



CONTRA COSTA COUNTY

AGENDA

Aviation Advisory Committee

Thursday, January 9, 2025

10:00 AM

181 John Glenn Drive, Suite 100,
Concord

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

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

Access 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.

1. Roll Call and Introductions

1a. 2024 Aviation Advisory Committee Roster

[25-17](#)

Attachments: [2024 Aviation Advisory Committee Roster](#)

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 November 14, 2024, Meeting Minutes

[25-18](#)

Attachments: [9-12-24 Minutes Meeting - Final](#)
[11-14-24 Meeting Minutes - Draft](#)

4. Consider Consent Items

- 4a. Accept relevant Staff Reports for October and December 2024. [25-19](#)

Attachments: [October 2024 Staff Reports](#)
[December 2024 Staff Reports](#)

- 4b. Accept the Airport Noise and Statistics Report for October and November 2024. [25-20](#)

Attachments: [Noise Abatement Charts October 2024](#)
[Noise Abatement Stats October 2024](#)
[Operations October 2024](#)
[Noise Abatement Charts November 2024](#)
[Noise Abatement Statistics November 2024](#)
[Operations November 2024](#)

5. Discussion/Action Items

- 5a. Unleaded fuel update [25-21](#)

Attachments: [Unleaded Fuel Update](#)

- 5b. Concord Fly-In update

- 5c. Follow up on process for Business Association Seat [25-22](#)

- 5d. Status of Contra Costa County hangar waiting lists, hangar occupancy, and Airport considerations. [25-23](#)

Attachments: [Hangar Waitlists and Airport Considerations](#)

- 5e. Debrief of Santa's Jolly Landing [25-24](#)

6. Future Agenda Items**7. Adjourn**

The next meeting is currently scheduled for March 13, 2025, at 10:00 am, at 181 John Glenn Drive, Suite 100, Concord.

Adjourn

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, 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

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-17

Agenda Date: 1/9/2025

Agenda #: 1a.

AVIATION ADVISORY COMMITTEE

ATTENDANCE ROSTER FOR 2024

AAC Members	Representing	Contact Information	Jan 11	Mar 14	May 9	July 11	Sept 12	Nov 14	Total # Just Cause	Total # Emergency	Total # Abs
Vincent Salimi	District 1	Vincent@SalimiCM.com	Y	Y	---	ABS	Y	Y	---	---	1
Roger Bass	District 2 (Resigned 2/2024)	twofivexray@yahoo.com	Y	---	---	---	---	---	---	---	0
Elizabeth Leddy	District 2(Appointed 2/2024)	Elizabeth.leddy@gmail.com	---	Y	N	Y	Y	Y	---	---	0
Jeffrey Geddes	District 3 (Resigned 2/2024)	Jeffrey.d.geddes@gmail.com	Y	---	O	---	---	---	---	---	---
VACANT	District 3		---	---	---	---	---	---	---	---	---
Gareth Ashley	District 4	gjashley@gmail.com	Y	Y	---	Y	ABS	Y	---	---	1
Christopher Baker	District 5	cirruspro@hotmail.com	ABS	Y	M	ABS	ABS	ABS	---	---	4
Keith McMahon	City of Concord	keithcmcmahon@gmail.com	Y	Y	E	Y	Y	Y	---	---	0
Richard Celestre	City of Pleasant Hill	Richc.ph.aac@gmail.com	Y	Y	E	Y	Y	Y	---	---	0
Shawn Stappen	Member at Large 1	smstapp@gmail.com	Y	Y	T	Y	Y	ABS	---	---	1
Eric Meinbress	Member at Large 2	ericmeinbress@comcast.net	Y	ABS	I	Y	Y	Y	---	---	1
Emily Barnett	Member at Large 3	emilyebarnett@gmail.com	Y	Y	N	ABS	ABS	Y	---	---	2
Peter Baker	Airport Neighbor - Pacheco	peter@finack.com	---	Y	G	Y	Y	Y	---	---	0
Dean Hickman-Smith	Airport Neighbor – Byron	hickmansmith_dean@yahoo.com	ABS	Y	---	Y	ABS	ABS	---	---	3
Michael Bruno	Airports Bus. Assoc.	michael@sterlingav.com	ABS	ABS	---	Y	Y	ABS	---	---	3
Was There a Quorum? Y or N			Y	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	2/10/23	2/10/23	7/17/23
Elizabeth Leddy	District 2	2/28/27	1/9/2024	1/18/24	1/24/24
Vacant	District 3				
Gareth Ashley	District 4	2/28/26	4/22/22	4/22/22	10/2/23
Christopher Baker	District 5	2/28/26	5/13/21	5/13/21	10/10/23
Keith McMahon	City of Concord	2/28/25	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	12/29/22	12/29/22	8/10/23
Eric Meinbress	Member at Large 2	2/28/26	12/12/21	12/12/21	10/5/23
Emily Barnett	Member at Large 3	2/28/25	5/27/21	5/27/21	1/18/24
Peter Baker	Pacheco Neighbor	2/28/27	5/18/24	7/4/24	4/27/24
Dean Hickman-Smith	Byron Neighbor	2/28/27	1/7/23	1/7/23	10/12/23
Michael Bruno	Airport Bus. Assoc.	2/28/25	10/10/23	10/10/23	10/10/23



CONTRA COSTA COUNTY

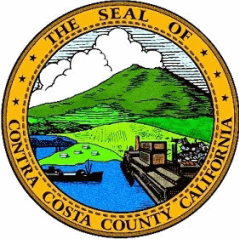
1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-18

Agenda Date: 1/9/2025

Agenda #: 3.



CONTRA COSTA COUNTY

Committee Meeting Minutes - Final

Aviation Advisory Committee

Thursday, September 12, 2024

10:00 AM

181 John Glenn Drive, Suite 100,
Concord, CA 94520

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

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

Access 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.

1. Roll Call and Introductions

Chair Shawn Stappen called the hybrid meeting to order at 10:00 am. In addition to the Committee members, the following individuals were in attendance: Laura Strobel, Steve Kowalewski, Greg Baer, Russell Milburn, Elke Soberal, Kalynn Larson, Kelly Kalfsbeek, Will Nelson, Daniel Barrios, and Salvador Morales.

