


CONTRA COSTA COUNTY
Public Works Department-Airports Division

FEB 12 P 2:45

DATE: February 10, 2016

TO: Will Nelson,
Principal Planner

FROM: Beth Lee, 
Assistant Director of Airports

SUBJECT: General Plan Amendment, Buchanan Field Airport

Per past discussions, this memorandum serves to request a General Plan Amendment related to the Policies for the Buchanan Field Airport (Airport) that was one of several changes made in 2008 to bring conformity with the updated Airport Master Plan. The specific item of concern is Policy 3-98 which changed a portion of a commercial use to a business park, but also specified a development limit of 18,500 square feet for the 3-acre site (see "BP" noted on attached map). At that time there were several large, planned Airport development projects and, as a result, the business park development envelope was limited to 18,500 square feet in order to address the cumulative peak hour trip generation concerns (total not to exceed 99). Subsequent to the 2008 General Plan Amendment, however, the economy went into a recession which resulted in none of the planned Airport projects proceeding.

Fast forward eight years and we are finally getting resurgence in development interest at the Airport. The first project is an industrial business park on the 3 acre site but the 18,500 square foot development envelope constraint is too low for a project to be economically viable. As previously mentioned, the constraint was derived from past cumulative development conditions that are no longer applicable. As such, the maximum building size should be changed to reflect current circumstances. Specifically, we are requesting the General Plan be amended to reflect the following:

- The development envelope be increased to a maximum of 52,300 square feet of industrial business park use (more service oriented with little, or no, point of sale expected at the site);
- A maximum of 20% (or 10,460 square feet) of the space would be office;
- A majority (80% plus, or 41,840 square feet or more) of the space would be warehouse;
- The maximum peak hour trip generation be calculated based on the type of development (industrial business use) and primarily based on trips per number of employees as the development is not expected to generate many trips particularly at peak hour times (the few jobs created could offer local residents employment opportunities thereby alleviating commute traffic to other workforce locations).

NOTE: the actual project size is likely to be below the maximum requested and, as such, we request that the final peak hour trips applied to this project be calculated based on the type of development, actual development size, and trips per employee.

The proposed General Plan Amendment is desired to best ensure that the land uses are consistent with the adopted Buchanan Field Airport and Byron Airport Minimum Standards, Development, Facility Use & Lease Policies (Minimum Standards) and provides optimum flexibility to accommodate future changes. Further, it will provide maximum future opportunities while minimizing the need to undertake future

General Plan or zoning amendments as infrastructure and/or other circumstances change (to address concern of time delay and cost will destroy a future opportunity).

Please contact me at 681-4203 to discuss any questions you may have, next steps, process and anticipated timing.

cc: Joe Yee, Public Works
Keith Freitas, Airports