



Contra Costa County Airport Land Use Commission

AGENDA

When: Thursday, May 18, 2023 - 7:00 P.M.

Where: Department of Conservation and Development
30 Muir Road, Martinez, CA 94553

Public participation via Zoom or telephone: Persons who wish to address the ALUC 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 (888) 278-0254**, followed by the **access code 841892###**. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link:

<https://ccccounty-us.zoom.us/j/89900536140>

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1. Call to Order
 2. Public Comment - Provides an opportunity for any member of the public to speak on any item under the purview of the ALUC that is **not** on the agenda.
 3. Consent Item(s):
(Items are subject to removal from Consent Calendar by request of any Commissioner or on request for discussion by a member of the public. Items removed from the Consent Calendar will be considered with the discussion items under "Public Hearing.")
 4. Past and Pending Projects Report. ***Page 2**
 5. Public Hearing, Action, and Discussion Item(s):
 - a. **CONSIDER** a draft letter to Bay Area ALUCs regarding the Metropolitan Planning Commission ("MTC") Regional Airport Planning Committee ("RAPC") and DIRECT ALUC staff to make necessary revisions and disseminate the letter. (Jamar Stamps, ALUC staff) (Action) ***Page 5**
 - b. **CONSIDER** appointing a three-member subcommittee to interview candidates and make a recommendation for appointment to the Contra Costa Airport Land Use Commission At-Large Member seat to serve a four-year term expiring on May 3, 2027. (Jamar Stamps, ALUC staff) (Action) ***Page 14**
 6. Staff Updates
 7. Commissioner Updates
 8. Adjournment

* - Attachment

ALUC staff Contact: Jamar Stamps, AICP, Principal Planner :: (925) 655-2917 :: jamar.stamps@dcd.cccounty.us

Item 4

**Contra Costa ALUC
Past/Pending Project Review Log**

Project Initiation	File#/Name Location (Lead Agency)	Project Description	ALUC Approval (Staff or Commission)
May 2022	LP22-2017 APN: 001-041-064 (Contra Costa County/ Unincorporated Byron)	Proposed second residence on an 85-acre site.	Staff: 5/17/22
	LP22-2013 APN: 001-061-007 (Contra Costa County/ Unincorporated Byron)	Proposed industrial hemp farm on an existing 300-acre site (18-acres within Contra Costa County and 282-acres within Alameda County).	Commission: 6/16/22 <i>(ALUC Determination Letter sent 6/17/22)</i>
April 2022	DP22-3012 APN: 002-200-021, -014 (Contra Costa County/ Unincorporated Byron)	Byron Hot Springs Hotel. Improvements include only structural restoration of the existing hotel building to prevent further deterioration (i.e., no building footprint expansion) and filling two manmade ponds (Pond 1: 53,424 cubic yards of fill and Pond 2: 50,099 cubic yards) from the previous golf course. Once improvements are completed the hotel will not be in operation or open to the public.	Staff: 4/20/22
December 2021	AC21-0006 APN: (multiple) (City of Concord)	Proposed John Muir Concord Medical Center Seismic Replacement and Modernization Project which includes demolition of several existing hospital buildings and construction of new buildings, expansion of parking areas with new photovoltaic solar canopies, and a new helipad.	<i>Commission: 11/17/22 (ALUC Determination Letter sent 11/18/22)</i>
	PR21-2011 APN: 002-210-020 (Contra Costa County/ Unincorporated Byron)	Preapplication review for the proposed expansion of an existing wood, green waste, concrete, and asphalt recycling facility ("Organics Recycling Facility") to include a food, green waste, and mulching operation on approximately 20-acre site	Staff: 1/4/22 <i>(Note: Preapplication comments only)</i>
October 2021	LP21-2042 APN: 001-041-057, -058 (Contra Costa County/ Unincorporated Byron)	Proposed commercial (not open to the public) green material composting facility on approximately 30 acres of a 50-acre site.	<i>In process (ALUC hearing 12/16/21, letter sent to County staff)</i>
August 2021	AC21-0004 APN: 126-325-004 (City of Concord)	Future Chrysler Dodge Jeep Ram of Concord. Future Chrysler Dodge Jeep Ram of Concord is planning to move their current new auto dealerships and related service operations from 4901 Marsh Road to 2121 Diamond Blvd. (former auto dealership). To accommodate their new location, they will be remodeling the existing building currently occupied by ServiceMaster.	Staff: 8/23/21

ALUC = Airport Land Use Commission
ALUCP or Plan = Contra Costa Airport Land Use Compatibility Plan