Present Peter Baker, Michael Bruno, Richard Celestre, Elizabeth Leddy, Keith McMahon, Eric Meinbress, Vincent Salimi, and Shawn Stappen

Absent Gareth Ashley, Christopher Baker, Emily Barnett, and Dean Hickman-Smith

1.A Attendance Roster for 2024

[24-2884](#)

Attachments: [AAC Roster September 2024](#)

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

Allison Picard - commented regarding Buchanan Field noise and unleaded fuel.

3. Approval of the Aviation Advisory Committee's July 11, 2024, Meeting Minutes

[24-2885](#)

Attachments: [7-11-24 Draft](#)

The chair solicited members for comments or corrections to the draft minutes, none were identified.

Motion: Bruno

Second: Leddy

Aye: Baker, Bruno, Celestre, Leddy, McMahon, Meinbress, Salimi, and Stappen
Absent: Ashley, Baker, Barnett, and Hickman-Smith
Result: Passed

4. Consider Consent Items

Eric Meinbress wanted clarification regarding Staff Report 24-2052 about the ongoing Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS) Investigation and Report. In response to Eric Meinbress' question, Director Baer responded that any airport that uses the Aqueous Film-Forming Foam (AFFF) a firefighting foam must conduct some level of testing for PFAS. This is an ongoing investigation requested by the California State Water Resources Control Board. So far, Buchanan Field Airport has spent almost \$500,000, and additional monitoring will be required for at least the next year.

- (i) Accept relevant Staff Reports for July 2024. [24-2886](#)

Attachments: [Staff Reports July 2024](#)

Motion: McMahon

Second: Bruno

Aye: Baker, Bruno, Celestre, Leddy, McMahon, Meinbress, Salimi, and Stappen

Absent: Ashley, Baker, Barnett, and Hickman-Smith

Result: Passed

- (ii) Accept the Airport Noise and Statistics Report for June and July 2024 [24-2887](#)

Attachments: [Noise Abatement Statistics June 2024](#)

[Noise Abatement Charts June 2024](#)

[Ops Stats June 2024](#)

[Noise Abatement Statistics July 2024](#)

[Noise Abatement Charts July 2024](#)

[Ops Stats July 2024](#)

Motion: Bruno

Second: McMahon

Aye: Baker, Bruno, Celestre, Leddy, McMahon, Meinbress, Salimi, and Stappen

Absent: Ashley, Baker, Barnett, and Hickman-Smith

Result: Passed

5. Discussion/Action Items

- 5.A Standing Subcommittees Proposal Discussion [24-2888](#)

Attachments: [AAC - Standing Subcommittee Proposal](#)

Chair Stappen proposed that the AAC create two standing subcommittees, one focused on viability and the other focused on community. The AAC members would be split fifty-fifty, with 5 members being on the Viability subcommittee and 5 being on the community subcommittee. The Vice Chair would oversee the Viability subcommittee, and the Secretary would oversee the Community subcommittee. Chair Stappen explained that the

implementation of these two subcommittees would allow the Committee to make better informed decisions, by being able to focus on one topic and educate the rest of the board on that topic before making decisions. More subcommittees could be created as necessary. Director Baer emphasized the importance of being constant stewards of the airport and being able to answer questions when the community has them. There was a concern by Mr. Salimi that this should be run by County Counsel to see if it would violate the Brown Act. Director Baer stated that any meetings would have to be in line with Brown Act and the County policies.

It was decided that this item would be agendaized for a future meeting for further consideration.

5.B Brushy Creek Conservation Bank, Explore Alternatives for Management and Funding

[24-2889](#)

Attachments: [Brushy Creek Conservation Bank](#)
[Habitat Management Lands Map](#)
[Byron Airport Layout Plan](#)

Director Baer, gave a brief history of the Brushy Creek Conservation Bank (BCCB) and what has been done by the Airport Division to care for the property. He also explained the situation of the underfunded endowment that is meant to be used for the care of the BCCB and how the Airport Enterprise Fund has been used to maintain the property. Because the property is held in a conservation easement, currently there are no negative impacts to Byron Airport for this recommendation. He would like to look at alternatives for the management or ownership of the BCCB.

A motion was made to look for alternatives for management or ownership of the BCCB.

Motion: **McMahon**

Second: **Bruno**

Aye: **Baker, Bruno, Celestre, Leddy, McMahon, Meinbress, Salimi, and Stappen**

Absent: **Ashley, Baker, Barnett, and Hickman-Smith**

Result: **Passed**

5.C Aviation Advisory Committee Seats Expiring in 2025 Update

Director Baer explained how there are three AAC seats expiring in February 2025: the Member at Large 3 seat, City of Concord seat, and the Airport Business Association seat. Director Baer initiated discussion about removing two seats from the committee to potentially reduce the committee from 13 to 11 members. One of the two seats that could be removed would be the Airport Business Association as this seat is not clearly defined in any document and has been traditionally filled by Fixed Base Operators (FBOs). Given the number and variety of airport businesses, the informal practice of FBOs filling the seat has the potential to create a conflict of interest. Instead of a seat representing only FBOs, there would be a standing AAC agenda item for any airport business to address the AAC, thus every business would have an equal voice. The concern was expressed from the public that airport businesses would not have an equal voice anymore if the business seat was removed, they would not have someone to speak with to express their concerns.

No action was taken; it was decided that this item would be agendaized for a future meeting for further consideration.

5.D Select Byron Airport as November Aviation Advisory Committee Meeting Location

Chair Stappen explained how he thought that the November meeting for the AAC should be moved from Buchanan Field to Byron Airport to allow community participation and representation from near Byron Airport. It was brought up how there are a few consequential items that involve the community around Buchanan Field that would be on the agenda for the next meeting, and it would be best to meet at Buchanan Field in November and have the meeting at Byron Airport at another future time.

A motion was made by Keith McMahon to have the November AAC meeting at Byron Airport.

The motion did not pass.

Motion: McMahon

Second: Baker

Aye: Baker, McMahon, and Meinbress

Nay: Bruno, Celestre, Leddy, Salimi, and Stappen

Absent: Ashley, Baker, Barnett, and Hickman-Smith

Result: Failed

5.E Update on Airports Events

(i) 2024 Girls in Aviation Day

2024 Girls in Aviation Day - Director Baer announced that on September 28, 2024, Women in Aviation International will be sponsoring the second Girls in Aviation Day event at the Buchanan Field Airport Clubhouse, and they are expecting almost 200 participants.

