



# Contra Costa County Airport Land Use Commission AGENDA

When: Thursday, September 16, 2021 - 7:00 P.M.

Where: Zoom Webinar

**Please click the link below to join the webinar:**

<https://ccccounty-us.zoom.us/j/83541945541>

**Or Telephone:**

(888) 278-0254 US Toll-free

Conference code: 198675 # #

Meeting ID: 835 4194 5541

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1. Call to Order
  2. Public Comment - Provides an opportunity for any member of the public to speak on any item under the purview of the ALUC that is **not** on the agenda.

### Consent

(Items are subject to removal from Consent Calendar by request of any Commissioner or on request for discussion by a member of the public. Items removed from the Consent Calendar will be considered with the discussion items under "Public Hearing.")

3. Past and Pending Projects Report. **\*Page 2**

### Public Hearing

4. Public Hearing, Action and Discussion Item(s):
  - a. **CONSIDER DRAFT ALUC solar energy project consistency review policy.**  
(Jamar Stamps, ALUC staff) (Discussion) **\*Page 5**
5. Staff Updates
6. Commissioner Updates
7. Adjournment

\* - Attachment

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# Item 3

**Contra Costa ALUC  
Past/Pending Project Review Log**

| <b>Project Initiation</b> | <b>File#/Name Location (Lead Agency)</b>  | <b>Project Description</b>  | <b>ALUC Approval (Staff or Commission)</b> |
|---------------------------|---|---|--|
| August 2021               | <b>AC21-0004</b><br>APN: 126-325-004<br>(City of Concord)   | Future Chrysler Dodge Jeep Ram of Concord. Future Chrysler Dodge Jeep Ram of Concord is planning to move their current new auto dealerships and related service operations from 4901 Marsh Road to 2121 Diamond Blvd. (former auto dealership). To accommodate their new location, they will be remodeling the existing building currently occupied by ServiceMaster. | Staff: 8/23/21                             |
| June 2021                 | <b>AC21-0003</b><br>APN: 159-140-042<br>(Contra Costa County/<br>Unincorporated Martinez)                         | Contra Costa Central Sanitary District ("Central San") proposes construction and operation of a 1.75-megawatt solar facility on approx. 8.2 acres of a 48-acre parcel (APN 150-140-042), which is owned by Central San.   | Commission: 8/19/21                        |
| May 2021                  | <b>LP21-2016</b><br>APN: 125-046-009<br>(Contra Costa County/<br>Unincorporated Pacheco)                          | Proposed 65' digital display sign (billboard), replacing existing 45' static billboard.   | <i>In process</i>                          |
| April 2021                | <b>LP21-2011</b><br>APN: 002-190-002<br>(Contra Costa County/<br>Unincorporated Byron)                            | 1,500 ton per day construction and demolition debris recycling operation with products sold on and off-site (no proposed storage of hazardous materials).   | Staff: 5/11/21                             |
| March 2021                | <b>AC21-0002</b><br>APN: 126-010-033<br>(City of Concord)   | Proposed 4,460 square foot building addition to an existing automobile dealership (Concord Nissan) on a 3.06-acre site.   | Commission: 4/15/21                        |
|                           | <b>AC21-0001</b><br>APN: 126-030-037<br>(City of Concord)   | Proposed 12,670 square foot building expansion rooftop solar and commercial solar carport installations (totaling approximately 29,586 square feet) at the existing BMW Concord Dealership on a 5.25-acre site.   | Commission: 4/15/21                        |
| November 2020             | <b>LP20-2028, LP20-2029</b><br>APN: 002-210-019,<br>002-210-025<br>(Contra Costa County/<br>Unincorporated Byron) | Proposed commercial photovoltaic ("PV") solar facilities on two sites (6.5-acre PV facility on a 10-acre parcel and 35-acre PV facility on a 126.48-acre parcel).   | Commission: 12/17/20                       |

ALUC = Airport Land Use Commission  
ALUCP or Plan = Contra Costa Airport Land Use Compatibility Plan

