



Contra Costa County Airport Land Use Commission

AGENDA

When: Thursday, September 17, 2020 - 7:00 P.M.

Where: GoTo Meeting

Please join my meeting from your computer, tablet or smartphone.

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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):
5. Staff Updates
 - a. ALUC Vacancies, Pending Projects, General ALUC Discussion. **Page 5***
6. Commissioner Updates
7. Adjournment

* - Attachment

Item 3

**Past/Pending Projects
ALUC Staff**

Project Initiation	File#/Name Location (Lead Agency)	Description/Staff Determination	ALUC Evaluation Completion	Decision by Lead Agency
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.	9/1/20	Pending
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.	5/19/20	Pending
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.	3/16/20	Pending
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.	1/16/20	Approved
May 2019	CV19-0048 APN: 125-010-023 (Unincorporated Concord)	Aviation related use on airport property; proposal consistent with Buchanan Field Airport Master Plan.	5/24/19	Approved
April 2019	LP19-2011 APN: 125-240-029 (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.	4/17/19	Pending
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.	3/1/19	Approved

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

**Past/Pending Projects
ALUC Staff**

Project Initiation	File#/Name Location (Lead Agency)	Description/Staff Determination	ALUC Evaluation Completion	Decision by Lead Agency
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.	11/29/18	Approved
	PLN18-0460 APN: 153-270-001 (City of Pleasant Hill)	Proposed 1,700 square foot single story commercial building. (Formerly proposed Dunkin’ Donuts site – see PLN18-0061 below.) Proposal does not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the Plan.	1/17/19	Approved
	LP18-2031/2031 APN: 002-200-022 Byron Area (Contra Costa County)	Proposed 20-acre expansion of Byron quarry mining operation.	In progress	Pending
October 2018	PL18341 APN: 159-070-034 (City of Concord)	Proposed 100’ monopine.	In progress. Pending review fee.	Pending
August 2018	PLN18-0061 APN: 153-270-001 (City of Pleasant Hill)	778 square foot building with a double-entry drive-thru facility with a 13-vehicle queuing area and outdoor patio area with up to 12 seats on a 15,193 square foot site. Proposal does not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the Plan.	8/2/18	Approved
	PL18318 APN: 110-120-064 (City of Concord)	Proposed public storage facility.	In progress. Pending review fee.	Approved
July 2018	Files DP18-3002, RZ18-3240 “Delta Ranch Renewable Energy Project” APN: (multiple) (Contra Costa County, Byron)	Proposed outdoor solar power generation, grazing, honeybee forage, habitat and other agricultural uses, as well as a rezone from General and Heavy Agricultural to Planned Unit District over approximately 621 acres.	In progress	Application Withdrawn

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Item 5.a.



CONTRA COSTA COUNTY
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TO: Members, Airport Land Use Commission (“ALUC”)

FROM: Jamar Stamps, ALUC staff 

DATE: September 17, 2020

SUBJECT: ALUC Update

ALUC Vacancies

Board of Supervisors Appointment 1: As of May 4, 2020, this appointment previously held by Tom Weber (termed out) is now vacant. On August 21, 2020, the Airports Committee of the Board of Supervisors released a solicitation for applications. The submission deadline is October 1, 2020 and interviews will be held on November 5, 2020.

At-Large Member: As of August 17, 2020, this appointment previously held by Ken Freeze (resigned) is now vacant. ALUC staff will prepare a solicitation to be released late September/early October 2020 with interviews expected to be held at the November 2020 ALUC meeting.

Pending Land Use Projects

Byron Airport General Plan/Airport Land Use Compatibility Plan Update: The County Conservation and Development Department and Public Works Department Airports Division are managing the subject project. The project consists of updating land use designations on the Byron Airport property to allow for more economically viable uses (e.g. retail and commercial). The Draft Environmental Impact Report (“DEIR”) is currently underway and expected to be completed by the end of 2020. The update to the Airport Land Use Compatibility Plan is in process parallel to the General Plan Update. Staff believes a draft of updated Compatibility Plan policies will come before the ALUC for consideration when the DEIR is completed. The ALUC will be the approval body for the Compatibility Plan update.

16-Acre Buchanan Airport Site: An approximately 16-acre site adjacent directly to the west of Buchanan Field Airport is currently being considered for non-aviation development. The developer and their consultants are preparing environmental analysis. However, given current market conditions there is some uncertainty about when a development application will be submitted. ALUC staff has been in communication with the developer and will update the

Commission when any new information becomes available.