(ii) Buchanan Field Aircraft Rescue and Fire Fighting/Terminal Building Ribbon-Cutting/Open House Reminder and Volunteer Request

Aircraft and Rescue Fire Fighting (ARFF)/Administration/Terminal Building Ribbon Cutting - Director Baer announced that the Ribbon Cutting for the new ARFF/Administration/Terminal Building will be held on October 29th, from 10 a.m. to 12 p.m. This event is an opportunity to showcase the Airport's value as an asset to the community.

5.F 2024 Buchanan Field Hangar Inspections Update

2024 Buchanan Field Hangar Inspections Update - Director Baer advised that hangar inspections will be conducted beginning October 1st. The purpose of the inspections is to ensure safety and compliance with the FAA's requirements and the Contra Costa County Airports' minimum standards. Airport staff will work with tenants to achieve compliance.

6. Future Agenda Items

- a. Standing Committee Proposal.
- b. Discuss Airport Business Association.
- c. AAC Terms Expiring in February 2025.
- d. Discussion for monthly AAC meetings and meetings at Byron Airport.
- e. Fly-In at Concord.

7. Adjourn

The Chair adjourned the meeting at 11:36am.

This was approved.

Motion: Bruno

Second: Salimi

Present Peter Baker, Michael Bruno, Richard Celestre, Elizabeth Leddy, Keith McMahan, Eric Meinbress, Vincent Salimi, and Shawn Stappen

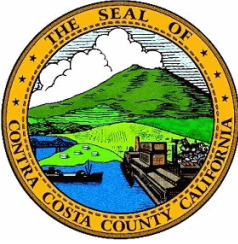
Absent Gareth Ashley, Christopher Baker, Emily Barnett, and Dean Hickman-Smith

Next AAC meeting is scheduled at Buchanan Field Airport at 1818 John Glenn Drive, Suite 100, Concord, on November 14, 2024, 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 96 hours before the meeting.

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For Additional Information Contact:
Greg Baer, Director of Airports
Phone (925) 608-8000
greg.baer@airports.cccounty.us



CONTRA COSTA COUNTY

Committee Meeting Minutes - Draft

Aviation Advisory Committee

Thursday, November 14, 2024

10:00 AM

181 John Glenn Drive, Suite 100,
Concord, CA 94520

1. Roll Call and Introductions

Present

Gareth Ashley, Peter Baker, Emily Barnett, Richard Celestre, Elizabeth Leddy, Keith McMahon, Eric Meinbress, and Vincent Salimi

Absent

Christopher Baker, Michael Bruno, Dean Hickman-Smith, and Shawn Stappen

1a. Attendance Roster for 2024.

[24-3883](#)

Attachments:

[September 2024 AAC Roster](#)

Present

Gareth Ashley, Peter Baker, Emily Barnett, Richard Celestre, Elizabeth Leddy, Keith McMahon, Eric Meinbress, and Vincent Salimi

Absent

Christopher Baker, Michael Bruno, Dean Hickman-Smith, and Shawn Stappen

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 12, 2024, Meeting Minutes.

[24-3884](#)

Attachments:

[7-11-24 Meeting Minutes - Final](#)

[9-12-24 Meeting Minutes - Draft](#)

Motion:

Barnett

Second:

Leddy

Aye:

Ashley, Baker, Barnett, Celestre, Leddy, McMahon, Meinbress, and Salimi

Absent:

Baker, Bruno, Hickman-Smith, and Stappen

Result:

Passed

4. Consider Consent Items

4a. Accept relevant Staff Reports for September and October 2024.

[24-3885](#)

Attachments: [September 2024 Staff Report](#)
 [October 2024 Staff Reports](#)

- 4b. Accept the Airport Noise and Statistics Report for August and September 2024. [24-3886](#)

Attachments: [Noise Abatement Statistics August 2024](#)
 [Noise Abatement Chart August 2024](#)
 [Operations Statistics August 2024](#)
 [Noise Abatement Statistics September 2024](#)
 [Noise Abatement Charts September 2024](#)
 [Operations Statistics September 2024](#)

Motion: **Salimi**
Second: **Barnett**
Aye: **Ashley, Baker, Barnett, Celestre, Leddy, McMahon, Meinbress, and Salimi**
Absent: **Baker, Bruno, Hickman-Smith, and Stappen**
Result: **Passed**

5. Discussion/Action Items

5a. *Standing Subcommittee Proposal - Maintain status quo*

This item is in reference to a concept that Chair Stappen proposed at the last AAC meeting to create two standing subcommittees, one focused on Viability and the other focused on Community. There was concern about whether or not this would be a violation of the Brown Act. Director of Airports, Greg Baer reported that the County Handbook that governs committees and commissions does not allow for standing subcommittees, and there is very little guidance on subcommittees, he advised continuing in the same manner as the committee has in the past. No further action is required

5b. *Frequency of AAC Meetings - No proposed change to Bylaws*

Mr. Baer clarified that about 18 months ago the AAC Bylaws were changed to have the AAC meet at a minimum of every other month, giving the Chair the opportunity to call a meeting in the off months if deemed necessary. He suggested maintaining the bylaws and if a special meeting needs to be called, then the Chair can schedule an additional meeting. The point was made that when the committee met monthly, there were problems meeting quorum. It was also an effort to alleviate staff time as it requires over 20-30 hours per meeting.

A suggestion was made to track items related to economic development that have been discussed to avoid repetition and track goals. The response was that the AAC annual report and the AAC Chair's quarterly report to the Airport Committee tracks AAC discussion items. The suggestion was made to have the AAC Chair provide the quarterly updates to the AAC.

5c. *Buchanan Noise Program - Continued Education and Outreach Efforts*

Noise abatement efforts were discussed at the last AAC meeting and since then a meeting was scheduled with Allison Picard, some of her neighbors, and the flight schools. Unfortunately, due to a participant illness, the meeting was postponed. This is one example of outreach and there are continued efforts by Airport staff to meet with flying clubs as well as the student and pilot communities and the tower to provide education and outreach.

