January 8, 2026, at 10:00 am

March 12, 2026, at 10:00 am

May 14, 2026, at 10:00 am

July 9, 2026, at 10:00 am

September 10, 2026, at 10:00 am

November 12, 2026, at 10:00 am

Choose one of the six meeting dates to hold the meeting at
Byron Airport



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4717

Agenda Date: 11/13/2025

Agenda #: 6.a.

Advisory Board: Aviation Advisory Committee

Subject: Business Association Seat Update

Presenter: Greg Baer, Director of Airports

Background and Discussion:

During its meeting on September 12, 2024, the AAC discussed the possibility of reducing the number of seats on the committee from 13 to 11, as well as concerns surrounding the Business Association Seat. The Business Association Seat is currently not tied to a specific association nor defined within the AAC Bylaws. No action was taken at that meeting, but the Committee agreed to revisit the issue on a future agenda.

At the November 14, 2025, meeting, the AAC directed Airports staff to research the County's process for making appointments to committee seats or establishing new positions, such as the Business Association Seat. In response, the Director of Airports collaborated with the County Administrator's Office (CAO) and County Counsel to develop a recommendation.

During the AAC's March 13, 2025, meeting, the Director provided an update on the matter, outlining his efforts to meet with three organizations-Pacific States Aviation (PSA), Sterling Aviation, and Concord Jet-that have historically filled the Business Association Seat. The goal was to explore the possibility of forming a formal association open to all County airport (CCR & C83) business tenants. However, only PSA and Concord Jet attended the meeting, and neither expressed interest in establishing or maintaining such an association.

Given the lack of a defined Business Association and the absence of interest in creating one, the Director recommends eliminating the Business Association Seat. To ensure that airport businesses still have a forum to raise concerns or proposals, future AAC agendas would include a standing "Airport Business" item, allowing all business entities to have an equal opportunity to address the committee. This approach would also mitigate potential conflicts of interest, as businesses would not be required to recuse themselves from discussions that directly affect their interests.

To further streamline the committee's composition and to maintain an odd number of seats, the Director also recommends eliminating Member-at-Large #1 seat, reducing the total number of seats from 13 to 11. Finally, to maintain consistency with the new seat count, the Director proposes an amendment to the Bylaws to lower the quorum requirement from seven members to five.

Recommended Next Steps:

Discuss the next potential steps including placing the Director's recommendation on the next agenda as an action item.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4718

Agenda Date: 11/13/2025

Agenda #: 6.c.

PSA UL94 Avgas Photos



PSA UL94 Avgas Photos





CONTRA COSTA COUNTY

Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-4719

Agenda Date: 11/13/2025

Agenda #: 6.e.

Enterprise Fund Budget
FY 2025-26

Enterprise Fund & ACIP Revenues	
Buchanan O & M Revenues	\$5,072,964
Buchanan Cash	
Byron O & M Revenues	\$705,600
Byron Cash	
Mariposa Funds	
Subtotal - O & M Revenues	\$5,778,564
Buchanan CIP Revenues (FAA)	\$202,500
Buchanan CIP Revenues (State)	\$10,125
Byron CIP Revenues (FAA)	\$129,500
Byron CIP Revenues (State)	\$6,475
Subtotal - ACIP Revenues	\$348,600
Total Revenues	\$6,127,164
Enterprise Fund & ACIP Expenditures	
Buchanan O & M Expenditures	\$5,041,520
Buchanan Non AIP Capital	\$30,000
Byron O & M Expenditures	\$1,255,028
Byron Non AIP Capital Expenditures	\$55,000
Mariposa Expenditures	
Subtotal O & M Expenditures	\$6,381,548
Buchanan CIP Expenditures	\$300,000
Byron CIP Expenditures	\$140,000
Subtotal ACIP Expenditures	\$440,000
Total Expenditures	\$6,821,548
Total Enterprise Fund O & M and CIP Revenues	\$6,127,164
Total Enterprise Fund O & M and CIP Expenditures	\$6,821,548
	-\$694,384



CONTRA COSTA COUNTY

Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-4720

Agenda Date: 11/13/2025

Agenda #: 7.

