



CONTRA COSTA COUNTY

AGENDA

Aviation Advisory Committee

Thursday, May 14, 2026

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

<https://cccounty-us.zoom.us/j/81584763482>

Call In: (408) 961-3928 or Toll Free (855) 758-1310

Conference Code: 815-8476-3482

The public may attend this meeting in person at the above location. The public also may 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 (408) 961-3928 followed by the access code 815 8476 3482#. 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

[26-2042](#)

Attachments: [2026 AAC Attendance 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 March 12, 2026, Meeting Minutes [26-2043](#)
Attachments: [DRAFT AAC Meeting Minutes 3-12-26](#)
4. **Consider Consent Items:**
- 4.a. Accept relevant Staff Reports for March and April 2026 [26-2044](#)
Attachments: [March 2026 Staff Reports](#)
[April 2026 Staff Reports](#)
- 4.b. Accept the Airport Noise and Statistics Report for February and March 2026 [26-2045](#)
Attachments: [Noise Abatement Stats February 2026](#)
[Noise Abatement Charts February 2026](#)
[Operations February 2026](#)
[Noise Abatement Stats March 2026](#)
[Noise Abatement Charts March 2026](#)
[Operations March 2026](#)
5. **Presentation**
- 5.a. Patriots Jet Team and Foundation presented by Don Paiva [26-2046](#)
Attachments: [Patriots Team Foundation Presentation](#)
6. **Action Items**
7. **Airport Business Tenants Forum**
8. **Discussion Items**
- 8.a. AAC Vacancy Update [26-2047](#)
Attachments: [AAC Vacancy Update](#)
- 8.b. Airport Land Use Commission Vacancy - Director of Airports' Appointee [26-2048](#)
Attachments: [Airport Land Use Commission \(ALUC\) Vacancy - Director of Airports' Appointee](#)
- 8.c. Unleaded Fuel Update and Marathon Community Benefits Agreements Application
- 8.d. Update on Sewer Project at CCR
- 8.e. Update on Crack Seal Project at CCR
- 8.f. Update on Fixed-Based Operator (FBO) Closure - Sterling Aviation
- 8.g. Construction Update from Concord Plaza Hotel [26-2049](#)
Attachments: [Concord Plaza Hotel Update](#)
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8.h. Update on Hangar Inspections

8.i. Department of Conservation & Development - Update on Urban Limit Line

[26-2050](#)

Attachments: [2026 Urban Limit Line Renewal](#)

9. Potential Future Agenda Items

Adjourn

The next meeting is currently scheduled for July 9, 2026 at 10:00 a.m. at Buchanan Field Airport, 181 John Glenn Dr, Suite 100, Concord

The next Airport Committee meeting is currently scheduled for June 11, 2026, at 10:00 a.m. at Buchanan Field Airport, 181 John Glenn Dr, Suite 100, Concord

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, 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 #: 26-2042

Agenda Date: 5/14/2026

Agenda #: 1.a.

AVIATION ADVISORY COMMITTEE

ATTENDANCE ROSTER FOR 2026

AAC Members	Representing	Contact Information	Jan 8	Mar 12	May 14 C83	July 9	Sept 10	Nov 12	Total # Just Cause 1,2, or 3	Total #	Total # ABS
VACANT	District 1	VACANT	---	---							
Elizabeth Leddy	District 2	elizabeth.leddy@gmail.com	Y	ABS							
Shawn Stappen	District 3	smstapp@gmail.com	Y	Y							
Gareth Ashley	District 4	gjashley@gmail.com	ABS	Y							
Christopher Baker	District 5	cirruspro@hotmail.com	ABS	Y							
Keith McMahan	City of Concord	keithmcmahan@gmail.com	Y	Y							
Richard Celestre	City of Pleasant Hill	Richc.ph.aac@gmail.com	Y	Y							
Eric Meinbress	Member at Large 2	ericmeinbress@comcast.net	Y	Y							
Emily Barnett	Member at Large 3	emilyebarnett@gmail.com	Y	ABS							
Peter Baker	Airport Neighbor - Pacheco	peter@finack.com	Y	Y							
VACANT	Byron Neighbor- Byron	VACANT	---	---							
Was There a Quorum? Y or N			Y	Y							

ABS = Absent, Y = Present, JC 1, 2, or 3 = Just Cause provision (1), (2), or (3)

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
VACANT	District 1	VACANT	VACANT	VACANT	VACANT
Elizabeth Leddy	District 2	2/28/27	1/23/2026	1/23/26	1/23/26
Shawn Stappen	District 3	2/28/27	8/28/25	8/28/25	8/28/25
Gareth Ashley	District 4	2/28/29	9/2/2025	9/2/2025	9/2/2025
Christopher Baker	District 5	2/28/29	8/1/25	8/1/25	8/1/25
Keith McMahan	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
Eric Meinbress	Member at Large 1	2/28/26	10/2/25	10/2/25	10/2/25
Emily Barnett	Member at Large 2	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	VACANT	VACANT	VACANT	VACANT



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2043

Agenda Date: 5/14/2026

Agenda #: 3.



CONTRA COSTA COUNTY

Committee Meeting Minutes - Draft

Aviation Advisory Committee

Thursday, March 12, 2026

10:00 AM 181 John Glenn Drive, Suite 100, Concord

<https://cccounty-us.zoom.us/j/81584763482>

Call In: (408) 961-3928 or Toll Free (855) 758-1310

Conference Code 815 8476 3482

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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

Chair Stappen announced that this is the first AAC meeting since the Bylaws were amended effective March 3, 2026, to reorganize the AAC membership. The Board of Supervisors approved the elimination of the Business Seat and the Member-at-Large 1 seat bringing the membership down from 13 to 11 members. The reduction in membership has changed the quorum requirement from 7 to 6. The Member-at-Large 1 seat is in the process of being reassigned to the District 3 seat, which is currently vacant.

Present

Christopher Baker, Peter Baker, Richard Celestre, Keith McMahon, Shawn Stappen, Eric Meinbress, and Gareth Ashley

Absent

Emily Barnett, and Elizabeth Leddy

1.a 2026 AAC Attendance Roster [26-888](#)

Attachments: [2026 AAC Attendance 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).

There were no items brought up during public comment.

3. Approval of the Aviation Advisory Committee's January 8, 2026, Meeting Minutes [26-889](#)

Attachments: [Draft AAC Meeting Minutes 1-8-26.](#)

Motion: McMahon

Second: Ashley

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

Absent: Barnett, and Leddy

Result: Passed

4. Consider Consent Items**4.a. Accept relevant Staff Reports for January and February 2026** [26-890](#)

Attachments: [January 2026 Staff Reports](#)
[February 2026 Staff Reports](#)

Motion: McMahon

Second: Baker

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

Absent: Barnett, and Leddy

Result: Passed

4.b. Accept the Airport Noise and Statistics Report for December 2025 and January 2026 [26-891](#)

Attachments: [Noise Abatement Stats December 2025](#)
[Noise Abatement Charts December 2025](#)
[Operations December 2025](#)
[Noise Abatement Stats January 2026](#)
[Noise Abatement Charts January 2026](#)
[Operations January 2026](#)

Chair Stappen pointed out that there was a notable 35% decrease in noise inquiries from 2024 to 2025, even though there was only a 5% reduction in total operations, which was largely due to the period of heavy fog in late 2025. There was discussion about what has contributed to the reduction in noise inquiries.

Motion: Celestre

Second: Ashley

Aye: Baker, Baker, Celestre, McMahon, Stappen, Meinbress, and Ashley
Absent: Barnett, and Leddy
Result: Passed

5. Action Items

5.a. AAC Officer Elections - Chairperson, Vice-Chair, and Secretary

Chair Stappen reported that the Bylaws require the election of AAC officers on the second meeting of the year. Current officers are Shawn Stappen as chair, Keith McMahon as vice-chair, and Richard Celestre as secretary. All three current officers just completed their second year in their respective positions and all three expressed interest in continuing in their current positions.

A motion was made to maintain the current slate of AAC officers.

Motion: Ashley
Second: Baker
Aye: Baker, Baker, Celestre, McMahon, Stappen, Meinbress, and Ashley
Absent: Barnett, and Leddy
Result: Passed

6. Airport Business Tenants Forum

Chair Stappen explained that this is a new item that was added due to the reorganization. Since there is no longer a business association seat, this is an opportunity for business tenants of the Airports to bring any topics/issues to the committee.

The committee requested an update on Sterling Aviation and the Concord Plaza Hotel. Director Baer reported that Sterling ceased doing business in 2025 and the premises are now under the County’s control. There are also two 10,000 gallon single-walled underground storage tanks on the site that the County is working on removing. The hotel rebranding topic will be added to future agenda items.

7. Discussion Items

7.a. AAC Vacancy Update**[26-892](#)****Attachments:** [AAC Vacancy Update](#)

- District 1 office - currently does not have any applicants for this position but they are recruiting.
- District 3 office - Supervisor Burgis' office will be recommending to the Board of Supervisors to move Shawn Stappen from the Member-at-Large position, which was eliminated, to fill the open position on District 3.
- District 4 office - Gareth Ashley reported that he submitted his application.
- District 5 office - Christopher Baker reported that he submitted his application.
- Member-at-Large - Eric Meinbress said he turned in his application back in November 2025.
- Byron Airport Neighbor - a press release went out on March 3, 2026, to recruit for this position.

7.b. Hangar Wait List Update**[26-893](#)****Attachments:** [C83 HWL Applicant List](#)
[CCR HWL Applicant List](#)

Director Baer reported that there are 6 hangar waiting list applications for Byron and 42 for Buchanan Field. The new process that started back in November 2025 created more accurate hangar waiting lists and has accelerated the hangar solicitation process, ostensibly due to the lists consisting of applicants who truly intend to rent hangars. The new process has also created a small revenue stream due to the \$40 application fee and \$30 annual subscription fee. Director Baer explained the new hangar waiting list application process.

