

Contra Costa Airport Land Use Commission Oliveira Composting Facility (Byron)

COUNTY FILE #LP21-2042

APN: 001-041-057 & 001-041-058

OCTOBER 16, 2025

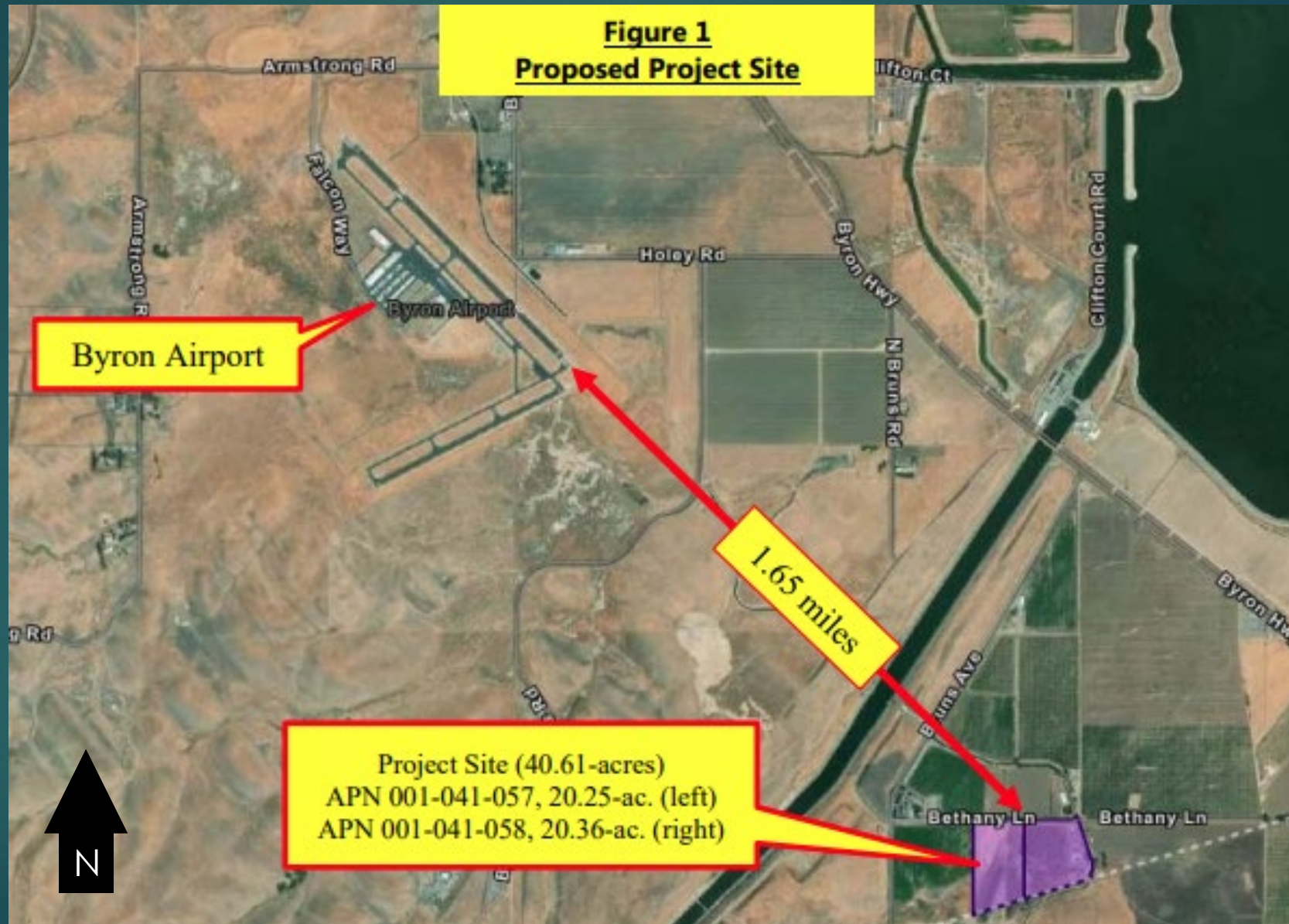
JAMAR STAMPS, AICP, ALUC STAFF

Background

- ▶ ALUC staff presented the Proposed Project at the December 2021 ALUC meeting.
- ▶ Commissioners were mainly concerned with the Federal Aviation Administration (“FAA”) Obstruction Evaluation/Airport Airspace Analysis (“OE/AAA”).
- ▶ December 2022, the FAA returned a determination of no hazard to air navigation.
- ▶ September 2025 ALUC meeting:
 - ▶ Weekend operations
 - ▶ Wildlife monitoring reports to ALUC
 - ▶ Company website: <https://oliveiraenterprises.com/>
 - ▶ Applicant attend next ALUC meeting
 - ▶ Item continued due to lack of quorum

Site Aerial

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Proposed Project Description