Birdstop, Inc.

Headquarters
200 Walker Street,
Detroit, MI 48207

Birdstop West Coast
280 Buchanan Field Road, Ste 1
Concord, CA 94520

Birdstop Southeast
280 Oxmoor Cir, Ste 1109
Homewood, AL 35209

www.birdstop.io



Aviation Advisory Committee Briefing

November 13, 2025



BACKGROUND

Founded in 2019 in San Francisco to build technology for safe and effective usage of low altitude airspace



BYRON AIRPORT TESTING

Birdstop started its
flight testing program
at Byron Airport in
2020



BUCHANAN FIELD AIRPORT OFFICE

By 2021, Birdstop established its office at Buchanan Field Airport for daily testing and close partnership with the BATS program



LOW ALTITUDE AIRSPACE DATA

Birdstop significantly honed its optical and acoustic airspace monitoring systems with data from Byron and Buchanan Field



FAA APPROVALS

The work with BATS has been instrumental to the industry leading FAA waivers that Birdstop received

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION
CERTIFICATE OF WAIVER

ISSUED TO
**Birdstop, Inc.
Responsible Person: Keith Miao
Waiver Number: 107W-2022-00349**

ADDRESS--
**280 Buchanan Field Rd
Ste 1
Concord, CA 94520**

This certificate is issued for the operations specifically described hereinafter. No person shall conduct any operation pursuant to the authority of this certificate except in accordance with the provisions contained in this certificate.

OPERATIONS AUTHORIZED
Small unmanned aircraft system (sUAS) operations beyond the visual line of sight of the remote pilot in command (PIC) in lieu of a visual observer (VO) for sUAS operations in which a participating Visual Observer (VO) is required.

LIST OF WAIVED REGULATIONS BY SECTION AND TITLE
14 CFR §§ 107.31—Visual line of sight aircraft operation, and 107.33(b) & (c)(2)—Visual observer

STANDARD PROVISIONS
1. A copy of the application made for this certificate shall be attached to and become a part hereof.
2. This certificate shall be presented for inspection upon the request of any authorized representative of the Administrator of the Federal Aviation Administration, or of any State or municipal official charged with the duty of enforcing local laws or regulations.
3. The holder of this certificate shall be responsible for the strict observance of the terms and provisions contained herein.
4. This certificate is nontransferable.
NOTE—This certificate constitutes a waiver of those Federal rules or regulations specifically referred to above. It does not constitute a waiver of any State law or local ordinance.

SPECIAL PROVISIONS
Special Provisions Nos. 1 to 36, inclusive, are set forth on the attached pages.

BY DIRECTION OF THE ADMINISTRATOR
JOSEPH F MORRA
General Aviation and Commercial Division, AFS-800

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION
CERTIFICATE OF WAIVER

ISSUED TO
**Birdstop, Inc.
Responsible Person: Keith Miao
Waiver Number: 107W-2024-04476A**

ADDRESS--
**280 Buchanan Field Rd Ste 1
Concord, CA 94520**

This certificate is issued for the operations specifically described hereinafter. No person shall conduct any operation pursuant to the authority of this certificate except in accordance with the provisions contained in this certificate.

OPERATIONS AUTHORIZED
Small unmanned aircraft system (sUAS) operations beyond the visual line of sight of the remote pilot in command (PIC); Acting as a remote pilot in command (PIC) or visual observer (VO) in the operation of more than one small unmanned aircraft (sUA) at the same time.