5d. *Unleaded Fuel Transition - Staff Update*

It was brought up that Reid-Hillview County Airport made the transition to unleaded fuel in October.. Mr. Baer responded that Reid-Hillview has the GAMI G100UL product. There are currently three unleaded products including GAMI. Swift is producing UL 94 and has been granted a Supplemental Type Certificate (STC) by the FAA for two models of the Cessna 172 to use its 100R product. Swift is going through the American Society for Testing and Materials (ASTM) testing protocols, which is the same standard for auto fuels. The most contentious and concerning difference between GAMI fuel and the other two fuel producers is that GAMI has not and will not go through the ASTM Certification process. As such, some aircraft companies, e.g., Cirrus will not warranty any components of an aircraft if it has used GAMI fuel. This is the reason there is hesitation in the marketplace regarding GAMI fuel. Liability is a significant factor in these discussions and the lack of an ASTM adds to the concerns. These are some of the considerations and decisions that the FBOs and other fuel providers will have to make.

A comment was made that Buchanan Field is in close proximity to Marathon Petroleum Corporation, who has converted to being a green fuel refinery. The recommendation was made to have Airport staff reach out to Marathon in a fact-finding effort. Vice Chair McMahon reminded the committee that the AAC has a subcommittee for fuel and could provide assistance.

A schedule of the transition process was requested, but since the fuel industry, and not the Airports, will be driving this process, there are too many unknown factors for the Airports to be able to set targets and goals. Factors including liability, ASTM testing, and what happens when fuels are mixed together (i.e., GAMI fuel mixed with Swift fuel) are questions that have yet to be answered.

A request was made for Mr. Baer to provide the committee with a current status of the implementation of unleaded fuel from local and industry perspectives. This will help committee members respond to questions and concerns from the neighboring community.

5e. Set 2025 Meeting Calendar and Select Byron Airport Meeting Date [24-3887](#)

Attachments: [Proposed 2025 AAC Meeting Schedule](#)

Vice Chair McMahon expressed disappointment with the decision not to meet at Byron Airport this year. He reminded the committee of the work that former AAC Chair Ron Reagan did for Byron Airport and wants to make sure that it continues. The suggestion was made to meet in May 2025 and to pair it with an activity, for example a tour. If the Patriots Jet Team has time, it may be possible to schedule something with them on a meeting date at Byron.

Vice Chair McMahon requested a motion to adopt the 2025 AAC meeting schedule with an amendment to correct the dates on the meeting schedule attachment to reflect 2025.

- Motion:** Barnett
- Second:** Leddy
- Aye:** Ashley, Baker, Barnett, Celestre, Leddy, McMahon, Meinbress, and Salimi
- Absent:** Baker, Bruno, Hickman-Smith, and Stappen
- Result:** Passed

5f. *AAC Seats Expiring in 2025*

Present	Gareth Ashley, Peter Baker, Emily Barnett, Richard Celestre, Elizabeth Leddy, Keith McMahon, Eric Meinbress, and Vincent Salimi
Absent	Christopher Baker, Michael Bruno, Dean Hickman-Smith, and Shawn Stappen

i. *Member at Large 3 Seat and City of Concord Seat*

This agenda item is a reminder that the Member at Large 3 seat and the City of Concord seat are expiring, and staff has already initiated the process to have those seats filled in early 2025.

ii. *Initiate Efforts to Define Business Association Seat*

Vice Chair, McMahon reminded the committee that it was brought up at the last meeting that the Business Association seat needs to be clearly defined. In the past, this seat was held only by representatives from the FBOs. Any entity that has an agreement with the County Airports is an Airport business. Airport staff was directed to find out 1) who has the ability to make the appointments to the AAC for this seat on behalf of the businesses and 2) is it within the authority of the AAC to determine which type of business qualifies for the seat i.e., aviation, non-aviation or both.

Mr. Baer advised that if there is consensus to define the Business Association seat, then a motion should be made to initiate that process.

Motion:	Barnett
Second:	Celestre
Aye:	Ashley, Baker, Barnett, Celestre, Leddy, McMahon, Meinbress, and Salimi
Absent:	Baker, Bruno, Hickman-Smith, and Stappen
Result:	Passed

5g. *Suggestion for Concord Fly-In*

Vincent Salimi suggested a Concord Fly-In and to create a subcommittee to organize this event. He recommended a static aircraft display, an airshow, aviation workshops, tables for vendors and local businesses, as this would be good for community engagement and would be an economic booster. The committee was advised to understand the totality of work involved in an event such as this before signing others up for work. There is a large range of what a Fly-In entails as there could be great demand on staff time and expense. Members were cautioned that this is a liability issue and to get a better understanding of what this event would take to put on, the stress on Airport staff, and if this is the priority the AAC wants to take on and when. Mr. Baer is supportive of the concept but emphasized that it must be manageable and there must be a successful plan.

Mr. Salimi requested a motion to create an exploratory subcommittee to investigate the feasibility of hosting a Fly-In.

5h. *Recap of Recent Airports Events*

i. *2024 Girls in Aviation Day*

Elizabeth Leddy reported that this event was very successful and well attended. The C-130, Coast Guard

helicopter, and Airport Rescue and Fire Fighting (ARFF) truck and the C-130 flyover were highlights. Organizer Keri Martin was praised for her efforts in the success of this event.

ii. *Patriots Jet Team Foundation Gala*

Mr. Baer attended the gala and reported that it was a great fund-raising event and great for the youth in attendance.

iii. Buchanan Field Aircraft Rescue and Fire Fighting/Terminal Building Ribbon-Cutting. 24-3888

Attachments:

BF 2024 Grand Opening Terminal Building
 BF 2024 Grand Opening Riboon Cutting Group
 BF 2024 Grand Opening Hold Room
 BF 2024 Grand Opening Cake
 BF 2024 Grand Opening Giveaways

Mr. Baer reported that it was a well-attended event with refreshments and JSX had a strong presence with decorations and food. There will be photos and videos posted to the Airport's website.

iv. *Airborne Over America (AOA) Camp*

Ms. Snow, with Pacific States Aviation (PSA), reported that for the last several years PSA has run a program called the Young Falcons, which is separate and distinct from EAA's Young Eagle's program. Due to community confusion, they have since shifted from Kids Fly Free to a free two-day camp for youth ages 13 to 17, sponsored by PSA. To select 10 campers they requested essay submissions, a few of which were shared with the committee. Campers participated in ground school, Q&A with pilots, saw the C-130 (compliments of Girls in Aviation Day), received a tower tour, and watched demos of the fire trucks from Station 9 as well as the Airport's ARFF truck. PSA filed for non-profit status for Airborne Over America (not PSA), due to the costs involved with doing such events.

v. Young Falcons Aviation Camp 24-3889

Attachments:

Young Falcom Camp - PSA

Ms. Snow advised this agenda item was covered in agenda item 5.h. iv.