Updated 11/18/22

**Contra Costa ALUC
Past/Pending Project Review Log**

Project Initiation	File#/Name Location (Lead Agency)	Project Description	ALUC Approval (Staff or Commission)
June 2021	AC21-0003 APN: 159-140-042 (Contra Costa County/ Unincorporated Martinez)	Contra Costa Central Sanitary District ("Central San") proposes construction and operation of a 1.75-megawatt solar facility on approx. 8.2 acres of a 48-acre parcel (APN 150-140-042), which is owned by Central San.	Commission: 8/19/21
May 2021	LP21-2016 APN: 125-046-009 (Contra Costa County/ Unincorporated Pacheco)	Proposed 65' digital display sign (billboard), replacing existing 45' static billboard.	<i>In process (awaiting applicant response to request for additional information)</i>
April 2021	LP21-2011 APN: 002-190-002 (Contra Costa County/ Unincorporated Byron)	1,500 ton per day construction and demolition debris recycling operation with products sold on and off-site (no proposed storage of hazardous materials).	Staff: 5/11/21
March 2021	AC21-0002 APN: 126-010-033 (City of Concord)	Proposed 4,460 square foot building addition to an existing automobile dealership (Concord Nissan) on a 3.06-acre site.	Commission: 4/15/21
	AC21-0001 APN: 126-030-037 (City of Concord)	Proposed 12,670 square foot building expansion rooftop solar and commercial solar carport installations (totaling approximately 29,586 square feet) at the existing BMW Concord Dealership on a 5.25-acre site.	Commission: 4/15/21
November 2020	LP20-2028, LP20-2029 APN: 002-210-019, 002-210-025 (Contra Costa County/ Unincorporated Byron)	Proposed commercial photovoltaic ("PV") solar facilities on two sites (6.5-acre PV facility on a 10-acre parcel and 35-acre PV facility on a 126.48-acre parcel).	Commission: 12/17/20
August 2020	AC20-0003 APN: 153-030-004 (City of Pleasant Hill)	Proposed General Plan Amendment (from Semi-Public and Institutional to Multi-Family Residential), rezoning (from R-7 Single Family Residential – High Density to Specific Plan/Planned Unit Development), a Minor Subdivision, Development Plan and Use Permit for the construction of a proposed 4-story, 82-unit senior housing facility with associated day-health care and administrative facilities, and a 90-children preschool on an approximately 4-acre site.	Staff: 9/1/20

ALUC = Airport Land Use Commission
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Updated 11/18/22

Item 5.a.



Department of Conservation and Development

Airport Land Use Commission

Thursday, May 18, 2023 – 7:00 P.M.

STAFF REPORT

Agenda Item # 5.a

Project Title:	Metropolitan Planning Commission ("MTC") Regional Airport Planning Committee ("RAPC")
ALUC File #:	n/a
Lead Agency:	Contra Costa Airport Land Use Commission
Applicant/Owner:	n/a
Site Address/Location:	n/a
Staff Recommendation(s):	(See Section II)
List of Exhibits:	Exhibit A: MTC RAPC Letter (tracked changes) Exhibit B: MTC RAPC Letter (clean)
Staff Contact:	Jamar Stamps, AICP, (925) 655-2917

I. PROJECT SUMMARY

The Contra Costa ALUC is initiating a discussion with other Bay Area ALUCs and interested parties in reactivating the MTC RAPC. The Contra Costa ALUC will consider disseminating a letter intended to gauge interest among those agencies. If there is significant interest, the Contra Costa ALUC will collaborate with interested parties to engage MTC about steps toward reactivating the RAPC.

II. RECOMMENDATION

CONSIDER a draft letter to Bay Area ALUCs regarding the Metropolitan Planning Commission ("MTC") Regional Airport Planning Committee ("RAPC") and DIRECT ALUC staff to make necessary revisions and disseminate the letter.

III. BACKGROUND

At the April 20, 2023, ALUC meeting the Commission provided direction to staff about the content of the letter and which agencies to include in the distribution.

Agencies included Caltrans Division of Aeronautics, Contra Costa Transportation Authority, Contra Costa Habitat Conservancy, Glydeways (private transit company), Association of California Airports, and California Pilots association.

IV. CONCLUSION

Following the Commission’s decision, staff will incorporate any additional revisions to the letter and send it to the Bay Area ALUCs and list of interested parties. ALUC staff will provide a follow-up to the Commission at the first ALUC meeting following the letter’s response deadline.

Airport Land Use Commission

c/o Department of Conservation & Development

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

Contra Costa County



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Diedre Dingman
Deputy Director

Airport Land Use Commission staff

~~March 29, 2023~~ May XX, 2023

RE: Reformatting the Metropolitan Planning Commission (“MTC”) Regional Airport Planning Committee (“RAPC”): Consideration of interest in a “Regional ALUC”

Dear ALUC manager:

The specific aim of this letter is to gauge interest among Bay Area ALUCs in reconstituting the currently dormant Metropolitan Planning Commission (“MTC”) Regional Airport Planning Committee (“RAPC”) as intended, into a more General Aviation (GA) focused “Regional ALUC.”

