



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

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

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

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