



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: September 22, 2020

Subject: Use of the Mariposa Energy Project Community Benefits Fund for Infrastructure Analysis at Byron Airport

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director of Airports, or designee, to use \$43,400 of the Mariposa Energy Project Community Benefits Fund for an analysis of the water, sanitary and sewer systems at Byron Airport and costs associated with upgrading those systems, as recommended by the Airport Committee.

FISCAL IMPACT:

Pursuant to an action of the Board of Supervisors on December 14, 2010, the Mariposa Energy Project Community Benefits Fund (Fund) was established for the purpose of providing a funding source for projects benefiting Byron Airport. If the action proposed by this board order is taken, \$232,696 will remain in the Fund. The proposed action will have no impact on the General Fund.

BACKGROUND:

Establishment of the Fund

The County is a party to the Mariposa Energy Project Cooperation Agreement dated December 14, 2010, through which the Fund was established with an \$800,000 contribution

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **09/22/2020** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, 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: September 22, 2020

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

By: Stacey M. Boyd, Deputy

Contact: Beth Lee
925-681-4200

cc:

by Mariposa Energy, LLC. The cooperation agreement specifically states that the funds are to be used for County programs that are recommended by the District III Supervisor and approved by the Board of Supervisors. Through a board order approved December 14, 2010, the Board of Supervisors determined that the Fund is to be used for projects intended to benefit Byron Airport.

BACKGROUND: (CONT'D)

Airport Infrastructure Analysis

Byron Airport is located in a rural part of Contra Costa County. The airport uses a septic system for sewage treatment and well water as its source of potable water. In order to carry out the Byron Airport Master Plan, which was approved in 2005, and support the attendant growth in aviation and aviation-related land uses, it is expected that the water and sanitary/sewer systems will need to be upgraded.

The subject of this board order is the proposed use of \$43,400 of the Fund to engage a consulting firm, Kimley Horn, to perform an analysis of the existing water and sanitary/sewer systems. The purpose of the study is to determine (i) how much growth the existing water and sanitary/sewer systems can support, (ii) what the County can do to improve the existing systems, and (iii) the expected cost of any improvements. The analysis is expected to include an assessment not only of the drinking water needs associated with the growth of commercial operations at the airport, but the water needs associated with providing an adequate fire safety system at the airport.

The use of \$43,400 of the Fund for the proposed purpose was approved by the Airport Committee on August 12, 2020.

Historical Use of Fund

To date, the Board of Supervisors has approved the following uses of the Fund:

- \$19,634 for the design and engineering of pavement upgrades and the preparation of a utility analysis.
- \$349,270 for a General Plan amendment, including an update to the Airport Land Use Compatibility Plan, a water supply assessment, and a CEQA analysis for the addition of a 11.7-acre parcel to the planning program.
- \$50,000 to prepare National Environmental Protection Act (NEPA) documentation to support a request to the FAA for certain property to be released for non-aeronautical use.
- \$105,000 to purchase and install an Aircraft Rescue and Fire Fighting (ARFF) storage garage.

CONSEQUENCE OF NEGATIVE ACTION:

Not performing an infrastructure analysis at Byron Airport could result in the development opportunities contemplated by the Byron Airport Master Plan to not to be realized. Failing to implement the Byron Airport Master Plan would result in a reduction of revenue and services at the Byron Airport.