The committee asked about future hangar development, 1500 Sally Ride Drive, and the status of the 2024 hangar inspections. Director Baer explained that former development interest was quelled when they discovered the costs required to build hangars. The lease for 1500 Sally Ride Drive was assigned to Joby Aero, Inc., in 2025. The 2024 hangar inspections will be added to future agenda items.

7.c. Brown Act Memo 2026

[26-894](#)**Attachments:** [2026-01-05 Teleconference and Accommodations Memo](#)

Chair Stappen summarized the Brown Act Memo and explained that its aim is to make accommodations for remote appearance for “just cause”. An AAC member can participate in a meeting remotely for “just cause” for the following reasons:

- 1) An immunocompromised person (child, parent, spouse, etc.) of the advisory body member
- 2) Military service obligation orders that are outside of 50 miles
- 3) A physical or family medical emergency

If an AAC member knows 96 hours in advance that they are unable to attend the meeting due to one of the three reasons above, they would 1) need to be added to the meeting agenda (including the remote location) as participating remotely and identifying the specific reason; 2) disclose their location and post the meeting agenda at the remote location; and 3) allow public access to the remote location.

7.d. Unleaded Fuel Update

7.d.i. Pacific States Aviation (PSA) Staff

[26-895](#)**Attachments:** [PSA Unleaded Fuel Pictures](#)

Ian Mannix with Pacific State Aviation (PSA) announced that as of late February they started providing 94-octane Unleaded Aviation (UL94) exclusively to twelve (12) flight school aircraft. As of the beginning of March, they are also selling it to the public. The big hurdle is the price. They are looking for avenues to lower the price and find incentives to motivate members of the public to buy it. The cost difference between leaded and unleaded fuel is more than \$3.00 per gallon.

Director Baer commented on the great partnership between the County and PSA and that unleaded fuel is now available at Buchanan Field. Two out of three flight schools use unleaded fuel - TrexAir uses unleaded automobile gas.

In response to questions from the committee, Mr. Mannix commented that at least anecdotally, unleaded fuel appears cleaner and that their aircraft may last until the 100-hour inspection - (may lead to the elimination of the 50-hour inspection).

When asked if Byron Airport will be transitioning to unleaded, Director Baer said he will provide more in-depth information at a future meeting, but that he will be submitting an application for Airport Improvement Program (AIP) funding for a new tank for unleaded fuel at Byron Airport.

7.d.ii Grant Opportunity[26-896](#)**Attachments:** [Marathon Bidder's Conf. Flyer](#)

Director Baer said that the pricing of unleaded fuel was something they would need to work on and as such, he plans to go to the Board of Supervisors to eliminate fuel flowage fees for unleaded fuel. He went on to describe a community benefit fund that was established through Marathon through District V which is intended to address community benefits that provide guidance on how to receive funds and the application process. By attending the upcoming Bidder's Conference on March 19, 2026, Director Baer and interested parties can learn about eligibility and what is being sought in an application to see if this would be a fit to help encourage the sale of more unleaded fuel vs. leaded fuel as being a community benefit in this area. If they find it is a good fit, then an application will be submitted which will be reviewed by a committee who recommends where this Marathon money should be distributed.

7.e. Recap of Super Bowl

Director Baer reported that while Santa Clara and San Jose were the epicenter of air traffic, the entire Bay Area was expected to receive a great deal of traffic. As such, the FAA put together a flow control plan for air traffic. They put in a system called the slot program (which works like a metering light system) where those airports closer to the epicenter received more slots equating to more departures and arrivals per hour compared to airports that are farther away like Contra Costa County Airports. County Airports received 4 slots per hour for instrument Flight Rules (IFR) traffic for the period of February 5 to February 9, 2026. All slots were filled between the two Fixed Based Operators (FBOs) and they doubled their activity compared with this time last year.

7.f. Update on Sewer Project at CCR[26-897](#)**Attachments:** [Sewer Project Exhibit](#)

Chris Carpenter with Central Contra Costa Sanitary District is the contact for Central Sanitation District's construction projects. They are eliminating two (2) pumping stations that are located along John Glenn Drive. The existing infrastructure that serves this area now needs to be replaced. The contractor is working with tenants in terms of accessibility. They will be removing the two pumping stations on John Glenn Drive. As the work gets closer to the tower, there may be impacts to parking. Ultimately there will be two lines that are abandoned. One runs under the runways and the other is to the south (departure end of 1L). After this work is done there will be no more public sewer system operations within the operational fenceline of the airport. Director Baer added that the Airport has agreed to close the Airport at night only for up to three (3) nights while the work is being done.

7.g. Current Airport Economic Impact Statistics[26-898](#)**Attachments:** [County Airports Division Economic Activity](#)

Director Baer explained how Airports generate revenue and that some of that revenue goes to community benefits like schools and County funds. He shared the Airports Division's economic data which covers fiscal year 2022 through fiscal year 2025 and explained possessory interest to the committee. He explained that over the past five years, the Airports Division generated over \$12.5 million dollars in revenue to schools and the County. He encouraged AAC members to remind community members of the financial contributions the Airports make to the community. He also went over JSX's performance report, runway length, and advised that he is looking into pilot-controlled lighting for savings of up to \$50,000 per year.

7.h. Resurrecting Airport Tour Program (Volunteer Opportunities)

Chair Stappen is working with Airports staff on this initiative to increase community engagement. This is a volunteer opportunity and is not intended to be anything formal for the committee akin to Santa's Jolly Landing and Girls in Aviation Day. He would like to see the AAC take a larger role and participate in tour opportunities. Director Baer explained that there used to be a tour program pre-COVID and he would like to see it return. He agrees that it is a good opportunity for the AAC to participate in community engagement and education. Junior high school aged students are the target audience as it is an opportunity for them, their teachers and chaperones, to learn about the fundamentals of the Airports, job opportunities and other learning opportunities. Committee member Ashley suggested creating a playbook to provide structure and specific steps and he said he would be happy to provide support with this endeavor. Having enough volunteers in order to ensure safety is a key requirement. A suggestion was made to do the tours in conjunction with the Young Eagles, Experimental Aircraft Association (EAA) workshops for schools, and PSA Aviation Camps.

8. Potential Future Agenda Items

- Sterling Closure
- Hotel Rebranding
- Hangar Inspections

9. Adjourn

The next meeting is currently scheduled for May 14, 2026 at Byron Airport, 500 Eagle Ct. Byron, at 10:00 AM.

The next Airport Committee meeting is currently scheduled for June 11, 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, 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

DRAFT



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2044

Agenda Date: 5/14/2026

Agenda #: 4.a.

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

The following certified Staff Reports are attached:

- 3/3/26 *APPROVE amendments to the Aviation Advisory Committee (AAC) bylaws to revise Section III to, (i) eliminate the Business Association seat, (ii) eliminate the Member-at-Large #1 seat, and (iii) revise Section VI to reduce quorum requirements from seven committee members to six. (All Districts) [26-741](#)*
- 3/3/26 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Soquel, LLC, for a south-facing T-hangar at Buchanan Field Airport effective February 10, 2026, in the monthly amount of \$372, Pacheco area (100% Airport Enterprise Fund). [26-727](#)*
- 3/17/26 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Richard Lorin Clark Jr., for a north-facing T-hangar at Buchanan Field Airport effective Mar 5, 2026, in the monthly amount of \$394, Pacheco area. (100% Airport Enterprise Fund) [26-958](#)*
- 3/17/26 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Matthew Alan Oelrich, for a north-facing T-hangar at Buchanan Field Airport effective Mar 13, 2026, in the monthly amount of \$394, Pacheco area. (100% Airport Enterprise Fund) [26-959](#)*
- 3/17/26 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with CCR Aviation, LLC, for a south-facing Shade Hangar at Buchanan Field Airport effective Mar 5, 2026, in the monthly amount of \$149, Pacheco area. (100% Airport Enterprise Fund) [26-960](#)*
- 3/17/26 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a lease between the County, as Lessor, and TrexAir Aviation Academy, LLC, as Tenant, for 2,000 square feet of office space and 18,000 square feet of ramp space located at 161 John Glenn Drive, Concord, for a term of one year, at an initial rent of \$2,500 per month, and annual rent escalators of 3%, beginning January 1, 2026. (100% Airport Enterprise Fund) [26-961](#)*
- 3/31/26 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute an amendment to the May 1, 2022, Per- and Polyfluoroalkyl Substance (PFAS) Consulting Services Agreement between the County and Mead & Hunt, Inc., to extend the contract from December 31, 2025, to December 31, 2026, update Exhibit A to Mead & Hunt's 2026 standard billing rates and to increase the payment limit by \$15,000 from \$476,664 to \$491,664. (100% Airport Enterprise Fund) [26-1251](#)*

- 3/31/26 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with GBA Holdings, LLC, for a south-facing Shade Hangar at Buchanan Field Airport effective Mar 19, 2026, in the monthly amount of \$149, Pacheco area. (100% Airport Enterprise Fund) [26-1250](#)*
- 3/31/26 *APPOINT Shawn Stappen to the District 3 seat on the Aviation Advisory Committee for a term ending February 28, 2027, as recommended by Supervisor Diane Burgis. [26-1304](#)*
- 3/31/26 *REAPPOINT Christopher E. Baker to the District V Seat on the Aviation Advisory Committee, for a term ending on February 28, 2029, as recommended by Supervisor Shanelle Scales-Preston. [26-1318](#)*

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

The following certified Staff Reports are attached:

