



**Contra  
Costa  
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: October 18, 2016

Subject: Byron Airport General Plan Amendment Contract Modification

**RECOMMENDATION(S):**

APPROVE and AUTHORIZE the Conservation and Development Director, or designee, to execute a contract amendment with Dudek, a corporation, to extend the term from August 18, 2017 through February 18, 2018 and increase the payment limit by \$43,256 to a new payment limit of \$223,801 for services required to prepare the Environmental Impact Report (EIR) for the Byron Airport General Plan Amendment (GPA) and Airport Land Use Compatibility Plan (ALUCP) update in the Byron area.

**FISCAL IMPACT:**

The environmental review for the Byron Airport GPA and ALUCP update is 100% funded from the Mariposa Energy Project Community Benefits Fund.

**BACKGROUND:**

On August 18, 2015, the Board of Supervisors authorized the Department of Conservation and Development (DCD) to contract with Dudek to prepare an EIR for the Byron Airport GPA. While preparing the technical studies and project description for the EIR, Dudek staff recognized that the Airport Land Use Compatibility Plan (ALUCP) for Byron Airport is outdated and generally limits the airport's non-aviation development potential to

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **10/18/2016** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Mary N. Piepho, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: October 18, 2016

David Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Will Nelson, (925)  
674-7791

cc:

warehousing, distribution, and light industrial uses. Airports Division staff in the Public Works Department indicated that these restrictions are problematic because they are inconsistent with the ultimate airport build-out envisioned in the Byron Airport Master Plan. Staff of DCD, Airports, and Dudek examined the issue further and concluded that the best course of action would be to amend the scope and budget for the existing contract to include updating the

### BACKGROUND: (CONT'D)

ALUCP and folding the necessary environmental review into the Byron Airport GPA EIR. On July 20, 2016, staff provided an update to the Airport Committee, which subsequently concurred with the staff recommendation and requested staff to prepare the contract amendment for the Board's consideration. If the Board authorizes the proposed contract amendment, then staff anticipates bringing the completed EIR and GPA to the Board for consideration in the second half of 2017. The ALUCP update will be considered by the Airport Land Use Commission at the same time.

### CONSEQUENCE OF NEGATIVE ACTION:

If the contract with Dudek is not amended, then the ALUCP update cannot be undertaken. The Byron Airport GPA EIR could still be completed, but the non-aviation uses allowed at Byron Airport would generally be limited to warehousing, distribution, and light industry. Such limitations are inconsistent with the ultimate airport build-out envisioned in the Byron Airport Master Plan.