5i. *Future Airports Events*

i. Santa's Jolly Landing

This year's Santa's Jolly Landing will be held on Saturday, December 14, 2024, at the Concord Plaza Hotel. The event will be similar to last year's without the marching band, which had the unintended effect of being overstimulating. Airport staff member Kalynn Larson is organizing this event and will reach out to AAC members for volunteers.

6. Future Agenda Items

- 1) Fuel Subcommittee
- 2) Concord Fly-In

- 3) Update on current status of hangar waiting list
- 4) Follow up on process for Business Association Seat

7. Adjourn

The Vice Chair adjourned the meeting at 12:00 PM.

Next AAC Meeting is tentatively schedule for January 9, 2025, at 10:00 am at 181 John Glenn Drive, Suite 100, Concord.

DRAFT



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-19

Agenda Date: 1/9/2025

Agenda #: 4a.

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

The following certified Staff Reports are attached:

- 10/1/24 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a lease between the County, as Lessor, and Buchanan Fields Golf Club, LLC., as Tenant, for 11,097 square feet of land located at 2301 Meridian Park Blvd., Concord, for a two-year term at an initial monthly rent of \$2,800 for the first year, with annual increases thereafter, and one five-year option to renew. (100% Airport Enterprise Fund). [24-3207](#)*
- 10/22/24 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a contract amendment with KSA Engineers, Inc., to extend the term through June 30, 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) [24-3427](#)*

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

The following certified Staff Reports are attached:

12/3/24 *RECEIVE and ACCEPT the 2024 Annual Report submitted by the Aviation Advisory Committee. [24-4036](#)*

12/17/24 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month shade hangar rental agreement with Richard Lorin Clark Jr., for a south-facing shade hangar at Buchanan Field Airport effective December 5, 2024, in the monthly amount of \$144.00, Pacheco area (100% Airport Enterprise Fund). [24-4275](#)*

12/17/24 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Michael Herbert, for a south-facing T-hangar at Buchanan Field Airport effective December 10, 2024, in the monthly amount of \$359.00, Pacheco area (100% Airport Enterprise Fund)). [24-4276](#)*



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

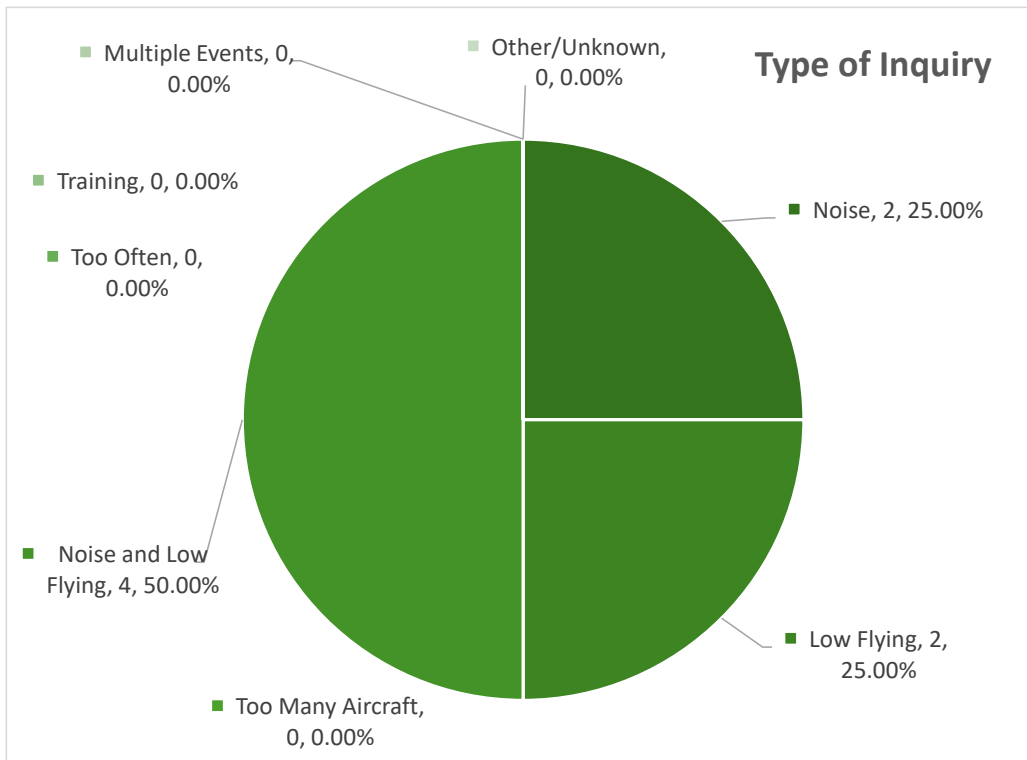
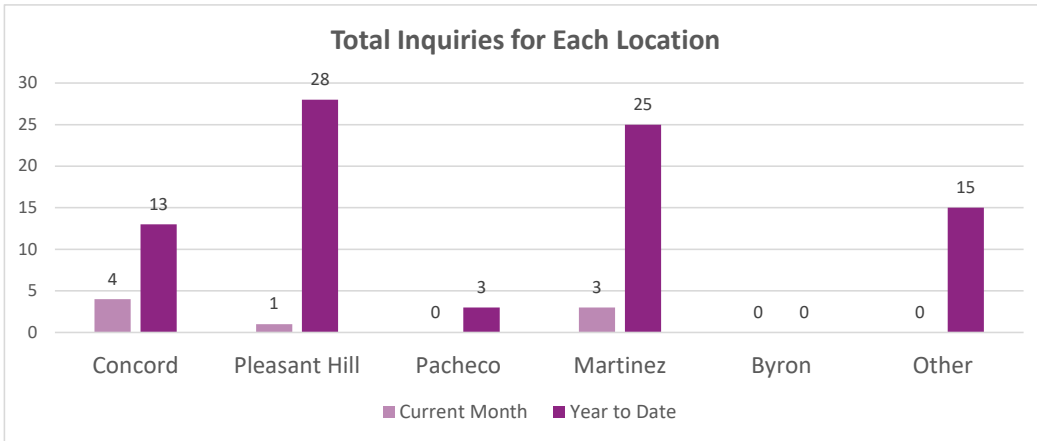
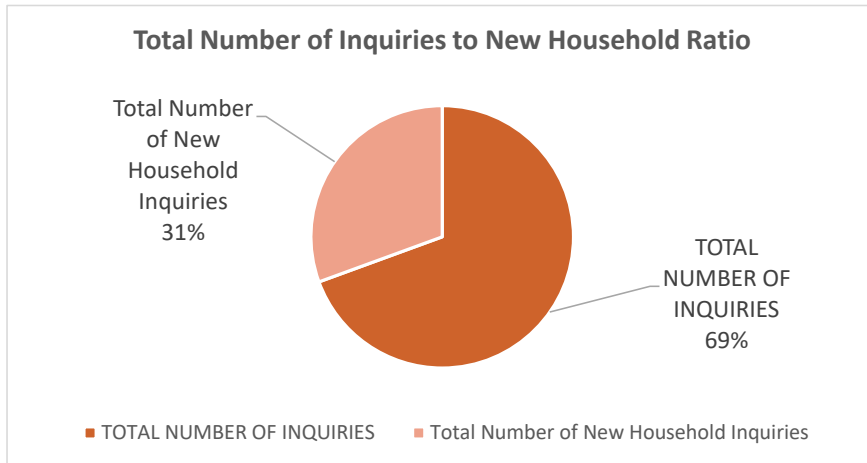
Staff Report