- 4/14/26 *APPROVE the temporary elimination of fuel flowage fees for Unleaded Aviation Gas at Buchanan Field and Byron Airport, as recommended by the Airport Committee and AUTHORIZE the Director of Airports to reinstate such fees at his/her discretion. (100% Airport Enterprise Fund) [26-1471](#)*
- 4/14/26 *APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a Consulting Services Agreement with Mead & Hunt to perform the engineering and planning for the Buchanan Field Pavement Management Plan Study (95% Federal Aviation Administration (FAA) 5% Airport Enterprise Fund) [26-1472](#)*
- 4/14/26 *APPOINT Gareth Ashley to the District IV Seat on the Aviation Advisory Committee to a term beginning March 1, 2026, and expiring February 28, 2029, as recommended by Supervisor Carlson. [26-1493](#)*
- 4/28/26 *APPROVE and AUTHORIZE the Director of Airports to terminate the Tiedown Permit with Vicky Von Waldegg. AUTHORIZE County Counsel to pursue legal action. [26-1652](#)*



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2045

Agenda Date: 5/14/2026

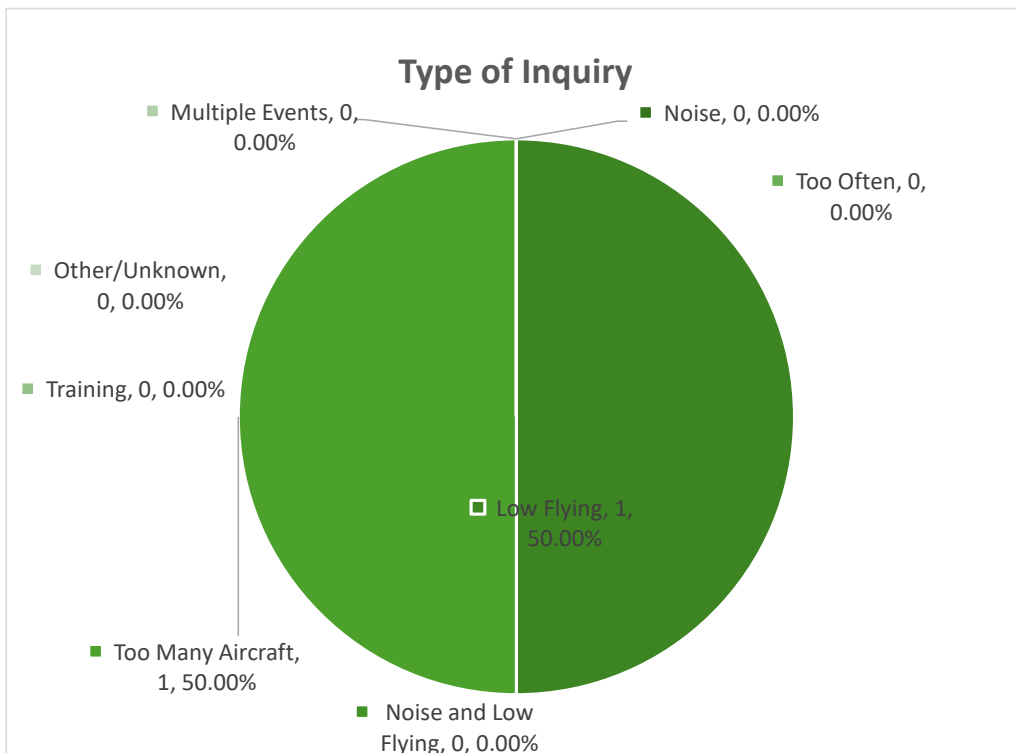
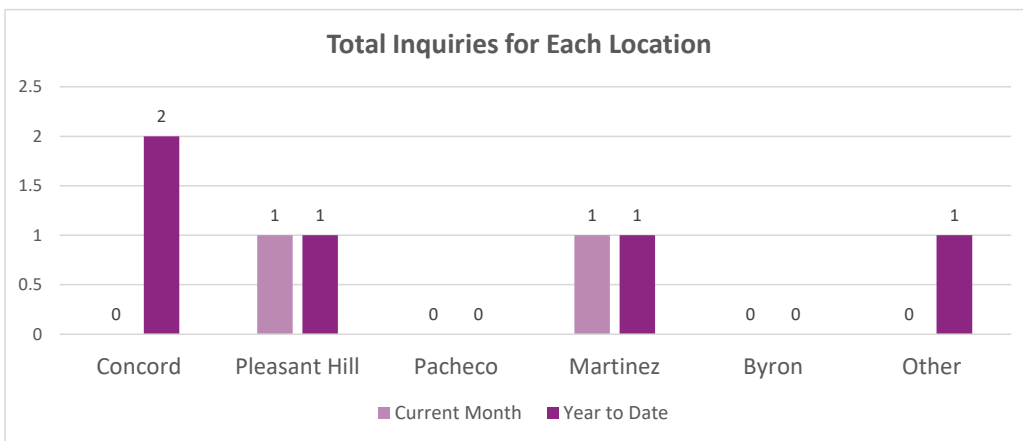
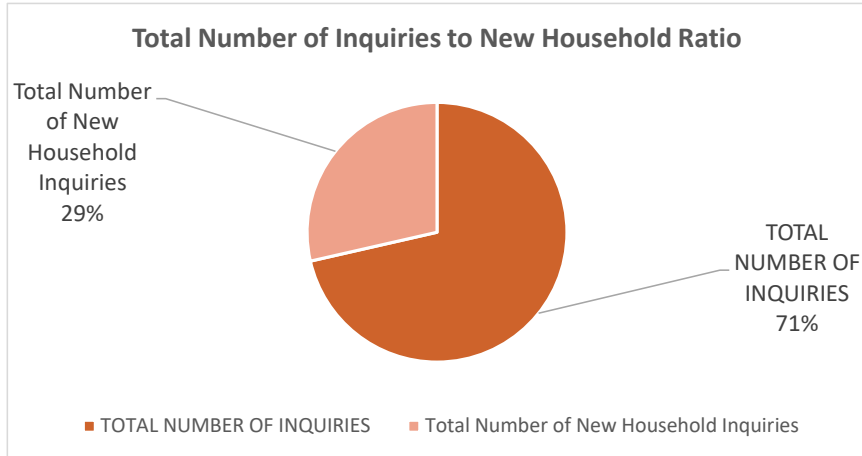
Agenda #: 4.b.

Noise Abatement Statistics

Feb-26

	# Of	Inquiries		YTD	YTD	%
	Callers	2026	2025	2026	2025	CHANGE
	2026	2026	2025	2026	2025	
TOTAL NUMBER OF INQUIRIES	2	2	2	5	4	25%
Total Number of New Household Inquiries	0	0	2	2	2	
LOCATION OF INQUIRIES						
Concord	0	0	0	2	1	100%
Pleasant Hill	1	1	0	1	0	100%
Pacheco	0	0	0	0	1	-100%
Martinez	1	1	0	1	0	100%
Byron	0	0	2	0	2	-200%
Other	0	0	0	1	0	100%
Subtotal	2	2	2	5	4	25%
Special Events	0	0	0	0	0	0%
Total Number of Inquiries	2	2	2	5	4	25%
INQUIRIES ASSOCIATED WITH						
Buchanan Field Airport		2	0	4	2	
Byron Airport		0	2	0	2	
Law Enforcement/Life		0	0	0	0	
Military		0	0	0	0	
Non-associated		0	0	1	0	
TIME OF INCIDENT						
Day (0700 - 1700)		2	2	5	4	
Evening (1700 - 2200)		0	0	0	0	
Night (2200 - 0700)		0	0	0	0	
All Times		0	0	0	0	
TYPE OF INQUIRY						
Noise		0	0	0	1	
Low Flying		1	0	1	0	
Noise and Low Flying		0	2	1	3	
Too Many Aircraft		1	0	3	0	
Too Often		0	0	0	0	
Training		0	0	0	0	
Multiple Events		0	0	0	0	
Other/Unknown		0	0	0	0	
TYPE OF AIRCRAFT						
Jet		1	0	1	0	
Single Engine		1	0	4	1	
Multi Engine		0	0	0	0	
Helicopter		0	0	0	0	
UAS		0	2	0	2	
All Types		0	0	0	0	
Unknown		0	0	0	1	
TOTAL AIRCRAFT OPERATIONS		6,257	8,638	11,892	14,657	-19%
INQUIRIES PER 10,000 OPERATIONS		3	3	4	3	54%
INQUIRIES PER 10,000 OPERATIONS - BUCHANAN ONLY		3	0	3	1	147%