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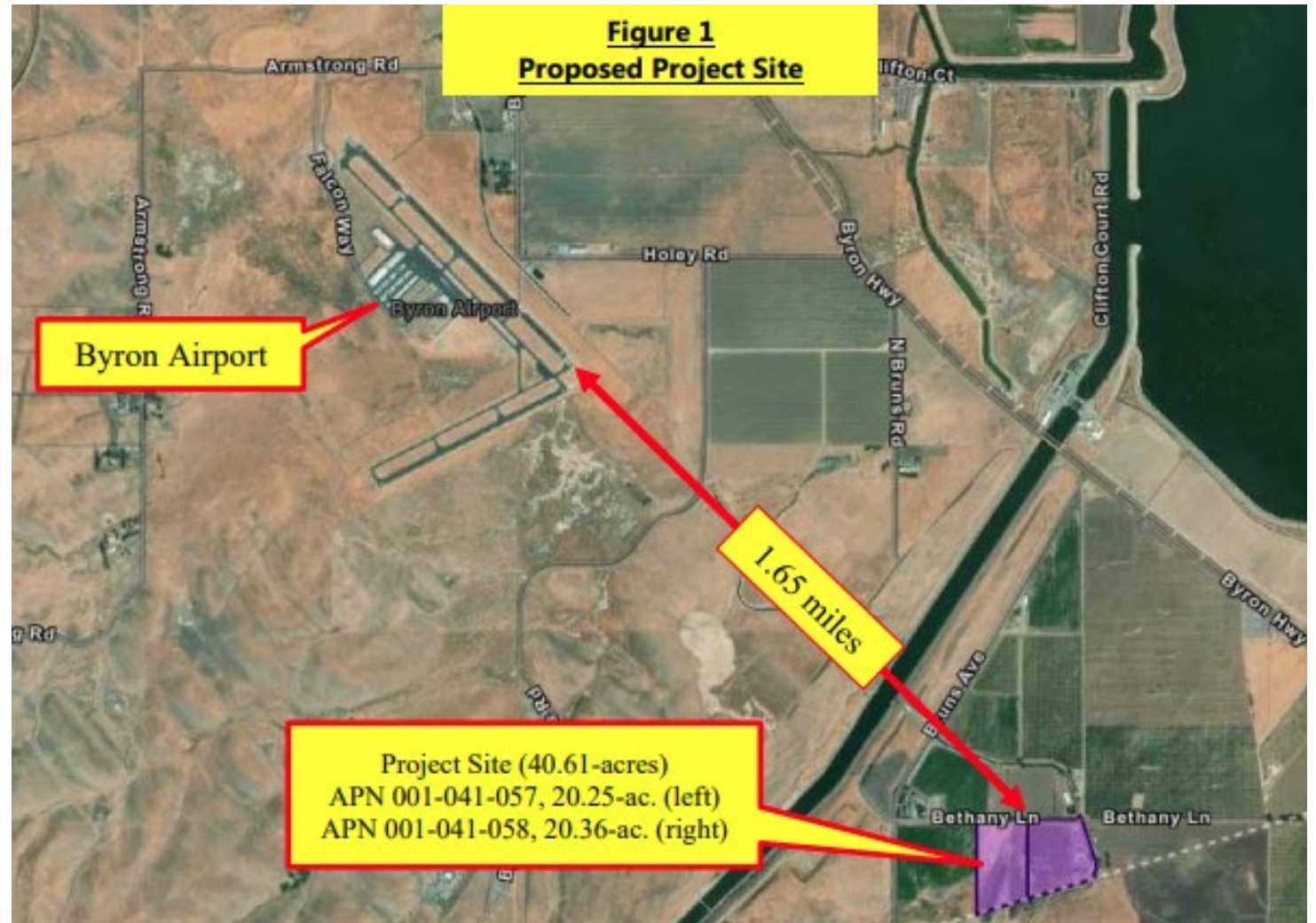
- ▶ Land Use Permit (retroactive) for a green material composting business.
- ▶ 30-acres of a 40.61-acre site (two parcels of 20.25-acres (001-041-057) and 20.36-acres (001-041-058)).
- ▶ Receives source-separated green material from customers that it hauls from as well as some commercial accounts that deliver contracted green material.
- ▶ Not open to the public.
- ▶ Site accessed via 124 & 136 Bethany Lane, off Bruns Road, just south of Byron Highway.

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Vector Control

- ▶ Capacity of the site (in total material on-site at any one time) is estimated at 182,000 cubic yards.
- ▶ 2,500 cubic yards per day of incoming feedstocks.
- ▶ Approximately 78 trucks per day.
- ▶ Site monitoring.
- ▶ 1.65-miles from Byron Airport.
- ▶ Site activity is a vector deterrent.



Staff Recommendation

APPROVE the proposed project with the following condition:

1. Glare or distracting lights, which could be mistaken for airport lights, could pose a flight hazard and shall be shielded downward to ensure they do not aim above the horizon.
2. Project manager, property owner or designee shall contact the Contra Costa ALUC if site conditions require application of pest control mitigations.