

**THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA**  
**and for Special Districts, Agencies and Authorities Governed by the Board**

Adopted this Resolution on 06/07/2022 by the following vote:

**AYE:**

**NO:**

**ABSENT:**

**ABSTAIN:**

**RECUSE:**



**Resolution No. 2022/178**

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 rezoning ordinance (County File #RZ21-3262), and approval of a development plan modification (County File #DP14-3008). WHEREAS, the General Plan Amendment for the Project amends the Land Use Element Map to re-designate approximately 11.7 acres of land from Agricultural Lands (AL) to Public and Semi-Public (PS). 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. The portion of the project site where development may occur is fully located inside the County's Urban Limit Line (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, including the General Plan Amendment to the 11.7-acre parcel, 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 designation. Changing the land use designation for 11.7 acres from AL to PS does not change the percentage of land devoted to urban and non-urban uses.
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. Although the proposed GPA involves revising policies to expand the allowed uses at Byron Airport and re-designating the 11.7-acre parcel to PS to be included as part of the Byron Airport Development Program, the expanded aviation and non-aviation uses are consistent with the PS designation of the land inside the ULL and will support the General Plan goal of operating two airports in the County, among other goals and policies. The two amended policies will also not cause inconsistencies, as they 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 proposed project would help implement General Plan Goal 5-Q, to encourage the development and operation of two general purpose public airports in the county, by supporting the financial self-sufficiency of Byron Airport. The project will support this through economic development around the airport, which will also serve to improve the severe jobs/housing imbalance in East County by adding high-quality 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 Land Use and Transportation and Circulation elements, both mandatory elements, and are the second and first consolidated amendments to these elements, respectively, for 2022.

B. The Board of Supervisors hereby ADOPTS the General Plan Amendment (County File #GP12-0003) to re-designate an 11.7-acre portion of the subject property from Agricultural Lands (AL) to Public and Semi-Public (PS), and revise Transportation and Circulation Element policies 5-66 and 5-77, and ADOPTS said General Plan Amendment as part of the second consolidated General Plan Amendment to the Land Use Element and the first consolidated General Plan Amendment to the Transportation and Circulation element for calendar year 2022, as permitted by State Planning Law.

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

**ATTESTED: June 7, 2022**

Monica Nino, County Administrator and Clerk of the Board of Supervisors

**Contact: Daniel Barrios, (925) 655-2901**

By: , Deputy

**cc:**