Noise Abatement Charts February-26



Feb-26

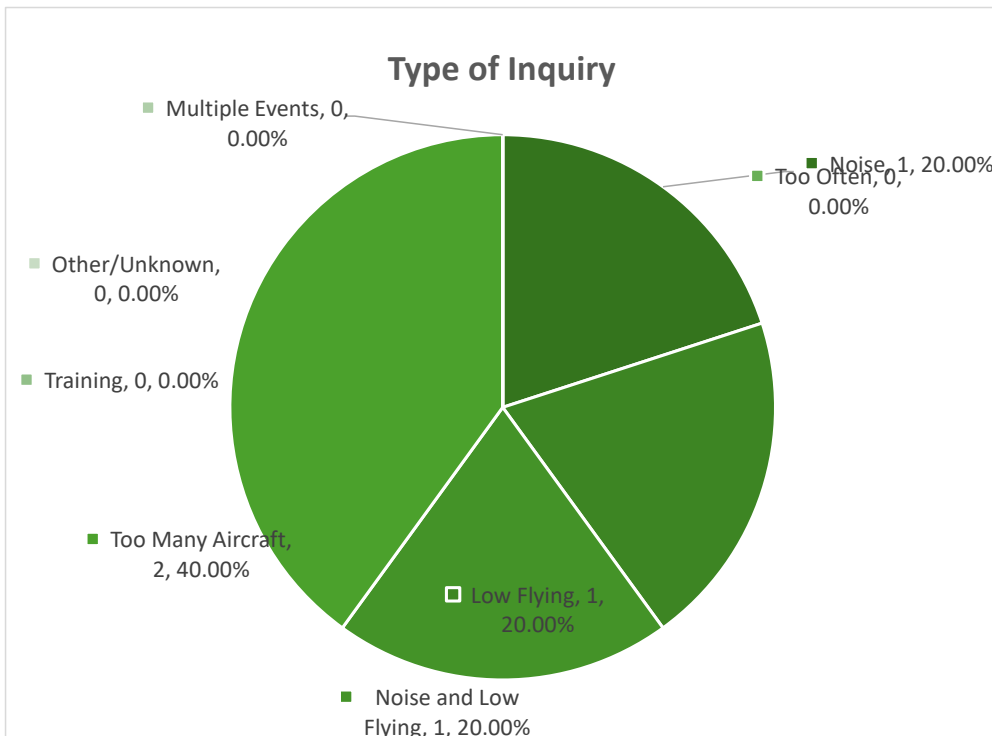
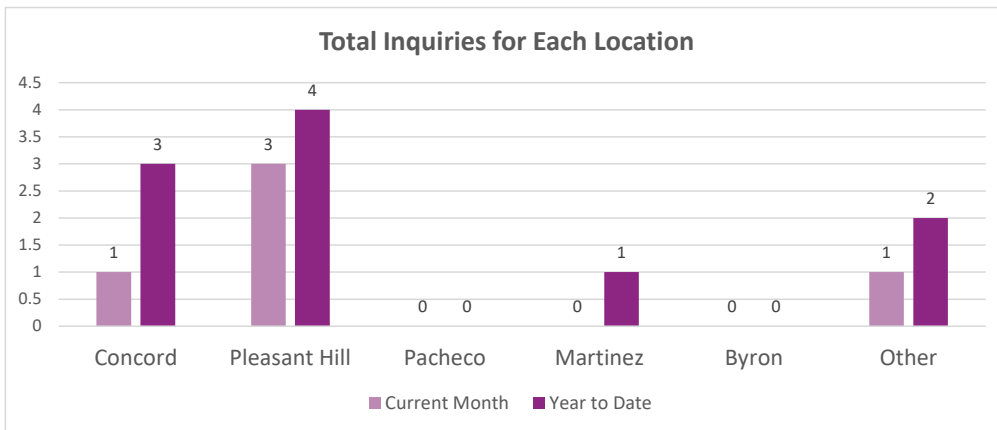
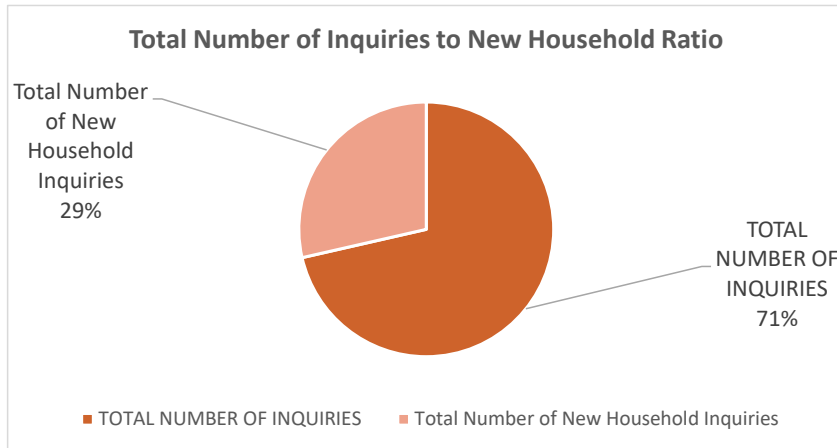
	Feb 2026	Feb 2025	YTD 2026	YTD 2025	% CHANGE 2026/2025
AIRCRAFT OPERATIONS					
Total Operations	6,257	6,019	11,892	14,657	-19%
Local Operations	3,366	2,720	5,790	7,175	-19%
Itinerant Operations	2,769	3,153	5,825	7,136	-18%
Total Instrument Ops	122	146	277	346	-20%
BUCHANAN FIELD AIRPORT					
Fuel Flowage:					
100 Octane	8,130	10,113	16,855	21,730	-22%
Jet Fuel	98,514	101,319	194,244	210,129	-8%
Unleaded	674	0	674	0	
Total	107,318	111,432	211,773	231,859	-9%
BYRON AIRPORT					
Fuel Flowage:					
Byron 100 Octane	2,604	3,698	5,035	8,836	-43%
Jet Fuel	500	375	700	625	12%
Total	3,104	4,073	5,735	9,461	-39%
Glider Operations	264	264	432	476	-9%
Tow Aircraft	61	66	100	119	-16%
Glider Aircraft	61	66	100	119	-16%

Noise Abatement Statistics

Mar-26

	# Of	Inquiries		YTD	YTD	%
	Callers	2026	2025	2026	2025	CHANGE
	2026	2026	2025	2026	2025	
TOTAL NUMBER OF INQUIRIES	5	5	6	10	10	0%
Total Number of New Household Inquiries	2	2	4	4	6	
LOCATION OF INQUIRIES						
Concord	1	1	1	3	2	50%
Pleasant Hill	3	3	1	4	1	300%
Pacheco	0	0	3	0	4	-400%
Martinez	0	0	1	1	1	0%
Byron	0	0	0	0	2	-200%
Other	1	1	0	2	0	200%
Subtotal	5	5	6	10	10	0%
Special Events	0	0	0	0	0	0%
Total Number of Inquiries	5	5	6	10	10	0%
INQUIRIES ASSOCIATED WITH						
Buchanan Field Airport		5	5	9	7	
Byron Airport		0	0	0	2	
Law Enforcement/Life		0	0	0	0	
Military		0	0	0	0	
Non-associated		0	1	1	1	
TIME OF INCIDENT						
Day (0700 - 1700)		3	5	8	9	
Evening (1700 - 2200)		1	1	1	1	
Night (2200 - 0700)		0	0	0	0	
All Times		1	0	1	0	
TYPE OF INQUIRY						
Noise		1	1	1	2	
Low Flying		1	1	2	1	
Noise and Low Flying		1	1	2	4	
Too Many Aircraft		2	3	5	3	
Too Often		0	0	0	0	
Training		0	0	0	0	
Multiple Events		0	0	0	0	
Other/Unknown		0	0	0	0	
TYPE OF AIRCRAFT						
Jet		2	0	3	0	
Single Engine		2	4	6	5	
Multi Engine		0	0	0	0	
Helicopter		0	1	0	1	
UAS		0	0	0	2	
All Types		1	0	1	0	
Unknown		0	1	0	2	
TOTAL AIRCRAFT OPERATIONS		9,062	7,477	20,954	22,134	-5%
INQUIRIES PER 10,000 OPERATIONS		6	8	5	5	6%
INQUIRIES PER 10,000 OPERATIONS - BUCHANAN ONLY		6	7	4	3	36%

Noise Abatement Charts March-26



Mar-26

	March 2026	March 2025	YTD 2026	YTD 2025	% CHANGE 2026/2025
AIRCRAFT OPERATIONS					
Total Operations	9,062	7,477	20,954	22,134	-5%
Local Operations	4,482	3,764	10,272	10,939	-6%
Itinerant Operations	4,418	3,542	10,243	10,678	-4%
Total Instrument Ops	162	171	439	517	-15%
BUCHANAN FIELD AIRPORT					
Fuel Flowage:					
100 Octane	6,674	11,322	23,529	33,052	-29%
Jet Fuel	128,802	111,388	323,046	321,516	0%
Unleaded	5,121	0	5,795	0	
Total	140,597	122,710	352,370	354,568	-1%
BYRON AIRPORT					
Fuel Flowage:					
Byron 100 Octane	3,617	3,593	8,652	12,429	-30%
Jet Fuel	1,000	8,476	1,700	9,101	-81%
Total	4,617	12,069	10,352	21,530	-52%
Glider Operations	34	44	466	520	-10%
Tow Aircraft	8	11	108	130	-17%
Glider Aircraft	8	11	108	130	-17%



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2046

Agenda Date: 5/14/2026

Agenda #: 5.a.

