

**COUNTY PLANNING COMMISSION
RESOLUTION NO. 9-2016**

RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, INCORPORATING A RECOMMENDATION AND FINDINGS FOR A GENERAL PLAN AMENDMENT RELATING TO THE LAND USE ELEMENT OF THE GENERAL PLAN OF SAID COUNTY.

WHEREAS, on October 28, 2008, the Board of Supervisors approved General Plan Amendment (GPA) #GP07-0001, which amended the Contra Costa County General Plan (2005-2020) Land Use and Transportation and Circulation elements in support of the 2008 update to the Buchanan Field Airport Master Plan; and

WHEREAS, when the Master Plan was updated and GPA #GP07-0001 was adopted, several significant development projects were proposed at Buchanan Field and in order to restrict cumulative traffic generation below 100 peak-hour trips, the County limited development of the three-acre portion of Buchanan Field property designated "Business Park" on the Land Use Element Map to 18,500 square feet; and

WHEREAS, as part of its adoption of GPA #GP07-0001, for purposes of compliance with the California Environmental Quality Act (CEQA), the Board of Supervisors adopted an Initial Study/Mitigated Negative Declaration which analyzed the potential environmental impacts of the Master Plan update and determined, among other things, that impacts related to transportation and traffic could be mitigated to less-than-significant levels; and

WHEREAS, primarily as a result of the economic recession beginning in 2008, none of the projects anticipated under the Master Plan were implemented, and none of the traffic attributable to these projects was generated; and

WHEREAS, on February 10, 2016, the Public Works Department – Airports Division submitted a request to amend Land Use Element Policy 3-98 to increase the development limit for the three-acre portion of Buchanan Field designated Business Park from 18,500 square feet to 52,300 square feet citing the fact that none of the development projects anticipated in 2008 had been implemented and therefore the aforementioned limit on development was no longer necessary; and

WHEREAS, on May 24, 2016, the Board of Supervisors voted to authorize GPA study #GP16-0002; and

WHEREAS, for purposes of compliance with the provisions of CEQA and the State and County CEQA Guidelines, the County determined that there is no possibility that the proposed GPA will have a significant effect on the environment, and that GPA #GP16-0002 is therefore exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3); and

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RESOLUTION NO. 9-2016**

WHEREAS, after notice having been lawfully given, a public hearing was scheduled before the County Planning Commission on Tuesday, May 24, 2016, whereat all persons interested in the matter might appear and be heard; and

WHEREAS, on Tuesday, May 24, 2016, the County Planning Commission fully reviewed, considered, and evaluated all testimony and evidence submitted in this matter.

NOW, THEREFORE BE IT RESOLVED that the County Planning Commission recommends that the Board of Supervisors:

1. FINDS, on the basis of the whole record before the County, for purposes of compliance with CEQA, that there is no possibility that GPA #GP16-0002 will have a significant effect on the environment, and it is therefore exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3); and
2. FINDS that the proposed GPA would be in the public interest as it furthers the goals and policies in the Contra Costa County General Plan related to development of Buchanan Field Airport; and
3. FINDS that the proposed GPA would be consistent with the other goals, policies, and implementation measures described in the General Plan, and would not cause a violation of any of the Growth Management Performance standards as described in the Growth Management Element; and
4. ADOPTS GPA #GP16-0002, amending the text of General Plan Land Use Element Policy 3-98 as follows, as the 1st Consolidated GPA for calendar year 2016, as permitted under State law:

(deleted text is shown as ~~striketrough~~ and new text is shown as double-underlined):

- 3-98 The area designated for Commercial (CO) use at the entrance of John Glenn Drive is limited to development of 220,000 square feet of space; the area designated Business Park (BP) at Marsh Drive and Sally Ride Drive is limited to ~~18,500~~ 52,300 square feet. New development undertaken pursuant to the Buchanan Field Master Plan (2008) shall not cause cumulative automobile trip generation to exceed 99 peak-hour trips unless a traffic impact analysis has been performed consistent with the most recent version of the *Technical Procedures Manual* adopted by the Contra Costa Transportation Authority and the appropriate documentation has been prepared pursuant to the requirements of the California Environmental Quality Act.

**COUNTY PLANNING COMMISSION
RESOLUTION NO. 9-2016**

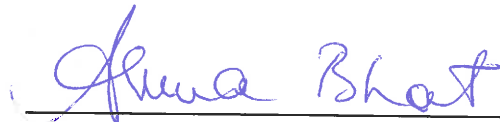
The instructions by the County Planning Commission to prepare this resolution were given by motion of the County Planning Commission on Tuesday, May 24, 2016, by the following vote:

AYES:	Commissioners -	Snyder, Terrell, Wright, Clark, Steele
NOES:	Commissioners -	None
ABSENT:	Commissioners -	Swenson
ABSTAIN:	Commissioners -	None

Duane Steele,
Chair of the Planning Commission,
County of Contra Costa,
State of California

I, Aruna Bhat, Secretary of the County Planning Commission, certify that the foregoing was duly called and approved on May 24, 2016.

ATTEST:



Aruna M. Bhat,
Secretary of the Planning Commission
County of Contra Costa,
State of California