File #: 25-20

Agenda Date: 1/9/2025

Agenda #: 4b.

Noise Abatement Charts Oct-24



Noise Abatement Statistics

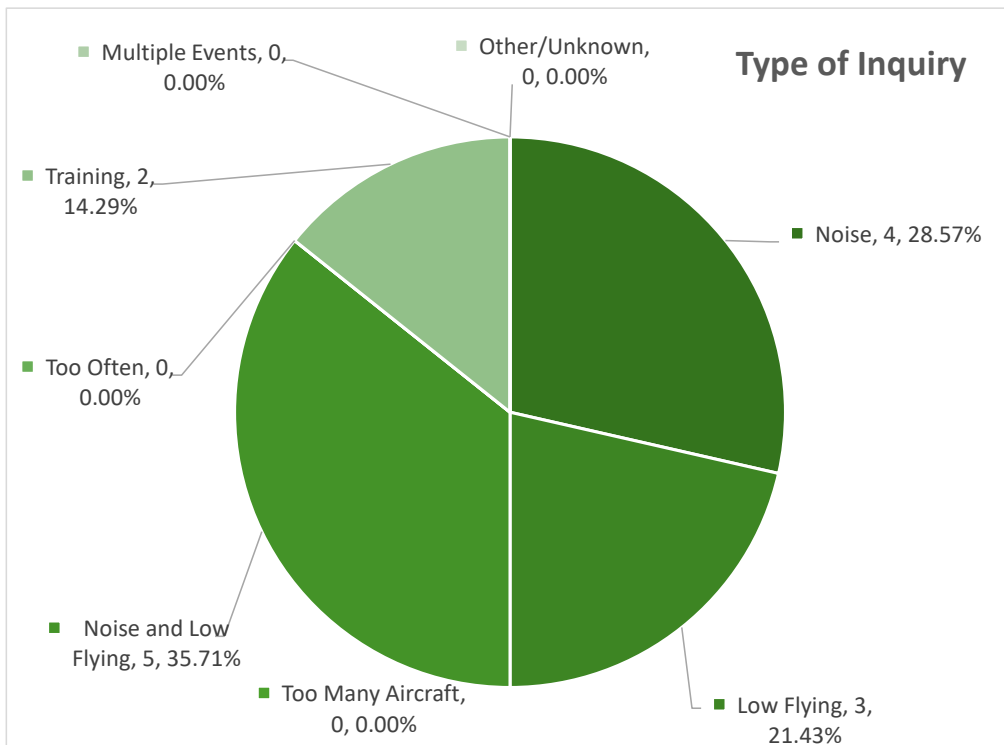
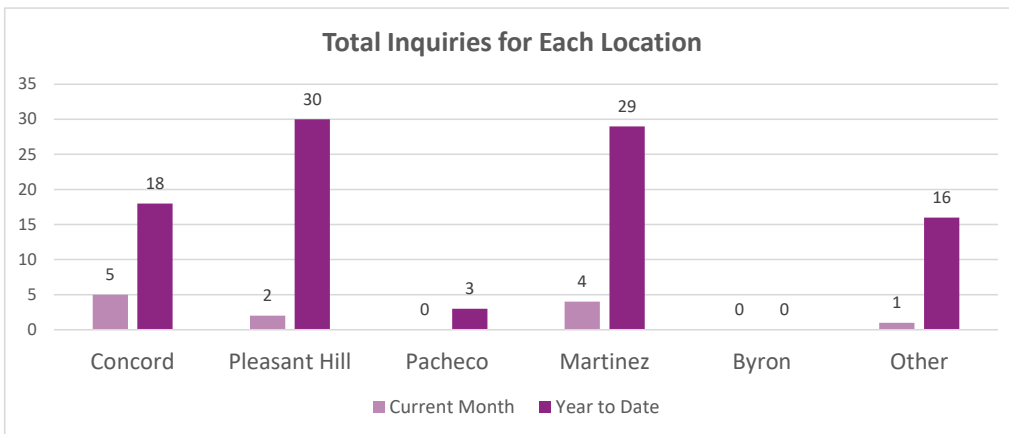
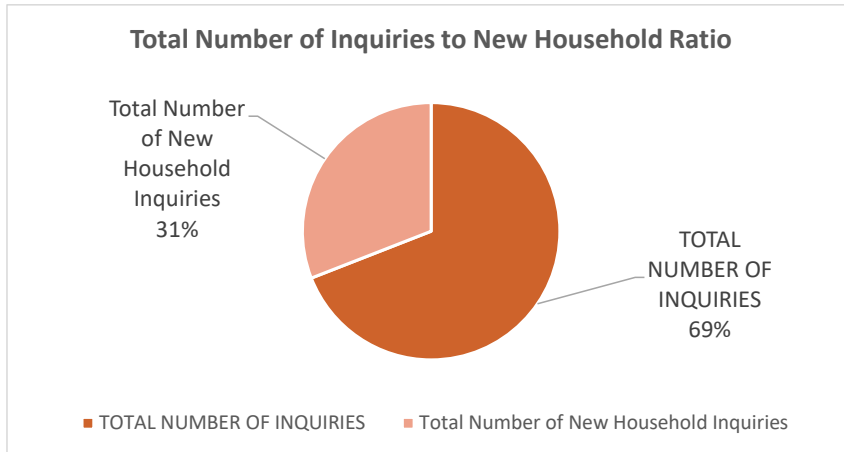
Oct-24

