



# Contra Costa County Airport Land Use Commission

## AGENDA

When: Thursday, June 15, 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 198675 ##**. 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://cccouny-us.zoom.us/j/88139082956>, **Meeting ID: 881 3908 2956**

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 ALUC less than 96 hours prior to that meeting are available for public inspection at 30 Muir Rd, Martinez, CA 94553, during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov/ALUC](http://www.contracosta.ca.gov/ALUC).

The ALUC will reasonably accommodate persons with disabilities planning to attend ALUC meetings. Contact ALUC staff at least 48 hours before the meeting at (925) 655-2917.

- 
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** recommendation of ALUC Member At-Large selection subcommittee to REAPPOINT Richard Cunningham (Lafayette) to the Contra Costa Airport Land Use Commission Member At-Large seat to a four-year term expiring on May 3, 2027 (Jamar Stamps, ALUC staff) (Action) **\*Page 5**
    - b. **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 8**
  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](mailto:jamar.stamps@dcd.cccounty.us)

# Item 4

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

| <b>Project Initiation</b> | <b>File#/Name Location (Lead Agency)</b>   | <b>Project Description</b>   | <b>ALUC Approval (Staff or Commission)</b>                                     |
|---------------------------|--|--|--|
| May 2023                  | <b>AC23-00001</b><br>APN: 125-020-058<br>(Contra Costa County/<br>Unincorporated Pacheco)    | Proposed "Concord Cascade Solar Installation" which includes installation of a roof-mounted solar photovoltaic ("PV") system on an existing building and three new carport structures over existing parking lots within an existing residential community.   | Staff: 6/7/23  |
| May 2022                  | <b>LP22-2017</b><br>APN: 001-041-064<br>(Contra Costa County/<br>Unincorporated Byron)       | Proposed second residence on an 85-acre site.  | Staff: 5/17/22   |
|                           | <b>LP22-2013</b><br>APN: 001-061-007<br>(Contra Costa County/<br>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<br><i>(ALUC Determination Letter sent 6/17/22)</i>         |
| April 2022                | <b>DP22-3012</b><br>APN: 002-200-021, -014<br>(Contra Costa County/<br>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             | <b>AC21-0006</b><br>APN: (multiple)<br>(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<br/>(ALUC Determination Letter sent 11/18/22)</i>      |
|                           | <b>PR21-2011</b><br>APN: 002-210-020<br>(Contra Costa County/<br>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<br><i>(Note: Preapplication comments only)</i>                   |
| October 2021              | <b>LP21-2042</b><br>APN: 001-041-057, -058<br>(Contra Costa County/<br>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<br/>(ALUC hearing 12/16/21,<br/>letter sent to County staff)</i> |

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

**Updated 6/7/23**

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

| <b>Project Initiation</b> | <b>File#/Name Location (Lead Agency)</b>  | <b>Project Description</b>  | <b>ALUC Approval (Staff or Commission)</b> |
|---------------------------|---|---|--|
| August 2021               | <b>AC21-0004</b><br>APN: 126-325-004<br>(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                             |
| June 2021                 | <b>AC21-0003</b><br>APN: 159-140-042<br>(Contra Costa County/<br>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                  | <b>LP21-2016</b><br>APN: 125-046-009<br>(Contra Costa County/<br>Unincorporated Pacheco)                          | Proposed 65' digital display sign (billboard), replacing existing 45' static billboard.   | Withdrawn: 7/19/22                         |
| April 2021                | <b>LP21-2011</b><br>APN: 002-190-002<br>(Contra Costa County/<br>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                | <b>AC21-0002</b><br>APN: 126-010-033<br>(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                        |
|                           | <b>AC21-0001</b><br>APN: 126-030-037<br>(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             | <b>LP20-2028, LP20-2029</b><br>APN: 002-210-019,<br>002-210-025<br>(Contra Costa County/<br>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                       |

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

**Updated 6/7/23**

# Item 5.a.



# Department of Conservation and Development

## Airport Land Use Commission

Thursday, June 15, 2023 – 7:00 P.M.