Patriots Jet Team & Foundation Overview



**Experience
the Rush**



**Over a Decade
of Success**

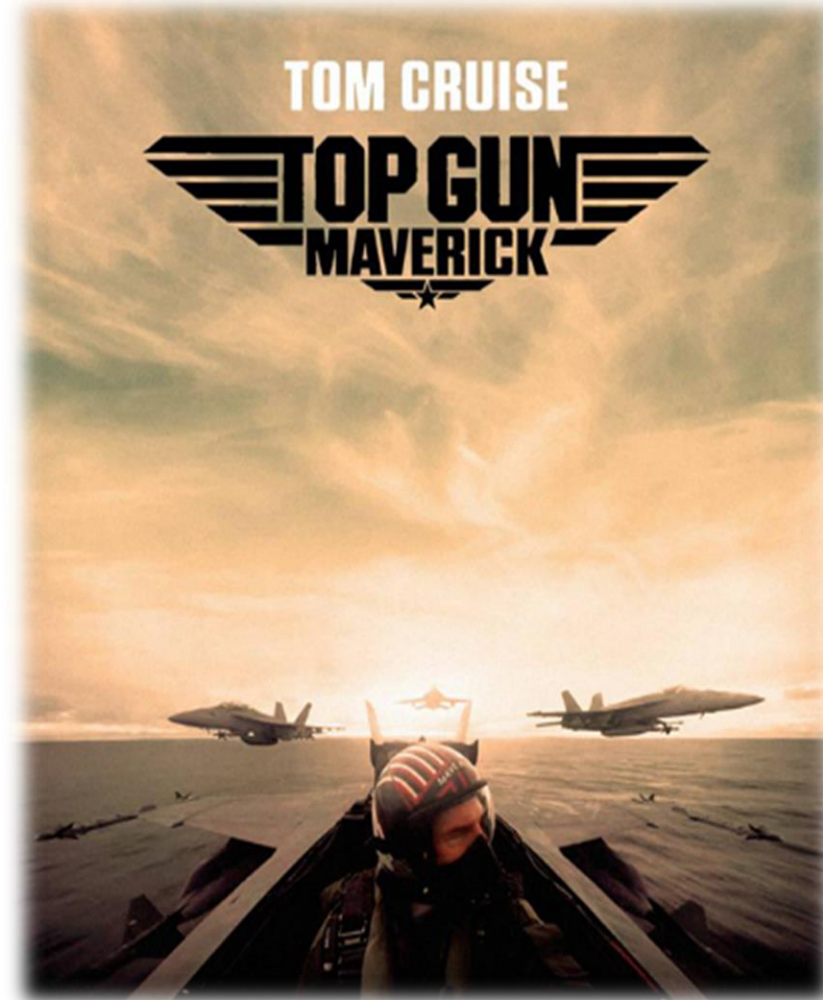
Patriots Jet Team

Patriots Jet Team / Aerial Filming

Patriots Jet Team



Behind the Scenes



XCineJet Aerial Filming



Patriots Jet Team Foundation

Who is the Patriots Jet Team Foundation (PJTF)

Patriots Jet Team Foundation (PJTF) is an all-volunteer, non-profit group that has served the community for over a decade – offering students valuable & life changing experiences.

We get students excited about Aviation, Space, and STEM subjects and careers through our school outreach programs, learning center activities, mentorship, and scholarships.

We engage **5,000 students** annually from **30 schools** across the Bay Area / Central Valley.

Commended by California State Senate for its outstanding contributions made in education.

- Offer free, innovative, and hands-on programs designed to apply new concepts to real world examples.
- Instill the importance of leadership, teamwork, commitment, and community service.
- Success due to holistic, community-based approach – involving teachers, parents, and educational partners.
- All-volunteer, non-profit 501(c)(3) so funding goes directly to support programs, activities, and scholarships.
- Volunteers are one of our most valuable resources. **Get involved today!**

Learning Center Activities

Introduction to Aviation



Flight Simulator Center



EAA Young Eagles



Next Generation Aviation



School Outreach Programs

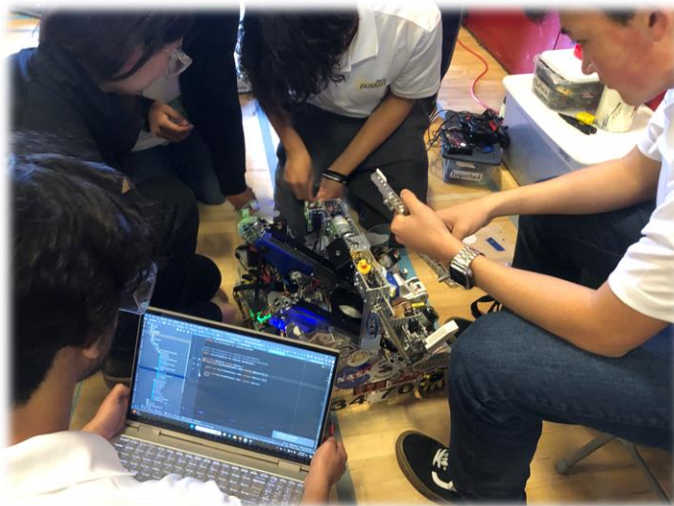
Air Rocket Competitions



High Altitude Balloon



Robotics



Aerospace Courses



Community Outreach Activities

Travis AFB Career / STEM Day



Nasa Ames / GoFly STEM Event



Livermore Innovation Fair



Brentwood ES STEM Nights



Educational Support

Aviation & College Engineering Scholarships / STEM Grants



5 Year Targets

- \$250,000 in Aviation Scholarships (PPGS, Flight Training, Match Grants)
- \$150,000 in College Engineering Scholarships.
- \$40,000 STEM Grant Program – High School Robotics Programs (Heritage, Freedom, Merrill West, Dublin)

GoFly Competition Support



PJTF Aerospace Career Fair



Bringing Aviation, Space & STEM to America's Youth

❖ **SAVE THE DATE** ❖

13th Annual PJTF Benefit Gala
Saturday, September 19, 2026



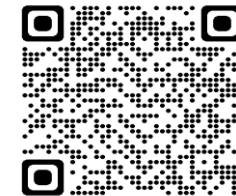
Keynote Speaker -- Col. Nicole "FiFi" Malachowski
(First Woman USAF Thunderbirds Pilot)

Registration Opening Soon

Bringing Aviation, Space & STEM to America's Youth



Visit our website (www.pjtf.org) to Learn More
or contact us by email (dpaiva@pjtf.org)





CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2047

Agenda Date: 5/14/2026

Agenda #: 8.a.

AAC Vacancy Update

AAC Seat	Appoint/Reappoint	Term	Board Date
District 3	Shawn Stappen	2/28/2027	3/31/2026
District 4	Gareth Ashley	2/28/2029	3/31/2026
District 5	Chris Baker	2/28/2029	4/14/2026
Member-at-Large	Eric Meinbress		Agenda item for the 6/11/2026 Airport Committee Meeting
Byron Neighbor	Recruitment ended on 5/8/2026	2/28/2029	6/9/2026
District 1	Vacant	Vacant	Vacant



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2048

Agenda Date: 5/14/2026

Agenda #: 8.b.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: TMP-17133

Agenda Date: 5/12/2026

Agenda #:

To: Board of Supervisors

From: Greg Baer, Director of Airports

Report Title: Recommendation for Appointment to the Airport Land Use Commission

Recommendation of the County Administrator Recommendation of Board Committee

RECOMMENDATIONS:

APPOINT Shawn M. Stappen to the Airport Manager's Appointee 2 Commissioner seat on the Airport Land Use Commission to a four-year term expiring on May 6, 2030.

FISCAL IMPACT:

None.

BACKGROUND:

The Board of Supervisors created the Airport Land Use Commission (ALUC) in 1970 to promote the orderly development of compatible land uses around each public airport in the County, in order to safeguard both the interests of the general public and the welfare of inhabitants in the areas surrounding the airports. The California Public Utilities Code requires and specifies the composition of the ALUC, whose membership shall include:

- (1) Two representing the cities in the county, appointed by a city selection committee comprised of the mayors of all the cities within that county, except that if there are any cities contiguous or adjacent to the qualifying airport, at least one representative shall be appointed therefrom.
- (2) Two representing the county, appointed by the Board of Supervisors.
- (3) Two having expertise in aviation, appointed by a selection committee comprised of the managers of all of the public airports within that county.
- (4) One representing the general public, appointed by the other six members of the commission.

The seat terms are four years, expiring the first Monday in May. The term of the Airport Manager's Appointee 2 Commissioner seat expires on May 6, 2030.

The Director of Airports recommends the reappointment of Shawn M. Stappen to the Airport Manager's Appointee 2 Commissioner seat to a term ending on May 6, 2030.

CONSEQUENCE OF NEGATIVE ACTION:

The Airport Manager's Appointee 2 Commissioner seat on the Airport Land Use Commission would become vacant.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2049

Agenda Date: 5/14/2026

Agenda #: 8.g.

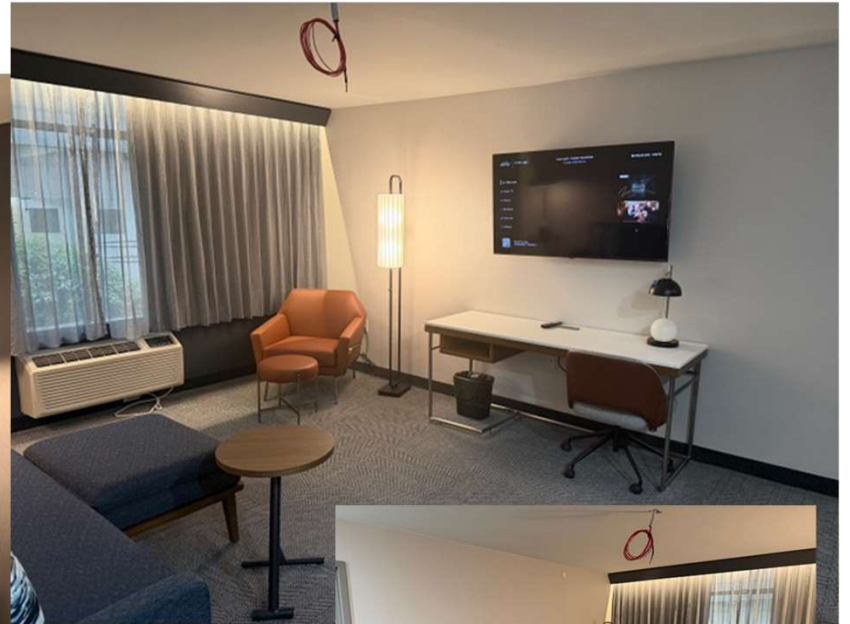
Concord Plaza Hotel conversion to Marriott