*Updated 9/9/21*

**Contra Costa ALUC  
Past/Pending Project Review Log**

| <b>Project Initiation</b> | <b>File#/Name Location (Lead Agency)</b>   | <b>Project Description</b>   | <b>ALUC Approval (Staff or Commission)</b> |
|---------------------------|--|--|--|
| August 2020               | <b>AC20-0003</b><br>APN: 153-030-004<br>(City of Pleasant Hill)                          | Proposed General Plan Amendment (from Semi-Public and Institutional to Multi-Family Residential), rezoning (from R-7 Single Family Residential – High Density to Specific Plan/Planned Unit Development), a Minor Subdivision, Development Plan and Use Permit for the construction of a proposed 4-story, 82-unit senior housing facility with associated day-health care and administrative facilities, and a 90-children preschool on an approximately 4-acre site. | Staff: 9/1/20                              |
| May 2020                  | <b>AC20-0002</b><br>APN: 126-323-007<br>(City of Concord)                                | Proposed General Plan Amendment from Regional Commercial to Commercial Mixed Use, Rezoning from Regional Commercial to Commercial Mixed-Use zoning district, and a Use Permit for the construction of an 86-room, 4-story, 48,100 sq. ft. hotel on an approximately 1.24-acre site.  | Staff: 5/19/20                             |
| April 2020                | <b>LP20-2022</b><br>APN: 001-41-041/007<br>(Contra Costa County, Byron)                  | Proposed 3 megawatt commercial photovoltaic (“PV”) solar facility. The proposed solar facility would cover approximately 33 acres of an approximately 108-acre site.   | Commission: 4/15/21                        |
| February 2020             | <b>AC20-0001</b><br>APN: 126-323-007<br>(City of Concord)                                | Design Review application from the City of Concord (“City”) for a proposed remodel and tenant improvements for an existing 18,797 square foot building for a Mazda auto dealership (currently occupied by the Infiniti dealership) with associated office space on a 2.51-acre site.   | Staff: 3/16/20                             |
| December 2019             | <b>AC19-0002</b><br>APN: 125-210-012<br>(City of Concord)                                | Proposed 120,917 square foot self-storage (up to two stories or 32 feet in height) with associated office space and U-Haul rental facility on a 4.53-acre site.  | Commission: 1/16/20                        |
| May 2019                  | <b>CV19-0048</b><br>APN: 125-010-023<br>(Contra Costa County/<br>Unincorporated Concord) | Aviation related use on airport property; proposal consistent with Buchanan Field Airport Master Plan.   | Staff: 5/24/19                             |
| April 2019                | <b>LP19-2011</b><br>APN: 125-240-029<br>(Contra Costa County/<br>Unincorporated Pacheco) | Proposed 50’ monument sign. Proposal does not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the Plan.   | Staff: 4/17/19                             |

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*Updated 9/9/21*

Item 4.a.



**CONTRA COSTA COUNTY**  
**AIRPORT LAND USE COMMISSION**  
c/o DEPARTMENT OF CONSERVATION & DEVELOPMENT  
**30 Muir Road, 2<sup>nd</sup> Floor**  
**Martinez, CA 94553**  
**Telephone: 925-655-2917 Fax: 925-674-7258**

TO: Contra Costa Airport Land Use Commission (“ALUC”)

FROM: Jamar Stamps, AICP, ALUC staff 

DATE: September 16, 2021

SUBJECT: **ALUC Solar Project Review Policy**

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## Background

At the August 19, 2021, ALUC meeting, the Commission considered the revised draft Solar Project Review Policy and directed ALUC staff to further refine the policy and return to the Commission for discussion. The July 15 and August 19 staff memos are attached for reference. ALUC staff requests any further direction from the Commission.