Background

Per the RAPC’s webpage (<https://mtc.ca.gov/about-mtc/committees/interagency-committees/regional-airport-planning-committee-rapc>) on the MTC website, the RAPC “oversees the periodic development and updating of the Regional Airport System Planning Analysis, which recommends policies for both commercial and general aviation airports. Airports and the Federal Aviation Administration use these recommendations when preparing airport master plans and environmental documents for proposed airport improvements.”

The RAPC’s most recent analysis (https://mtc.ca.gov/sites/default/files/Airport_Tracking_Report.pdf) (Regional Aviation Activity Tracking Report, 2012) recommended the following strategies for Bay Area aviation needs through 2035:

- *Shift more air passengers to Oakland and San Jose Airports.*
- *Provide additional airline service at Sonoma County Airport for North Bay air passengers.*
- *Support further airline service expansion at airports outside the Bay Area (Sacramento, Stockton, and Monterey), whose air passengers currently use Bay Area airports.*

- *Implement key elements of the FAA's NextGen air traffic system to enable more efficient airspace and runway operations.*
- *Implement new demand management approaches at SFO to better match airline fleets and schedules with the airport's runway capacity.*
- *Use High Speed Rail to serve a portion of the air passengers traveling between the Bay Area and other parts of California (while the Bay Area could serve 2035 demand without a HSR system, HSR would relieve pressure on airport runways to handle growing demand while also providing additional environmental benefits for the region).*

Note: Clearly these interests, as directed for the core mission to the MTC, are outside of the purview ~~enof~~ any one Bay Area ALUC. ~~However~~However, the synergy available to a wider ALUC collaborative group, unlike what the RAPC was, is a valuable consideration going forward. Also, many of the bulleted items have been accomplished and the plan for the RAPC is to be looking forward.

Discussion

By way of background, the Contra Costa ALUC recently discussed with MTC staff the possibility of reactivating the RAPC. Per MTC staff, The RAPC is not currently active, and their last substantive work was in the 2011/2012 period (i.e., developing the Regional Aviation Activity Tracking Report). In 2014 the RAPC decided that it would only reconvene in the future on an ad hoc basis. ~~While MTC staff also indicated there has been some interest from other parties in reconstituting this committee, there would be a resource issue for MTC (budget, administrative, and staffing). MTC indicated they are not currently set up to administer the RAPC but are open to ideas.~~

We are all challenged by issues that affect the GA airports and a platform to harmonize our respective efforts would be a valuable resource going forward. While the Contra Costa ALUC is sympathetic to the resource issue, we feel there is substantial value in a regional GA airport/aviation committee by sharing information with peers and colleagues.—This is especially beneficial when there are certain issues, legislation, etc., that require attention from the aviation community and collaboration and group consideration could help ease adaptation to, or implementation of these issues. ~~We are all challenged by issues that affect the GA airports and a platform to harmonize our respective efforts would be a valuable resource going forward.~~

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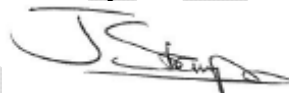
Goals: Near term

To help the Contra Costa ALUC gauge interest in an ad hoc formation of a Regional ALUC, we would like to know:

1. Would your agency be interested in participating in a Regional ALUC?
2. Could your agency benefit from participating in a Regional ALUC?
3. What types of airport land use and aviation issues do you feel would benefit from regional collaboration?

If you have any interest in supporting the reactivation of the Regional ALUC (i.e., RAPC), please provide me your response by ~~April-June~~ XX, 2023, at (925) 655-2917 or by e-mail at jamar.stamps@dcd.cccounty.us. If there is enough support, I would like to convene a virtual meeting of the Bay Area ALUC managers to discuss the above questions and potential next steps.

Sincerely,



Jamar Stamps, AICP
ALUC staff

cc: Contra Costa ALUC Commissioners

**Airport
Land Use
Commission**

c/o Department of Conservation & Development

30 Muir Road
Martinez, CA 94553

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May XX, 2023

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Goals: Near term

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Sincerely,



Jamar Stamps, AICP
ALUC staff

cc: Contra Costa ALUC Commissioners

DRAFT

Item 5.b.



Department of Conservation and Development

Airport Land Use Commission

Thursday, May 18, 2023 – 7:00 P.M.

STAFF REPORT

Agenda Item # 5.b

Project Title:	Airport Land Use Commission At-Large Member
ALUC File #:	n/a
Lead Agency:	Contra Costa Airport Land Use Commission
Applicant/Owner:	n/a
Site Address/Location:	n/a
Staff Recommendation(s):	(See Section II)
List of Exhibits:	Exhibit A: 5/3/23 News Release
Staff Contact:	Jamar Stamps, AICP, (925) 655-2917

I. PROJECT SUMMARY

The Contra Costa Airport Land Use Commission ("ALUC") is looking to fill the Member At-Large seat for a four-year term expiring on May 3, 2027.