	# Of Callers		Inquiries		YTD	YTD	% CHANGE
	2024	2024	2023	2024	2023		
	TOTAL NUMBER OF INQUIRIES	8	8	13	84	93	-10%
Total Number of New Household Inquiries	2	2		37			
LOCATION OF INQUIRIES							
Concord	4	4	2	13	15	-13%	
Pleasant Hill	1	1	6	28	30	-7%	
Pacheco	0	0	0	3	2	0%	
Martinez	3	3	2	25	38	-34%	
Byron	0	0	0	0	0	0%	
Other	0	0	2	15	8	88%	
Subtotal	8	8	12	84	93	-10%	
Special Events	0	0	0	0	0	0%	
Total Number of Inquiries	8	8	12	84	93	-10%	
INQUIRIES ASSOCIATED WITH							
Buchanan Field Airport		4	11	70	87		
Byron Airport		0	0	0	0		
Law Enforcement/Life		0	0	8	2		
Military		3	0	9	0		
Non-associated		1	2	11	4		
TIME OF INCIDENT							
Day (0700 - 1700)		6	12	58	77		
Evening (1700 - 2200)		0	0	11	2		
Night (2200 - 0700)		2	1	12	10		
All Times		0	0	2	4		
TYPE OF INQUIRY							
Noise		2	11	39	62		
Low Flying		2	0	8	6		
Noise and Low Flying		4	2	26	15		
Too Many Aircraft		0	0	4	8		
Too Often		0	0	0	0		
Training		0	0	14	0		
Multiple Events		0	0	0	0		
Other/Unknown		0	0	8	2		
TYPE OF AIRCRAFT							
Jet		2	4	12	23		
Single Engine		1	6	37	54		
Multi Engine		0	0	5	0		
Helicopter		4	1	16	5		
UAS		0	0	0	0		
All Types		0	0	0	4		
Unknown		0	2	9	7		
TOTAL AIRCRAFT OPERATIONS		8,619	10,418	80,243	86,063	-7%	
INQUIRIES PER 10,000 OPERATIONS		9	12	10	11	-3%	
INQUIRIES PER 10,000 OPERATIONS - BUCHANAN ONLY		5	11	9	10	-14%	

Oct-24

	Oct 2024	Oct 2023	YTD 2024	YTD 2023	% CHANGE 2024/2023
AIRCRAFT OPERATIONS					
Total Operations	8,619	10,418	80,243	86,063	-7%
Local Operations	4,337	5,963	41,685	45,140	-8%
Itinerant Operations	4,085	3,358	35,829	36,953	-3%
Total Instrument Ops	197	181	1,972	2,114	-7%
BUCHANAN FIELD AIRPORT					
Fuel Flowage:					
100 Octane	12,309	16,100	128,940	154,591	-17%
Jet Fuel	140,040	129,388	1,089,331	388,507	180%
Total	152,349	145,488	1,218,272	543,098	124%
BYRON AIRPORT					
Fuel Flowage:					
Byron 100 Octane	3,180	4,374	34,829	47,523	-27%
Jet Fuel	600	1,500	13,002	21,278	-39%
Total	3,780	5,874	47,831	68,801	-30%
Glider Operations	154	0	1,818		
Tow Aircraft	36	0	429	460	-7%
Glider Aircraft	36	0	429	460	-7%

Noise Abatement Charts Nov-24



Noise Abatement Statistics

Nov-24

	# Of	Inquiries		YTD	YTD	%
	Callers	2024	2023	2024	2023	CHANGE
	2024	2024	2023	2024	2023	
TOTAL NUMBER OF INQUIRIES	11	12	9	96	102	-6%
Total Number of New Household Inquiries	6	6		43		
LOCATION OF INQUIRIES						
Concord	5	5	2	18	17	6%
Pleasant Hill	2	2	3	30	33	-9%
Pacheco	0	0	0	3	2	0%
Martinez	3	4	4	29	42	-31%
Byron	0	0	0	0	0	0%
Other	1	1	0	16	8	100%
Subtotal	11	12	9	96	102	-6%
Special Events	0	0	0	0	0	0%
Total Number of Inquiries	11	12	9	96	102	-6%
INQUIRIES ASSOCIATED WITH						
Buchanan Field Airport		9	8	79	95	
Byron Airport		0	0	0	0	
Law Enforcement/Life		0	0	8	2	
Military		1	0	10	0	
Non-associated		2	1	13	5	
TIME OF INCIDENT						
Day (0700 - 1700)		11	9	69	86	
Evening (1700 - 2200)		1	0	12	2	
Night (2200 - 0700)		0	0	12	10	
All Times		0	0	2	4	
TYPE OF INQUIRY						
Noise		4	5	43	67	
Low Flying		3	4	11	10	
Noise and Low Flying		5	0	31	15	
Too Many Aircraft		0	0	4	8	
Too Often		0	0	0	0	
Training		2	0	16	0	
Multiple Events		0	0	0	0	
Other/Unknown		0	0	8	2	
TYPE OF AIRCRAFT						
Jet		1	3	13	26	
Single Engine		4	5	41	59	
Multi Engine		2	0	7	0	
Helicopter		3	0	19	5	
UAS		0	0	0	0	
All Types		0	0	0	4	
Unknown		2	1	11	8	
TOTAL AIRCRAFT OPERATIONS		7,290	7,696	87,533	93,759	-7%
INQUIRIES PER 10,000 OPERATIONS		16	12	11	11	1%
INQUIRIES PER 10,000 OPERATIONS - BUCHANAN ONLY		12	10	9	10	-11%