## Contra Costa ALUC DRAFT Solar Energy Project Review Policy

The draft solar policy was revised per the ALUC’s direction from the August 19 ALUC meeting as follows:

- Solar photovoltaic (PV) and solar hot water (SHW) systems where the glass surfaces of the solar energy systems can reflect sunlight and produce glint (a momentary flash of bright light) and glare (a continuous source of bright light). Commercial and non-residential solar energy projects proposed off public use airport property, and within the Airport Influence Area of the County’s airports must be evaluated in accordance with the 2013 U.S. Federal Aviation Administration (“FAA”) Interim Policy 78 FR 63276 (“*FAA Review of Solar Energy System Projects on Federally Obligated Airports*”), or the most recently adopted FAA guidance and tools for review of solar energy projects and assessment of ocular impact<sup>1</sup>.
- ~~Solar projects reporting no glare or only green glare may be administratively approved by ALUC staff. Solar projects reporting yellow or red glare may be forwarded to full Commission for a consistency determination.~~

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<sup>1</sup> Solar Glare Hazard Analysis Tool (“SGHAT”) is specifically referenced in *Interim Policy, FAA Review of Solar Energy System Projects on Federally Obligated Airports (Federal Register / Vol. 78, No. 205 (2013))*.

The proposed Contra Costa ALUC solar policy will be added to the current Airport Land Use Compatibility Plan.

*Chapter 2 – Countywide Policies as 4.3.6(e) – Other Flight Hazards.*

*Land uses which may cause visual, electronic, or bird strike hazards to aircraft in flight shall not be permitted within any airport’s influence area. Specific characteristics to be avoided include:*

- (a) Solar photovoltaic (PV) and solar hot water (SHW) systems where the glass surfaces of the solar energy systems can reflect sunlight and produce glint (a momentary flash of bright light) and glare (a continuous source of bright light). Commercial and non-residential solar energy projects proposed off public use airport property, and within the Airport Influence Area of the County’s airports must be evaluated in accordance with the 2013 U.S. Federal Aviation Administration (“FAA”) Interim Policy 78 FR 63276 (“FAA Review of Solar Energy System Projects on Federally Obligated Airports”), or the most recently adopted FAA guidance and tools for review of solar energy projects and assessment of ocular impact;*
- (b) Glare or distracting lights which could be mistaken for airport lights;*
- (c) Sources of dust, steam, or smoke which may impair pilot visibility;*
- (d) Sources of electrical interference with aircraft communications or navigation; and*
- (e) Any use, especially landfills and certain agricultural uses, which may attract an increased number of birds. (Refer to Federal Aviation Administration Advisory Circular No. 150/5300-33, Hazardous Wildlife Attractants On or Near Airports, and Order No. 5200.5A, Waste Disposal Sites On or Near Airports for specific guidelines.)*


att: 8/19/21 ALUC Memo  
7/15/21 ALUC Memo



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TO: Contra Costa Airport Land Use Commission (“ALUC”)

FROM: Jamar Stamps, AICP, ALUC staff 

DATE: August 19, 2021

SUBJECT: **ALUC Solar Project Review Policy**

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### **Background**

At the July 15, 2021, ALUC meeting, the Commission considered a draft Solar Project Review Policy and directed ALUC staff to further refine the policy and return to the Commission for discussion. The July 15 staff memo is attached. ALUC staff requests any further direction from the Commission on the amended draft policy.

### **Contra Costa ALUC DRAFT Solar Energy Project Review Policy**

ALUC staff recommends this policy be added to Airport Land Use Compatibility Plan *Chapter 2 – Countywide Policies as 4.3.6(e) – Other Flight Hazards.*

- Commercial and non-residential solar energy projects within the Airport Influence Area of ~~either of~~ the County’s airports must be evaluated in accordance with the 2013 U.S. Federal Aviation Administration (“FAA”) Interim Policy 78 FR 63276 (*“FAA Review of Solar Energy System Projects on Federally Obligated Airports”*), or the most recently adopted FAA guidance for review of solar energy projects.
- Solar projects reporting no glare or only green glare may be administratively approved by ALUC staff. Solar projects reporting yellow or red glare may be forwarded to full Commission for a consistency determination.