### STAFF REPORT

Agenda Item # 5.a

|                                 |   |
|---------------------------------|---|
| <b>Project Title:</b>           | Airport Land Use Commission Member At-Large |
| <b>ALUC File #:</b>             | n/a   |
| <b>Lead Agency:</b>             | Contra Costa Airport Land Use Commission    |
| <b>Applicant/Owner:</b>         | n/a   |
| <b>Site Address/Location:</b>   | n/a   |
| <b>Staff Recommendation(s):</b> | (See Section II)                            |
| <b>List of Exhibits:</b>        | n/a   |
| <b>Staff Contact:</b>           | 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 recommendation of ALUC Member At-Large Selection Subcommittee to REAPPOINT Richard Cunningham (Lafayette) to the Contra Costa Airport Land Use Commission Member At-Large seat to serve a four-year term expiring on May 3, 2027.

### **III. BACKGROUND**

May 3, 2023, ALUC staff and the Contra Costa County Administrator’s Office issued a news release soliciting applications for the ALUC Member At-Large seat. Applications were 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**

During the May 18, 2023, ALUC meeting the Commission appointed Chair Geoff Logan and Commissioner Allison Picard to the Member At-Large selection subcommittee. One application (Commissioner Richard Cunningham) was received by the May 24<sup>th</sup> deadline. Therefore, the subcommittee recommends incumbent Richard Cunningham (Lafayette) be reappointed as the ALUC Member At-Large for a four-year term expiring on May 3, 2027.

Item 5.b.



# 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

~~May-June~~ 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](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 of any one Bay Area ALUC. 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 taking a forward look into issues that have implications on general aviation. Some issues that would benefit from regional coordination in the aviation community include but are not limited to: unmanned aerial vehicles (UAVs), solar energy systems, wind turbines, power plants, drones, and safe fuels/batteries.

### Discussion

By way of background, the Contra Costa ALUC recently discussed with MTC staff the possibility of reactivating the RAPC. Per MTC staff, ~~The~~ 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.

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. 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.

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. 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.

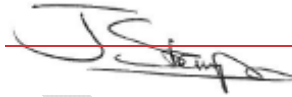
### Goals: Near term

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~~ Jamar Stamps, ALUC staff, your response by ~~June~~ July XX, 2023, at (925) 655-2917 or by e-mail at [jamar.stamps@dcd.cccounty.us](mailto: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 Geoff Logan, AICP Chair  
ALUC staff Contra Costa Airport Land Use  
Commission

cc: Contra Costa ALUC Commissioners

**Airport  
Land Use  
Commission**

c/o Department of Conservation & Development

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**Contra  
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Airport Land Use Commission staff

June XX, 2023

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Sincerely,

Geoff Logan, Chair  
Contra Costa Airport Land Use Commission

cc: Contra Costa ALUC Commissioners

**Metropolitan Planning Commission (“MTC”) Regional Airport Planning Committee (“RAPC”)**

**Agency List**

|    | <b>Agency</b>                 | <b>Contact</b>  | <b>Response/Notes</b> |
|----|-------------------------------|---|-----------------------|
| 1. | Alameda County ALUC           | Elizabeth McElligott<br>224 W. Winton Avenue, Room 111<br>Hayward, CA 94554<br>(510) 670-6120<br><a href="mailto:elizabeth.mcelligott@acgov.org">elizabeth.mcelligott@acgov.org</a> |                       |
| 2. | Marin County ALUC             | Ana Hilda Mosher<br>3501 Civic Center Drive, Room 308<br>San Rafael, CA 94903<br>(415) 473-6269<br><a href="mailto:ahildamosher@marincounty.org">ahildamosher@marincounty.org</a>   |                       |
| 3. | Napa County ALUC              | Sean Trippi<br>1195 3rd Street, Room 210<br>Napa, CA 94559<br>(707) 299-1353<br><a href="mailto:sean.trippi@countyofnapa.org">sean.trippi@countyofnapa.org</a>                      |                       |
| 4. | San Mateo ALUC (includes SFO) | Susy Kalkin<br>455 County Center, 5th Floor<br>Redwood City, CA 94063<br>(650) 599-1467<br><a href="mailto:kkalkin@smcgov.org">kkalkin@smcgov.org</a>                               |                       |
| 5. | Santa Clara ALUC              | Carl Hilbrants<br>70 W. Hedding Street, 7th Floor<br>San Jose, CA 95110<br>(408) 299-5781<br><a href="mailto:carl.hilbrants@pln.sccgov.org">carl.hilbrants@pln.sccgov.org</a>       |                       |
| 6. | Solano County ALUC            | Nedzlene Ferrario<br>675 Texas Street, Suite 5500<br>Fairfield, CA 94533<br>(707) 784-6765<br><a href="mailto:nferrario@solanocounty.com">nferrario@solanocounty.com</a>            |                       |