LIST OF WAIVED REGULATIONS BY SECTION AND TITLE
14 CFR §§ 107.31—Visual line of sight aircraft operation, and 107.35—Operation of multiple small unmanned aircraft systems

STANDARD PROVISIONS
1. A copy of the application made for this certificate shall be attached to and become a part hereof.
2. This certificate shall be presented for inspection upon the request of any authorized representative of the Administrator of the Federal Aviation Administration, or of any State or municipal official charged with the duty of enforcing local laws or regulations.
3. The holder of this certificate shall be responsible for the strict observance of the terms and provisions contained herein.
4. This certificate is nontransferable.
NOTE—This certificate constitutes a waiver of those Federal rules or regulations specifically referred to above. It does not constitute a waiver of any State law or local ordinance.

SPECIAL PROVISIONS
Special Provisions Nos. 1 to 38, inclusive, are set forth on the attached pages.

BY DIRECTION OF THE ADMINISTRATOR
EVERETTE C ROCHON JR
General Aviation and Commercial Division, AFS-800

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION
CERTIFICATE OF WAIVER

ISSUED TO
**Birdstop, Inc.
Responsible Person: Keith Miao
Waiver Number: 107W-2022-00349**

ADDRESS--
**280 Buchanan Field Rd
Ste 1
Concord, CA 94520**

This certificate is issued for the operations specifically described hereinafter. No person shall conduct any operation pursuant to the authority of this certificate except in accordance with the provisions contained in this certificate.

OPERATIONS AUTHORIZED
Small unmanned aircraft system (sUAS) operations beyond the visual line of sight of the remote pilot in command (PIC) in lieu of a visual observer (VO) for sUAS operations in which a participating Visual Observer (VO) is required.

LIST OF WAIVED REGULATIONS BY SECTION AND TITLE
14 CFR §§ 107.31—Visual line of sight aircraft operation, and 107.33(b) & (c)(2)—Visual observer

STANDARD PROVISIONS
1. A copy of the application made for this certificate shall be attached to and become a part hereof.
2. This certificate shall be presented for inspection upon the request of any authorized representative of the Administrator of the Federal Aviation Administration, or of any State or municipal official charged with the duty of enforcing local laws or regulations.
3. The holder of this certificate shall be responsible for the strict observance of the terms and provisions contained herein.
4. This certificate is nontransferable.
NOTE—This certificate constitutes a waiver of those Federal rules or regulations specifically referred to above. It does not constitute a waiver of any State law or local ordinance.

SPECIAL PROVISIONS
Special Provisions Nos. 1 to 37, inclusive, are set forth on the attached pages.

BY DIRECTION OF THE ADMINISTRATOR
JOSEPH F MORRA
General Aviation and Commercial Division, AFS-800

The seal of the Federal Aviation Administration is prominently displayed in the center. It features a circular design with a green outer ring containing the words "FEDERAL AVIATION" at the top and "ADMINISTRATION" at the bottom, separated by two white stars. The center of the seal depicts a stylized white aircraft in flight, superimposed on a green globe with white latitude and longitude lines. A white compass rose is positioned behind the aircraft.

Confidential and Proprietary

A small, stylized icon of the Federal Aviation Administration's eagle logo, facing right.

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COMMERCIAL DEPLOYMENT

Birdstop systems are now deployed across the country – from Alaska to Florida – and the first overseas systems are operational as well



RAPID RESPONSE

With Birdstop, public safety and emergency services can get eyes on scene in under 60 seconds

Public safety national average response time is ~10 minutes

Source: US Department of Homeland Security



DRONE CONSTELLATION

Birdstop network
installs at strategic
locations to deploy
drones on-schedule
and on-demand

Patent No. US11355021
Patent No. US11978230



USER EXPERIENCE

Ability to place a CCTV camera up to 400' in the air at the tap of a button anywhere on the map

Operated like pan-tilt-zoom cameras, giving ops centers and field officers an experience they already know

Operations Center / Crime Center



32 miles away



Incident Response

LOOKING AHEAD

Scaling up manufacturing
to meet and exceed the
specs of national security
(NDAA) and aviation law
(FAA)