att: 7/15/21 ALUC Memo





**CONTRA COSTA COUNTY**  
**AIRPORT LAND USE COMMISSION**  
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**Telephone: 925-655-2917 Fax: 925-674-7258**

TO: Contra Costa Airport Land Use Commission (“ALUC”)

FROM: Jamar Stamps, AICP, ALUC staff 

DATE: July 15, 2021

SUBJECT: **ALUC Solar Project Review Policy**

### **Background**

At the June 17, 2021, ALUC meeting, the Commission directed ALUC staff to develop draft guidance for reviewing commercial and non-residential solar energy projects within the Airport Influence Areas of the County’s two airports, Buchanan Field (Concord) and Byron Airport (Byron), with the goal of establishing a uniformed review approach for these types of projects. Staff’s research of existing ALUC solar policies throughout California has revealed few unique solar review policies. Most policies generally align with what is provided in the California Airport Land Use Planning Handbook (2011).

### **Current Policies**

While the Contra Costa Airport Land Use Compatibility Plan (“ALUCP”) does not contain polices that directly address commercial and non-residential solar energy projects or procedures for consistency review, the ALUCP does provide policies that generally address issues of glare or other visual distractions and hazards.

*ALUCP Section 4.3.6. Other Flight Hazards — Land uses which may cause visual, electronic, or bird strike hazards to aircraft in flight shall not be permitted within any airport’s influence area. Specific characteristics to be avoided include:*

- a. Glare or distracting lights which could be mistaken for airport lights;*
- b. Sources of dust, steam, or smoke which may impair pilot visibility;*
- c. Sources of electrical interference with aircraft communications or navigation; and*
- d. Any use, especially landfills and certain agricultural uses, which may attract*

*an increased number of birds. (Refer to Federal Aviation Administration Advisory Circular No. 150/5300-33, Hazardous Wildlife Attractants On or Near Airports, and Order No. 5200.5A, Waste Disposal Sites On or Near Airports for specific guidelines.)*

ALUC staff has relied on this policy section for reviewing projects that may have the potential for emitting glare or similar visual hazards. However, given the scale and nuance of solar energy systems, it was determined a more reliable, quantifiable analysis method would be necessary. It should be noted this existing ALUCP policy will be carried over into the proposed Byron ALUCP.

### **Current Practice (Other ALUC Policies)**

Most ALUCs contain policies like what is provided above. Riverside County ALUC has an additional standard that may be considered for the Contra Costa ALUCP.

*Riverside County General Plan – Table 4: Land Use Compatibility Guidelines for Airport Safety Zones for March, Flabob, Bermuda Dunes, Chino and Skylark Airports (October 2011).*

*The following uses shall be prohibited in all airport safety zones:*

- a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.*
- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.*
- c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.*
- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.*

### **Discussion**

Riverside County provides the best example of an alternative solar project review policy. ALUC staff provides the following draft policy for the Commission’s consideration, which staff recommends be provided in addition to current ALUC policy:

- a. Contra Costa ALUC DRAFT Solar Energy Project Review Policy: Commercial and non-residential solar energy projects within the Airport Influence Area of either of the County's airports must be evaluated in accordance with the 2013 U.S. Federal Aviation Administration ("FAA") Interim Policy 78 FR 63276 (*"FAA Review of Solar Energy System Projects on Federally Obligated Airports"*), or the most recently adopted FAA guidance for review of solar energy projects.

The FAA's 2013 Interim Policy follows the 2011 Riverside County policy but covers the Riverside County policy's intent. The FAA Interim Policy also establishes the modeling tool (Solar Glare Hazard Analysis Tool) as the standard approach for quantifying the glare impact of solar energy projects. ALUC staff believes this draft language, when provided in addition to existing ALUC policy, captures the intent of the ALUC's goal which is to establish uniform guidance for review of commercial and non-residential solar energy projects.