**Metropolitan Planning Commission (“MTC”) Regional Airport Planning Committee (“RAPC”)**

**Agency List**

|     |  |  |  |
|-----|--|--|--|
| 7.  | Sonoma County ALUC                           | Melody Richitelli<br>2550 Ventura Avenue<br>Santa Rosa, CA 95403<br>(707) 565-7387<br><a href="mailto:Melody.Richitelli@sonoma-county.org">Melody.Richitelli@sonoma-county.org</a><br><a href="mailto:ALUC@sonoma-county.org">ALUC@sonoma-county.org</a> |  |
| 8.  | Caltrans Division of Aeronautics             | 1120 N Street<br>Sacramento, CA 95814<br>(916) 654-4959<br><a href="mailto:Aeronautics@dot.ca.gov">Aeronautics@dot.ca.gov</a>  |  |
| 9.  | East Contra Costa County Habitat Conservancy | Abigail Fateman, Executive Director<br>30 Muir Road<br>Martinez, CA 94553<br>925-655-2908<br><a href="mailto:abigail.fateman@dcd.cccounty.us">abigail.fateman@dcd.cccounty.us</a>  |  |
| 10. | Association of California Airports           | Mary Hansen<br>P. O. Box 629<br>Marysville, CA 95901<br>(530) 682-8926<br><a href="mailto:mhansenapt@gmail.com">mhansenapt@gmail.com</a>   |  |
| 11. | California Pilots Association                | 1809 S Street, Suite 101-254<br>Sacramento, CA 95811<br>(800) 319-5286   |  |
| 12. | Contra Costa Transportation Authority        | John Hoang, Director of Planning<br>2999 Oak Road, Suite 100<br>Walnut Creek, CA 94597<br>(925) 256-4729<br><a href="mailto:jhoang@ccta.net">jhoang@ccta.net</a>   |  |



**Metropolitan Planning Commission (“MTC”) Regional Airport Planning Committee (“RAPC”)**

**Agency List**

|     |   |  |  |
|-----|---|--|--|
| 13. | Alameda County Transportation Commission    | Kristen Villanueva, Director of Planning<br>1111 Broadway, Suite 800<br>Oakland, CA 94607<br>(510) 208-7457<br><a href="mailto:kvillanueva@alamedactc.org">kvillanueva@alamedactc.org</a>                        |  |
| 14. | Transportation Authority of Marin           | Derek McGill, Director of Planning<br>900 Fifth Avenue, Suite 100<br>San Rafael, CA 94901<br>(415) 226-0825  |  |
| 15. | Napa Valley Transportation Authority        | Danielle Schmitz, Director of Capital Development & Planning<br>625 Burnell Street<br>Napa, CA 94559<br>(707) 259-5968<br><a href="mailto:dschmitz@nvta.ca.gov">dschmitz@nvta.ca.gov</a>                         |  |
| 16. | San Mateo County Transportation Authority   | Patrick Gilster, Director of Planning and Fund Management<br>1250 San Carlos Ave.<br>P.O. Box 3006<br>San Carlos, CA 94070<br>(650) 508-6200<br><a href="mailto:GilsterP@samtrans.com">GilsterP@samtrans.com</a> |  |
| 17. | Santa Clara Valley Transportation Authority | 3331 North First Street<br>San Jose, CA, 95134<br>(408) 321-2300<br><a href="mailto:customer.service@vta.org">customer.service@vta.org</a>   |  |

**Metropolitan Planning Commission (“MTC”) Regional Airport Planning Committee (“RAPC”)**

**Agency List**

|     |   |   |  |
|-----|---|---|--|
| 18. | San Francisco County Transportation Authority | Rachel Hiatt, Deputy Director for Planning<br>1455 Market Street, 22nd Floor<br>San Francisco, CA 94103<br>(415) 522-4809<br><a href="mailto:info@sfcta.org">info@sfcta.org</a> |  |
| 19. | Solano Transportation Authority               | Robert Guerrero, Director of Planning<br>423 Main Street<br>Suisun City, CA 94585<br>(707) 424-6075<br><a href="mailto:rguerrero@sta.ca.gov">rguerrero@sta.ca.gov</a>           |  |
| 20. | Sonoma County Transportation Authority        | Chris Barney, Director of Planning<br>411 King Street<br>Santa Rosa, CA 95404<br>(707) 565-5373<br><a href="mailto:info@scta.ca.gov">info@scta.ca.gov</a>                       |  |