Nov-24

	Nov 2024	Nov 2023	YTD 2024	YTD 2023	% CHANGE 2024/2023
AIRCRAFT OPERATIONS					
Total Operations	7,290	7,696	87,533	93,759	-7%
Local Operations	3,918	3,894	45,603	49,034	-7%
Itinerant Operations	3,237	3,596	39,066	40,549	-4%
Total Instrument Ops	135	205	2,107	2,319	-9%
BUCHANAN FIELD AIRPORT					
Fuel Flowage:					
100 Octane	9,536	11,360	138,476	165,951	-17%
Jet Fuel	122,034	132,516	1,211,365	521,023	132%
Total	131,570	143,876	1,349,842	686,974	96%
BYRON AIRPORT					
Fuel Flowage:					
Byron 100 Octane	2,556	3,254	37,385	50,855	-26%
Jet Fuel	200	4,745	13,202	26,023	-49%
Total	2,756	7,999	50,587	76,878	-34%
Glider Operations	39	0	1,857		
Tow Aircraft	8	0	437	460	-5%
Glider Aircraft	8	0	437	460	-5%



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-21

Agenda Date: 1/9/2025

Agenda #: 5a.

Update on National & Local Transition to Unleaded Aviation Gasoline (“Avgas”)

General Overview

The general aviation industry, including airports across the nation are committed to eliminating lead from Avgas prior to the Federal Government’s legislative mandate of January 1, 2031. The transition away from lead must be done in a safe and reliable way without jeopardizing the operational safety of piston powered aircraft. As passed into law through SB 1193, California’s ban on leaded Avgas has the same deadline of January 1, 2031. The Federal ban on lead in Avgas was promulgated through the Federal Aviation Administration’s (FAA) 2024 Reauthorization Bill, that also created the requirement for general aviation airports like Buchanan Field and Byron Airport to continue to provide 100 low-lead (100LL) until the 2031 deadline, or when a certified unleaded alternative is available at airports. Discontinuing the sale of 100LL prior to either one of those milestones would be a violation of Contra Costa County’s FAA Grant Assurances.

Over the last six to nine months, the developments and progress towards an unleaded Avgas future has unfolded at a rapid rate. While an unleaded option (Swift UL94) has been in the marketplace for the last couple of years, it does not eliminate the use of leaded fuel because it can only be used in approximately 68% of all piston powered aircraft. UL94 has an octane rating of 94, six points lower than the needed 100 octane to run in all aircraft. Lead is the additive in gasoline used to achieve the higher octane. To that end, the challenge remains bringing a safe, widely accepted, and commercially viable 100 octane fuel to all airports.

Currently, there are three companies (GAMI, Swift, and LyondellBasell/VP Racing) leading the way in bringing an unleaded alternative to market, with each company taking a different path to achieve regulatory approval, as well as industry and aircraft owner/user acceptance. Within the last couple of months, GAMI achieved its first sales at Santa Clara County’s Reid Hillview Airport, and subsequently started selling at the Watsonville airport. Swift fuels’ 100R product has limited approval for certain Cessna aircraft models and is being used at a flight school at the San Carlos airport. The most notable difference between the three current developers/producers of unleaded Avgas is that Swift and LyondellBasell/VP Racing are going through an industry consensus production specification process through an ASTM (American Society for Testing and Materials) International procedure, whereas GAMI has said it will not subject its fuel (G100UL) to an ASTM process. From a risk and liability perspective, there are industry concerns related to airframe and engine warranties, as well as those involved in fuel supply chain, given GAMI’s lack of ASTM testing.

The transition to unleaded Avgas requires more than FAA regulatory approval, it’s going to need acceptance from aircraft owners, fuel distributors, Fixed Base Operators (FBO), and local governmental entities who must perform their own risk analyses.

Next Steps

The Contra Costa County Airports Division will continue to work towards bringing unleaded fuel to both of its airports. The County owned and operated fuel concession at Byron consists of only one fuel tank. Thus, a transition to UL94 prior to the delivery of a drop-in replacement would have to include a tank infrastructure plan and an associated capital project for an additional tank.

At Buchanan Field the transition is being done in partnership with the FBO that dispenses Avgas, Pacific States Aviation (PSA) who will begin with Swift's UL94 product prior to the arrival of a 100-octane drop-in replacement. County staff is conducting regular meetings with PSA and Swift Fuel representatives to plan transition logistics, funding, and pilot/end user outreach. While the date of an unleaded fuel option (UL 94) at Buchanan Field in calendar year 2025 has not yet been determined, staff will update its website and issue a press release as soon as a delivery date is available.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-22

Agenda Date: 1/9/2025

Agenda #: 5c.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-23

Agenda Date: 1/9/2025

Agenda #: 5d.

Hangar Waitlists, Hangar Occupancy, & Airport Considerations

- Hangar Waitlists
 - CCR (total of 8 lists)
 - C83
- Lists are updated monthly
- Typical Wait Times:
 - C83 – 2-3 years
 - CCR Shade – 12-18 months
 - CCR South Facing – 2-3 years
 - CCR North Facing – 3-5 years

Hangar Waitlists, Hangar Occupancy, & Airport Considerations (Cont'd)

- Typical Comments/Questions Regarding Building New Hangars
 - Two Points to Consider
 - Rent Price Point – Cost of New Construction Results in Higher Rents
 - Utilization of Existing Real Estate
 - Definition of Hangar “Occupancy”
 - Registered & Insured (and ideally airworthy) Aircraft Stored in Hangar
 - Homebuilding and Restoration allowed, but per FAA, Should Not be Indefinite Projects

Hangar Waitlists, Hangar Occupancy, & Airport Considerations (Cont'd)

- >90% Occupancy Rate Needed to Truly Determine Length of Waitlists
- Airport Considerations
 - Financial
 - Fuel Sales (fuel flow revenues and sales tax)
 - Purchase of Consumables
 - Maintenance Services
 - County Taxes (Possessory Interest and Aircraft Property Tax)
 - FAA Based Aircraft Reporting

Hangar Waitlists, Hangar Occupancy, & Airport Considerations (Cont'd)

- Concept of Right-Sizing Hangars to Aircraft
- CCR – 2024 Hangar Inspections
 - Overview of Inspection Items
 - Still in Progress, However Initial Indications Show Occupancy Significantly Less Than 90%



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-24

Agenda Date: 1/9/2025

Agenda #: 5e.