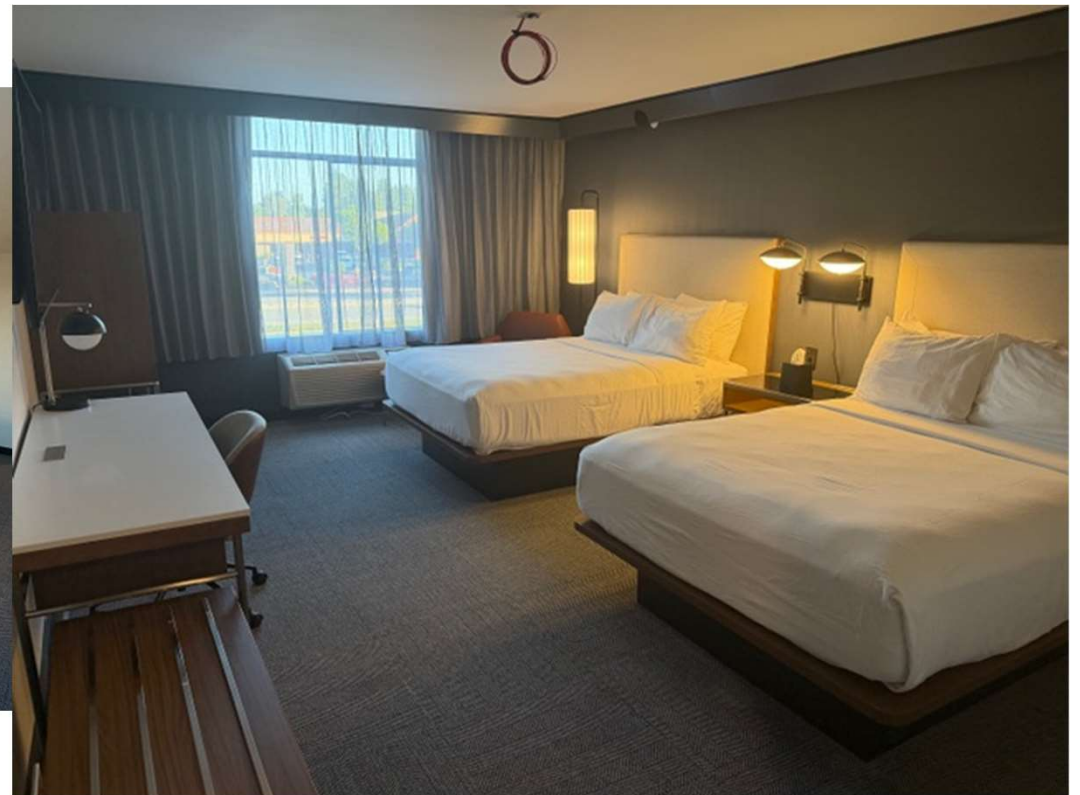
Thursday, April 30, 2026. A visit from
Beth Hammer
Senior Manager, Hotel Openings Commercial US/CAN

Target Opening: July 30, 2026

COURTYARD | FAIRFIELD- CONCORD, CA



COURTYARD by MARRIOTT Concord Walnut Creek
Model room in progress




COURTYARD by MARRIOTT Concord Walnut Creek
Model room in progress



COURTYARD by MARRIOTT Concord Walnut Creek
Model room in progress



COURTYARD by MARRIOTT Concord Walnut Creek



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



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2050

Agenda Date: 5/14/2026

Agenda #: 8.i.



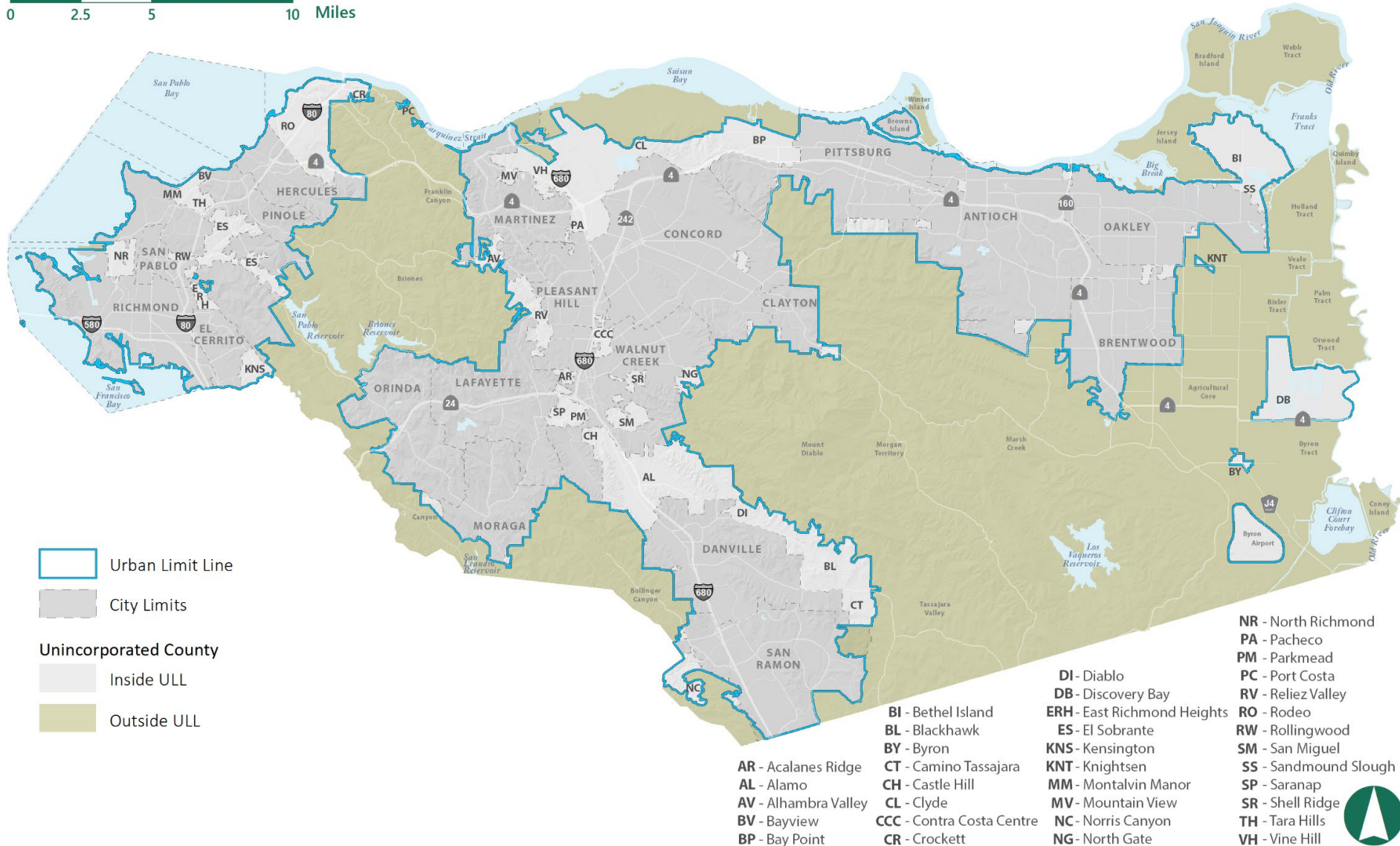
ENVISION CONTRA COSTA

**Measure A - 2026 Urban Limit Line Renewal
Aviation Advisory Committee**

May 14, 2026

Existing Urban Limit Line

0 2.5 5 10 Miles



Urban Limit Line

City Limits

Unincorporated County

Inside ULL

Outside ULL

- AR - Acalanes Ridge
- AL - Alamo
- AV - Alhambra Valley
- BV - Bayview
- BP - Bay Point
- BI - Bethel Island
- BL - Blackhawk
- BY - Byron
- CT - Camino Tassajara
- CH - Castle Hill
- CL - Clyde
- CCC - Contra Costa Centre
- CR - Crockett
- DI - Diablo
- DB - Discovery Bay
- BY - Byron
- ES - El Sobrante
- KNS - Kensington
- KNT - Knightsen
- MM - Montalvin Manor
- MV - Mountain View
- NC - Norris Canyon
- NG - North Gate
- NR - North Richmond
- PA - Pacheco
- PM - Parkmead
- PC - Port Costa
- RV - Reliez Valley
- RO - Rodeo
- RW - Rollingwood
- SM - San Miguel
- SS - Sandmound Slough
- SP - Saranap
- SR - Shell Ridge
- TH - Tara Hills
- VH - Vine Hill



