



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: August 10, 2021

Subject: General Plan Amendment Authorization for Buchanan Field Fulfillment Center

RECOMMENDATION(S):

1. AUTHORIZE initiation of a General Plan Amendment (GPA) process to consider changing the General Plan land use designation from Public and Semi-Public (PS) to Light Industry (LI) for a 15.5-acre portion of an undeveloped parcel located between Sally Ride Drive and Marsh Drive at Buchanan Field Airport, Assessor's Parcel Number 125-010-023. (County File #GP21-0002)

2. ACKNOWLEDGE that granting this authorization does not imply any sort of endorsement for the application to amend the General Plan, but only that the matter is appropriate for consideration.

FISCAL IMPACT:

None. If the authorization is granted, the project applicant will pay application fees to cover the cost of processing the GPA.

BACKGROUND:

On July 6, 2021, the Department of Conservation and Development received documents from Mr. Karl Higgins, FSRE Industrial Concord, LLC, describing a proposed 97,989

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☒ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **08/10/2021** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

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: August 10, 2021

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

By: Stacey M. Boyd, Deputy

Contact: Will Nelson (925)
655-2898

cc:

square foot warehouse/fulfillment center, with an additional 8,192 square foot internal mezzanine office space, at Buchanan Field Airport (see Attachment A). The subject site is designated PS on the General Plan Land Use Element Map and zoned

BACKGROUND: (CONT'D)

Unrestricted (U). The applicant requests redesignation of the subject site from PS to Business Park (BP); however, the BP designation is proposed for elimination through the Envision Contra Costa 2040 process and staff has determined that Light Industry (LI) is a more appropriate designation in this instance. Attachment B illustrates the existing and proposed General Plan designations, while Attachment C illustrates the zoning.

The subject site is a 15.5-acre portion of an undeveloped parcel on the western edge of Buchanan Field Airport, between Marsh Drive and Sally Ride Drive. The parcel is flat except for two drainage ditches. It is covered by non-native grasses, which are regularly mowed. One small tree, which would be removed, is located in the site's northwest corner. Airport property and uses border the site to the north, east, and south. To the west, across Marsh Drive, are mobile home parks. Attachment D is an aerial photo of the site and its surroundings.

The project involves development of a warehouse/fulfillment center. The 106,181 square foot rectangular building would be 44 feet tall, which includes a parapet for screening of rooftop mechanical equipment. The building's appearance would be typical of concrete tilt-up, light industrial construction. Truck and van loading/unloading areas would be on the building's north and east sides, with extensive surface parking to the south. Truck and van ingress/egress would be on Sally Ride Drive, away from the residential uses across Marsh Drive. Landscaping is proposed along the site's perimeter and within parking areas. On- and off-site infrastructure improvements would be required pursuant to the County Ordinance Code.

Light industrial development is common adjacent to airports and developing the subject site as proposed is consistent with the County's vision for Buchanan Field. The project would bring approximately 300 permanent jobs to the area, support the Airport Enterprise Fund, and increase the tax base. Because the project requires discretionary approval, its potential environmental effects (staff anticipates traffic, hydrology, greenhouse gas and other emissions and construction-period impacts [noise, dust, etc.] being the issues that require the most substantive review) would be evaluated and any necessary project conditions and mitigation measures would be identified, pursuant to the California Environmental Quality Act. For these reasons, staff recommends Board authorization to proceed with the GPA process. Staff emphasizes that authorization to proceed does not imply the Board's ultimate endorsement of the application to amend the General Plan, but only that this matter is appropriate for consideration.

CONSEQUENCE OF NEGATIVE ACTION:

If the Board decides not to authorize initiation of the GPA process, then an application to amend the General Plan cannot be filed and the subject site will retain its PS land use designation. The proposed warehouse/fulfillment center project would not be able to proceed.

ATTACHMENTS

Attachment A - Materials Submitted by FSRE Industrial Concord, LLC

Attachment B - General Plan Land Use Maps

Attachment C - Zoning Maps

Attachment D - Aerial Photograph of Project Site