

## **Resolution No. 2022/179**

IN THE MATTER OF approving a General Plan Amendment for the Byron Airport Development Program.

WHEREAS, the Contra Costa County Board of Supervisors held a public hearing on April 26, 2022, continued to May 17, 2022, to consider the Byron Airport Development Program, proposed for the unincorporated Byron area. The Project includes certification of an environmental impact report and adoption of the mitigation monitoring and reporting program prepared for the Project, adoption of a General Plan Amendment (County File #GP12-0003), and approval of a development plan modification (County File #DP14-3008).

WHEREAS, the General Plan Amendment for the Project amends the Transportation and Circulation Element of the 2005-2020 Contra Costa County General Plan to revise policies 5-66 and 5-77 to expand the range of land uses and activities allowed at Byron Airport and modify the Airport Land Use Compatibility Plan (ALUCP) compatibility zone designations.

WHEREAS, a resolution is required under Government Code Section 65356 to amend a general plan.

NOW, THEREFORE, the Contra Costa County Board of Supervisors resolves as follows:

- A. The Board of Supervisors makes the following General Plan Amendment findings:
  1. No change to the County's Urban Limit Line (ULL) is proposed, and no extension of urban services outside the ULL is proposed. The portion of the subject property where development may occur is fully inside the ULL and therefore may be developed with "urban" or "non-urban" uses, as defined in the 2005-2020 Contra Costa County General Plan. The Public and Semi-Public (PS) land use designation for Byron Airport is non-urban. All proposed land uses, both aviation-related and non-aviation-related, will be located on land designated PS and within the ULL.
  2. Adoption of the proposed General Plan Amendment (GPA) will not cause a violation of the 65/35 Land Preservation Standard (the "65/35 Standard"), originally approved by County voters through adoption of Measure C-1990 and reaffirmed through adoption of Measure L-2006. Under the 65/35 Standard, no more than 35 percent of the land in the County may be developed with urban uses and at least 65 percent of the land must be preserved for non-urban uses such as agriculture, open space, parks, wetlands, and public facilities. The existing land use designations for the subject site, Public and Semi-Public (PS) and Agricultural Lands (AL), are non-urban land use designations.
  3. The project complies with the objectives and requirements of Measure J-2004, the Contra Costa Transit Authority (CCTA) Growth Management Program (GMP), and related CCTA resolutions. The CCTA GMP Implementation Guide (2021) sets forth procedures for local agency consultation and evaluation of impacts of proposed General Plan Amendments. The Byron Airport Development Program EIR was evaluated according to the CCTA GMP GPA Review Process and Technical Procedures for evaluating transportation impacts. Therefore, the project complies with the objectives and requirements of Measure J-2004, the Contra Costa Growth Management Program, and related CCTA resolutions.

4. The General Plan comprises an integrated, internally consistent, and compatible statement of policies governing development in the unincorporated areas. The GPA involves revising Transportation and Circulation Element policies 5-66 and 5-77 to allow additional uses at Byron Airport and integrate updates to the Airport Land Use Compatibility Plan, respectively. The two policies are very specific to Byron Airport and do not affect County policy unrelated to that facility. Therefore, adoption of the proposed GPA will not cause the General Plan to become internally inconsistent.
  5. Pursuant to Government Code Section 65358(a), the General Plan may be amended if such amendment is deemed to be “in the public interest.” The Project helps the County achieve General Plan Goal 5-Q, to encourage development and operation of two general purpose public airports, by supporting Byron Airport's fiscal self-sufficiency. The Project achieves this by allowing additional aviation and non-aviation development on airport property, which in turn allows for revenue increases from ground leases, user fees, and other revenue streams. The Project also serves to improve the severe jobs/housing imbalance in East County by adding employment opportunities at the airport.
  6. Pursuant to Government Code Section 65358(b), no mandatory element of the General Plan may be amended more than four times per calendar year. The proposed GPA affects the Transportation and Circulation element, a mandatory element, and is part of the first consolidated General Plan Amendment to this element for 2022.
- B. The Board of Supervisors hereby ADOPTS the General Plan Amendment (County File #GP12-0003) to revise Transportation and Circulation Element policies 5-66 and 5-77, and ADOPTS said General Plan Amendment as part of the first consolidated General Plan Amendment to the Transportation and Circulation element for calendar year 2022, as permitted by State Planning Law.