II. RECOMMENDATION

CONSIDER appointing a three-member subcommittee to review applications, interview candidates, and make a recommendation for appointment to the Contra Costa Airport Land Use Commission At-Large Member seat to serve a four-year term expiring on May 3, 2027.

III. BACKGROUND

April 2022, the Commission appointed Commissioner Richard Cunningham as the ALUC Member At-Large. The term of this appointment was for the remainder of the previous four-year term which expired May 1, 2023. ALUC staff and the Contra Costa County Administrator's Office issued a news release on May 3, 2023, soliciting applications for the ALUC Member At-Large seat. Applications are due Wednesday, May 24, 2023.

California Public Utilities Code Section 21001 (State Aeronautics Act or “SAA”) gives every county in which an airport is served by a scheduled airline or operated for the benefit of the general public the authority to establish an airport land use commission. Each commission shall consist of seven members to be selected as follows:

SAA Section 21670(b):

- (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 term of office of each member shall be four years and until the appointment and qualification of his or her successor.

IV. DISCUSSION

The news release issued on May 3, 2023, soliciting applications for the ALUC Member At-Large seat, provides an approximately three-week application submission window (due Wednesday, May 24, 2023). The news release was disseminated to all five County Supervisor District offices, who further disseminated the release to interested parties (e.g., Municipal Advisory Councils, community groups, and the general public).

Staff is recommending the ALUC consider forming a three-member subcommittee (less than a quorum to comply with the Brown Act) to review applications, conduct interviews, and make a recommendation to the ALUC for the Member At-Large appointment. ALUC staff will coordinate with the subcommittee on scheduling application review meetings and candidate interviews. A preliminary selection process schedule is provided in Table 1.

Table 1

2023 ALUC Member At-Large Member Selection Schedule	
May 3 – May 24, 2023:	Member At-Large application window open.
May 18, 2023 (ALUC Meeting):	ALUC appoints 3-member Member At-Large appointment selection subcommittee.
May 22 – June 8, 2023:	Subcommittee reviews applications, conducts interviews, and prepares recommendation to ALUC.
June 15, 2023 (ALUC Meeting):	ALUC considers subcommittee’s recommendation during regular ALUC meeting.



Contra Costa County

County Administrator's Office • 1025 Escobar Street • Martinez, CA 94553 • www.contracosta.ca.gov

NEWS RELEASE

May 3, 2023

Contact: Jamar Stamps, AICP
Dept. of Conservation & Development
Community Development Division
Phone: (925) 655-2917
Email: jamar.stamps@dcd.cccounty.us

WOULD YOU LIKE TO SERVE ON THE CONTRA COSTA COUNTY AIRPORT LAND USE COMMISSION? Member At-Large

(Martinez, CA) – The County is seeking individuals who are interested in serving on Contra Costa County's Airport Land Use Commission (ALUC) as a Member At-Large (one vacancy). The Commission's role and responsibilities are to:

- Formulate land use policies that restrict the development of lands to ensure compatibility with planned operations of public use airports;
- Review the general plans of local agencies for consistency with the Airport Land Use Compatibility Plan; and
- Review proposed modification to the airport master plans for consistency with the Airport Land Use Compatibility Plan.

Commission members are expected to attend at least one meeting a month. Regular meetings of the ALUC are held on the third Thursday of each month at 7:00 p.m. in the Zoning Administrator Meeting Room, 30 Muir Road, Martinez, CA 94553. Background study, occasional field trips, and extra meetings are sometimes necessary. Members shall serve without compensation. During the term of office, each member shall reside or work in Contra Costa County.

There are seven members on the ALUC. The current vacancy is for one commissioner that is an At-Large position representing the public and appointed by the other six members of the Commission. Appointed members are required to comply with the Conflict-of-Interest reporting requirements in State law. The term of office of each member is four years and until the appointment and qualification of their successor.

Application forms are available at the Clerk of the Board of Supervisors by visiting the County webpage at www.contracosta.ca.gov/3418 or by calling (925) 655-2000. Return completed applications to the Department of Conservation & Development, 30 Muir Road, Martinez, CA 94553 (Attn: "ALUC staff") or email to "ALUC staff" with "ALUC At-Large Member Application" in the subject line at transportation@dcd.cccounty.us **no later than Wednesday, May 24, 2023**. Interviews will be held within the following two to four weeks.

For further information, please call Jamar Stamps, ALUC staff, with the Department of Conservation & Development, Transportation Planning Division, at (925) 655-2917 or jamar.stamps@dcd.cccounty.us.

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