



Contra Costa County Airport Land Use Commission AGENDA

When: Thursday, June 17, 2021 - 7:00 P.M.

Where: Zoom Webinar

Please click the link below to join the webinar:

<https://cccouny-us.zoom.us/j/88336530917>

Meeting ID: 883 3653 0917

Or Telephone:

(888) 278-0254 US Toll-free

Conference code: 198675 # #

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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.

Consent

(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.")

3. Past and Pending Projects Report. ***Page 2**

Public Hearing

4. Public Hearing, Action and Discussion Item(s):
 - a. **CONSIDER** ALUC approach for review of solar photovoltaic ("PV") projects.
(Reference (link): [Federal Aviation Administration Technical Guidance for Evaluating Selected Solar Technologies on Airports, November 2010, Updated April 2018](#))
(Jamar Stamps, ALUC staff) (Discussion)
5. Staff Updates
 - a. Byron Airport General Plan Update/Airport Land Use Compatibility Plan Update
 - b. Byron Solar Project (Contra Costa County, south of Byron Airport at Countyline)
 - c. ALUC File No. AC21-0001 (BMW Concord, City of Concord)

6. Commissioner Updates

7. Adjournment

* - Attachment

Item 3

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

| Project Initiation | File#/Name Location (Lead Agency) | Project Description | ALUC Approval (Staff or Commission) |
|---------------------------|---|--|--|
| 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</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 |
| May 2020 | AC20-0002 APN: 126-323-007 (City of Concord) | Proposed General Plan Amendment from Regional Commercial to Commercial Mixed Use, Rezoning from Regional Commercial to Commercial Mixed-Use zoning district, and a Use Permit for the construction of an 86-room, 4-story, 48,100 sq. ft. hotel on an approximately 1.24-acre site. | Staff: 5/19/20 |

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

Updated 5/12/21

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|---------------------------|--|--|--|
| April 2020 | LP20-2022 APN: 001-41-041/007 (Contra Costa County, Byron) | Proposed 3 megawatt commercial photovoltaic (“PV”) solar facility. The proposed solar facility would cover approximately 33 acres of an approximately 108-acre site. | Commission: 4/15/21 |
| February 2020 | AC20-0001 APN: 126-323-007 (City of Concord) | Design Review application from the City of Concord (“City”) for a proposed remodel and tenant improvements for an existing 18,797 square foot building for a Mazda auto dealership (currently occupied by the Infiniti dealership) with associated office space on a 2.51-acre site. | Staff: 3/16/20 |
| December 2019 | AC19-0002 APN: 125-210-012 (City of Concord) | Proposed 120,917 square foot self-storage (up to two stories or 32 feet in height) with associated office space and U-Haul rental facility on a 4.53-acre site. | Commission: 1/16/20 |
| May 2019 | CV19-0048 APN: 125-010-023 (Contra Costa County/ Unincorporated Concord) | Aviation related use on airport property; proposal consistent with Buchanan Field Airport Master Plan. | Staff: 5/24/19 |
| April 2019 | LP19-2011 APN: 125-240-029 (Contra Costa County/ Unincorporated Pacheco) | Proposed 50’ monument sign. Proposal does not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the Plan. | Staff: 4/17/19 |
| March 2019 | PL18318 APN: 110-120-064 (City of Concord) | Proposed conversion of an existing 21,120 square foot rental office and warehouse building into an office and Public Storage Mini-Storage facility. Proposal does not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the Plan. | Staff: 3/1/19 |
| November 2018 | DP18-3038 APN: 125-010-020 Concord Area (Contra Costa County) | Proposed 3,000-gallon above-ground fuel tank for Enterprise Rent-A-Car. ALUC staff has determined the proposed project to be inconsistent with the Compatibility Plan . UPDATE: Project revision reduced tank size to 2,000 – fully compliant with ALUCP. | Staff: 11/29/18 |

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