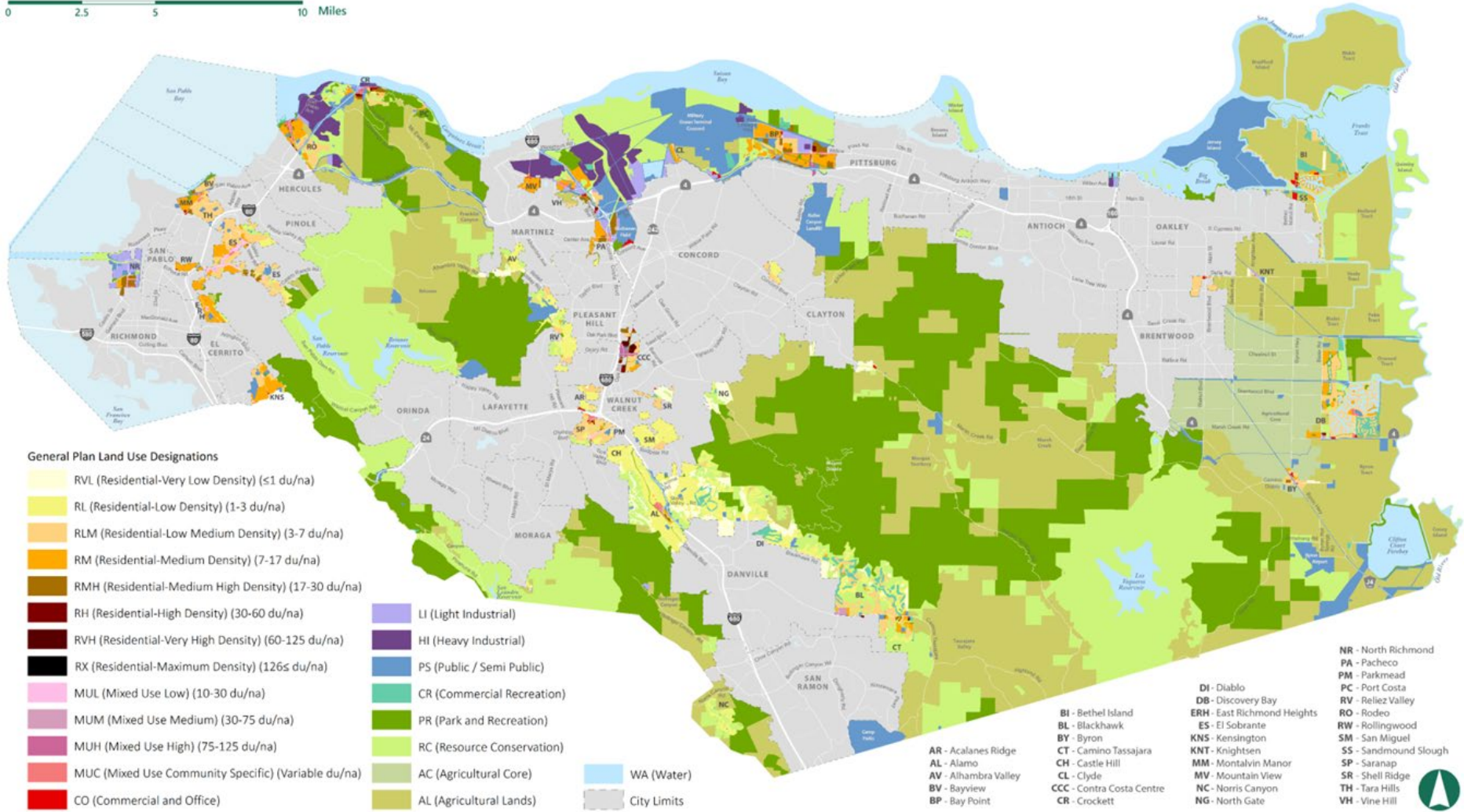
Urban Limit Line Definition

The Urban Limit Line (ULL) establishes a boundary beyond which no new urban land uses may be designated.

Urban Land Use Designations	Non-Urban Land Use Designations
Residential Very-Low Density	Public and Semi-Public
Residential Low Density	Agricultural Core
Residential Low-Medium Density	Agricultural Lands
Residential Medium Density	Parks and Recreation
Residential Medium-High Density	Commercial Recreation
Residential High Density	Resource Conservation
Residential Very-High Density	Water
Residential Maximum Density	
Commercial and Office	
Light Industry	
Heavy Industry	
Mixed-Use Low Density	
Mixed-Use Medium Density	
Mixed-Use High Density	
Mixed-Use Community-Specific Density	

2045 County General Plan Land Use Map

0 2.5 5 10 Miles



Purpose of the Urban Limit Line

- » Shields open space and agricultural land from development pressure.
- » Prevents sprawl and inefficient use of land that creates more traffic, GHG emissions, and air pollution.
- » Focuses development where infrastructure and services already exist or can easily be extended.
- » Integral to maintaining the 65/35 Land Preservation Standard, which limits urban land use designations to no more than 35 percent of the county.

Brief History and Context for the ULL

- » Initially approved by voters with Measure C in 1990.
- » Voters passed Measure L in 2006, extending the ULL until Dec. 31, 2026.
- » Ballot measures integrate ULL into the County General Plan and Zoning Code.
- » Voter-approved ULL is required to receive local street maintenance, aka “return to source,” funds from the Contra Costa Transportation Authority (approximately \$2 million annually for the County).
- » Adjustments are rare; the Board of Supervisors has moved the ULL six times since 1990, only once as part of a private development proposal.

Opportunities for Public Input on Measure A

- » Board of Supervisors – February 25
- » Board of Supervisors – June 24
- » Board of Supervisors – December 9
- » County Planning Commission – May 14
- » Municipal Advisory Councils – March through April
- » Meetings with cities and other public agencies – March through June
- » CEQA comment period – August 25 through October 9
- » Envision Contra Costa site: envisioncontracosta2040.org

What Does Measure A Do?

Components of Measure A

- a. Extends the term of the 65/35 Land Preservation Plan Ordinance, which includes the County's Urban Limit Line, through December 31, 2051.
- b. Retains the 65/35 Standard for land preservation in Contra Costa County, which requires at least 65 percent of the county to remain non-urban.
- c. Modifies periodic ULL reviews to align with State-mandated Housing Element update cycles, resulting in review of the ULL boundary every eight years.
- d. Modifies the criteria/factors for locating land outside the ULL.
- e. Retains the existing procedure for expansion of the County's ULL by 30 or fewer acres. Requires a 4/5 vote of the Board of Supervisors after holding a public hearing and making at least one of seven findings, as prescribed in the General Plan and Zoning Code, based on substantial evidence in the record.
- f. Retains the requirement that a 4/5 vote of the Board of Supervisors is necessary to place a measure on the ballot to expand the ULL by more than 30 acres.

What Does Measure A Do?

Components of Measure A

g. Retains the requirement for voter approval to expand the ULL by more than 30 acres, except as authorized by the voters in Measure A. Specifically, the Board of Supervisors may, by a 4/5 vote and without subsequent voter approval, expand the ULL by more than 30 acres within the Byron Airport Potential ULL Expansion Area.

h. Modifies the required findings for adjusting the ULL, as stated in the General Plan and Zoning Code, to reflect the new ULL review schedule, add findings related to Byron Airport and ULL contractions, and make clarifying/non-substantive changes.

i. Retains protections for prime agricultural land, specifically the area designated in the General Plan as the Agricultural Core, by maintaining the 40-acre minimum parcel size and limiting uses to agricultural production or uses incidental to agricultural production.

j. Maintains the County's eligibility to receive return to source funds from CCTA.

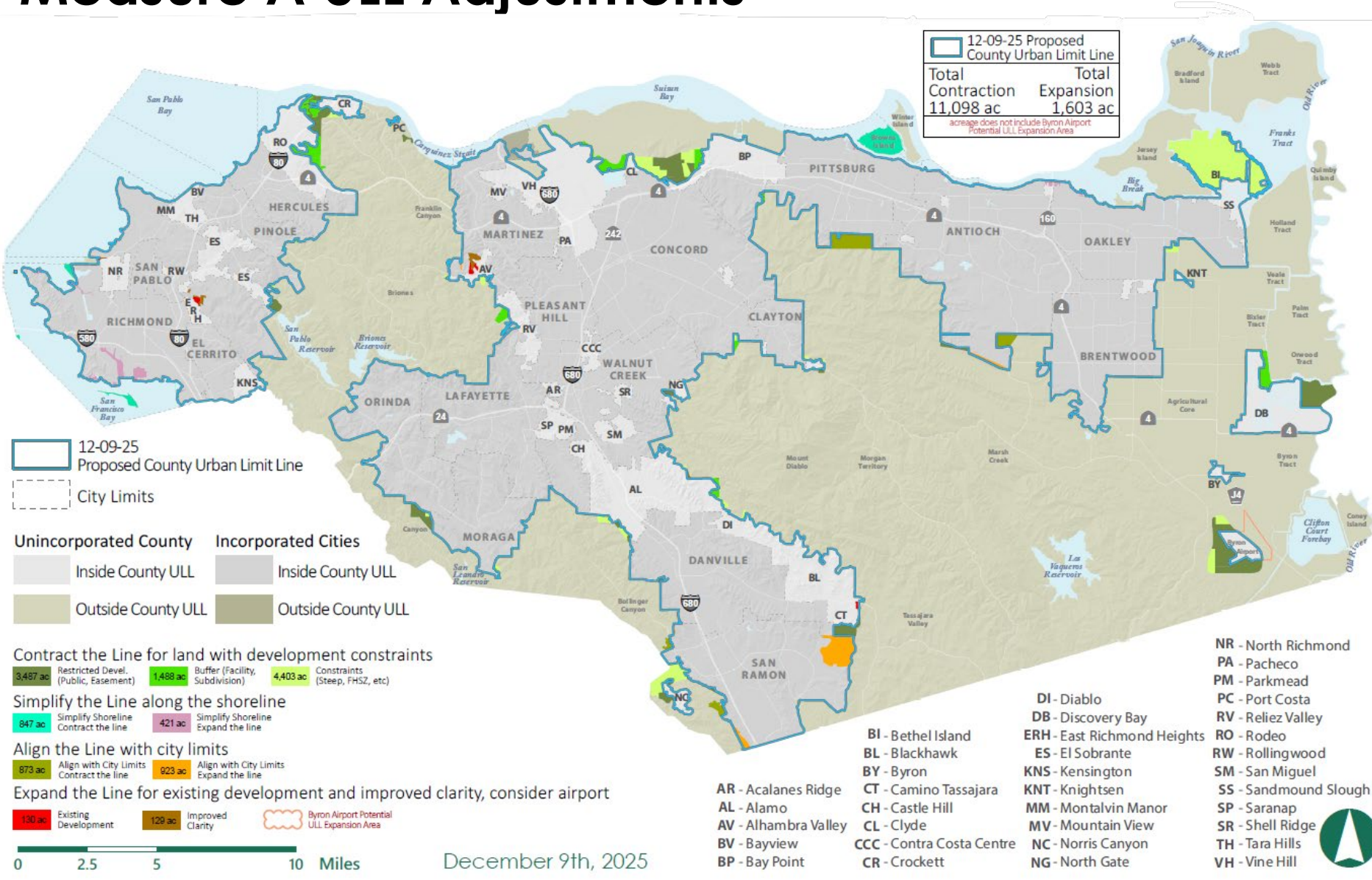
What Does Measure A Do?

Components of Measure A

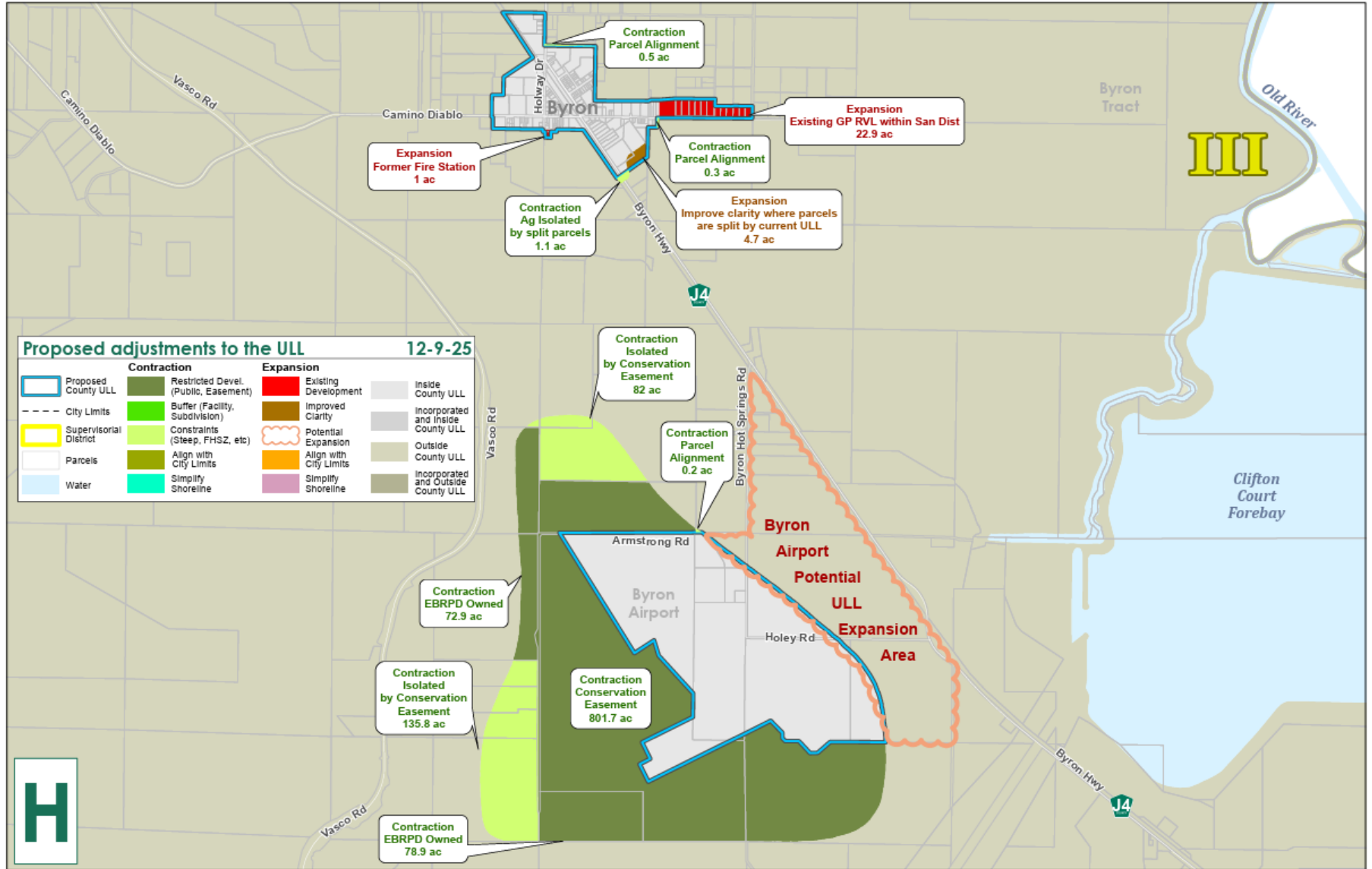
k. Approves a new ULL map for the General Plan reflecting the following changes (9,495 net acres moved **outside** the ULL):

- Moves 3,487 acres with permanent development restrictions, such as public ownership or conservation easements, **outside** the ULL.
- Moves 1,488 acres of buffer lands around subdivisions, cemeteries, and industrial facilities, **outside** the ULL.
- Moves 4,403 acres with development constraints, such as high and very high fire hazards, steep slopes, and flood hazards, **outside** the ULL.
- Moves 873 acres **outside** the ULL and 923 acres **inside** the ULL to align the ULL with city limits.
- Moves 847 acres **outside** the ULL and 421 acres **inside** the ULL to clarify understanding of the ULL along the county's shoreline.
- Moves 130 acres occupied by existing development **inside** the ULL.
- Moves 129 acres **inside** the ULL to eliminate fragmentation where annexations by cities have created pockets of land outside the ULL.

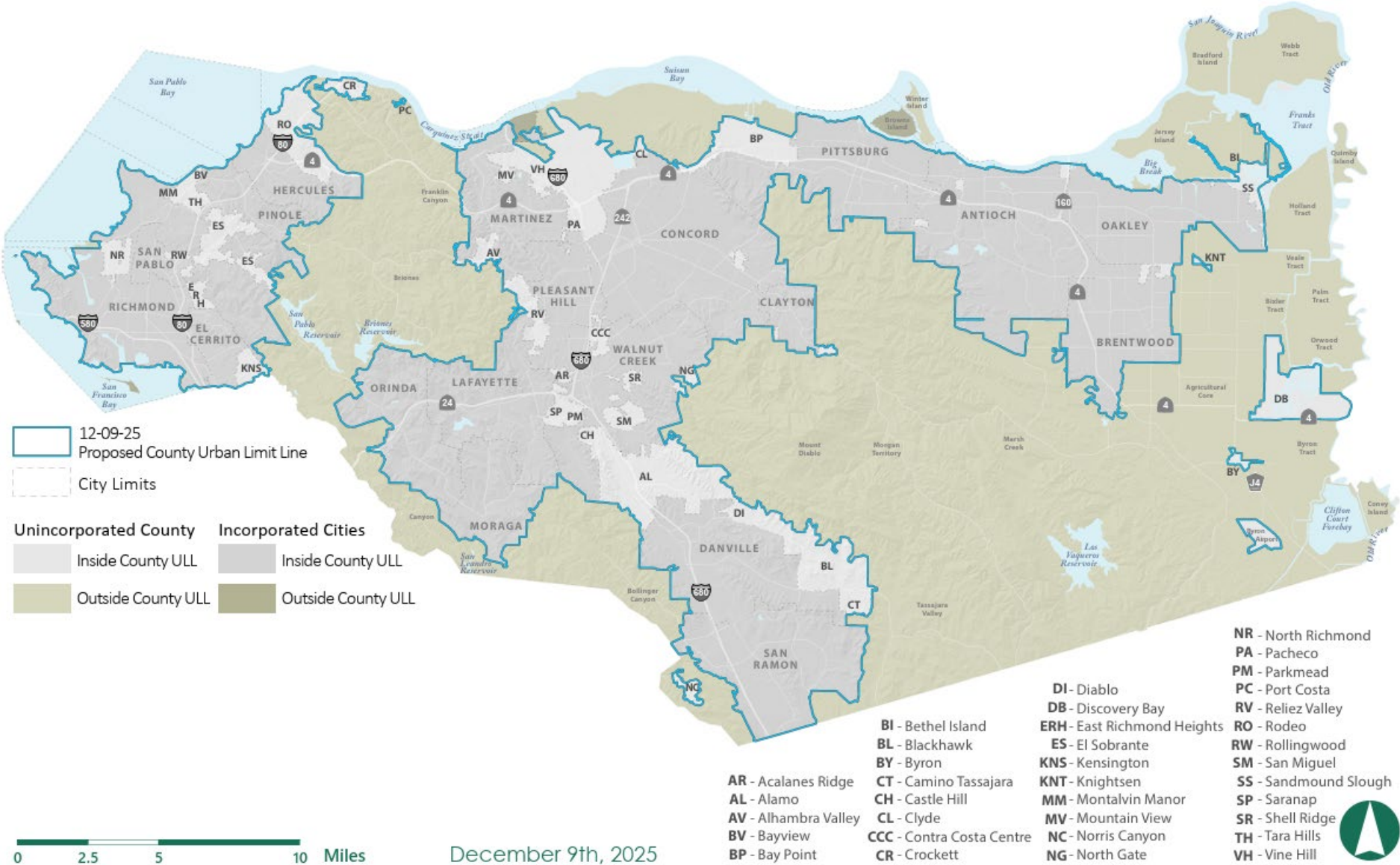
Measure A ULL Adjustments



Measure A ULL Adjustments Example



Measure A Proposed Urban Limit Line



County Development Capacity within the ULL

- » The process to adopt the County's 2045 General Plan confirmed that vacant and underutilized unincorporated land inside the ULL can accommodate:
 - 23,200 new homes
 - 65,600 new residents
 - 1.2 million sq. ft. of new commercial development
 - 5 million sq. ft. of new industrial space

Contact Information

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