



**Community Advisory Committee
Concord Community Reuse Project**

**Tuesday, October 2, 2007
6:30 p.m.
Centre Concord
5298 Clayton Road, Concord, CA**

MINUTES / ANNOTATED AGENDA

The agenda for this meeting was posted in the Civic Center posting cabinet on September 26, 2007 at 2:59 p.m. in accordance with the Ralph M. Brown Act.

The meeting was called to order by Co-Chair Dan Helix at 6:35 p.m.

Roll Call - Dick Allen, Jimmy Araujo, Paul Elliott, Greg Enholm, Jason Hadnot, Scott Hein, Daniel Helix, John Hemm, Patricia Howlett, Edward James, Ana Maria Korve, Beverly Lane, Melvin Lee, John Mercurio, Rosanne Nieto, Erinn Peterson, Anna Rikkelman, William Washington, Dirk Wentling, Ellen Williams were present; Ursula Luna was absent.

Pledge to the Flag – Rosanne Nieto

Public Comment Period

Chris Tang – Contra Costa County Library Commission for Concord, is asking the community to require a new library in the reuse plan and for the developer to pay for the library. The Contra Costa County Library Commission passed a resolution for a new library.

Lynda Duschenes – Clayton resident, presented a newspaper article regarding saving the Native American sites on the Naval Weapons Station. This article is being distributed to over 154,000 websites, TV, newspaper, etc. to gain public attention in helping to preserve the site.

Albert O'Neal – Concord resident, representing Moose Club 567, proposed the Moose Club be given land in case they are evicted from their building due to redevelopment in the area.

1. Approval of Annotated Agenda/Minutes of September 18, 2007

ACTION: Co-Chair Dan Helix stated a correction needed to be made on the September 18, 2007 Annotated Agenda-Minutes. Mr. Ed Demmick is a resident of Walnut Creek, not Concord, as stated in the minutes. Co-Chair Dan Helix then asked for a motion to approve the Annotated Agenda-Minutes

for the meeting held September 18, 2007. Motion was made, seconded and passed unanimously.

2. Current Status of the Reuse Project – Report by Michael Wright, Reuse Project Director

Director Wright moved directly to the evening's presentation which included a project update.

3. Other Items for Discussion

- **Recommendation to City Council on range of concept alternatives**

Director Wright recapped alternatives 1-5 presented to the Committee on September 18th and presented two added concept alternatives 6 & 7 which were requested by members of the CAC and the community. After the seven alternatives were presented to the committee and questions answered, Chairperson Helix opened the meeting to public comment. Thirty members of the public commented (see below). A motion to carry all seven (7) alternatives forward to the City Council was made by Ed James and seconded by Pat Howlett. The chair opened discussion on the motion. Dirk Wentling made a motion to delete alternative 6 and Anna Rikkelman seconded. After discussion, a vote was held and motion failed by majority (14/6). Ana Maria Korve made a motion to delete alternative 1 and Anna Rikkelman seconded. After a brief discussion, Ana Maria Korve withdrew the motion. Vote was held and motion passed by majority (18/2) to send all seven alternatives to the City Council.

- **Review of briefing memo on biological resources**

Item was deferred and rescheduled to a later meeting.

Public Comment

Lee Hudson, East Bay Habitat, advocating for affordable housing to provide home ownership for people in need of affordable housing.

Bob Barnes, Concord resident, leery of extending west because of volume of traffic, would make more sense to extend Denkinger. How are the costs calculated for sustainability? He is leaning against the buffer area, it is not extending to all housing, for example, the military housing is not covered. He is concerned about the concept of a buffer and the impacts regardless of size.

Bob Rezak, representing Arts First!, he is very pleased to see in the list of alternatives that a performing arts center is included. He would like to know what this is. It was recommended that we have a World Class Arts Campus.

Seth Adams, representing Save Mt. Diablo, SMD provided the foot print for the proposal of alternative 6. He has attended all of the workshops and feels what is represented is what the community wants. Thanked the staff for their responsiveness and for pushing for the range of alternatives.

Ron Brown, representing Save Mt. Diablo, expressed appreciation to the staff for the work they have done. The Wildlife Resource Technical Advisory Group has just started their work. Staff provided them with biological reports that exist on the Naval Weapons Station. Some of the experts have looked at the materials and preliminary reports have indicated that the reports are thorough and accurate. As they worked to develop alternative 6, some of the concerns were development south and east sides of the creek.

Diedre Heitman, representing BART, they were hoping for higher intensity near the N. Concord BART station. They would also like to see Cal State East Bay within walking distance of the BART station. The success of the project would have bus transit network and connects the community throughout.

Mike McDermott, Concord resident, stated that he didn't see alternatives 6 and 7 on the website, prefers alternative 2 because it does a good job of integrating human habitat and park space. He would like to make sure we have one Concord.

Dee Monk, Concord resident, would like to have all 7 alternatives considered. Need to have open space and leave the creek, need to pay for our play area so we need to have housing and retail. She asked that we consider an alternative with no road east of the creek.

Gregory Hile, representing EnviroJustice, stated we need another alternative, the no development alternative.

Kathy Gleason, NWS Neighborhood Alliance, Concord resident, thanked staff for alternative 6. Community has had input from the beginning and has been taken seriously.

Sid Damstra, Concord resident, stated this is our chance to have one Concord. We should take into consideration the problems with the entire city. Think about how this impacts the rest of Concord.

Christina Wong, representing Greenbelt Alliance, thanked staff and CAC members for now having a range of alternatives. She feels comfortable the city has taken in to account the input from the community. She is looking forward to the EIR on how affordability of homes and public transit connect to the villages.

Randall Block, Concord resident, recommends to avoid extending more urban sprawl. Alternative 1 would do this, in others alternatives it would reduce the need to travel by car. We could recreate a neighborhood that would float. He urged members not to pick alternative 1.

Donald Bierey, Concord resident, was concerned an eighth alternative was not present, do nothing with the land. What about 100% of open space?

Cindy Wells, Clyde resident, would like to advocate for downstream critters. She would like to see 300 ft. wide riparian corridor.

Amie Fishman, representing East Bay Housing Organizations, thanked staff for taking seriously public comments and concerns. She is also representing a Community Coalition for Sustainable Concord. The vision of this organization is to see open space, regional parks, buffer for creek, linear park, walkable neighborhoods, reduce traffic congestion, affordable homes and solutions to homelessness, quality jobs for local residents throughout entire phase, full environmental cleanup, a strong community driven process.

Troy Bristol, Antioch resident, he is glad to see alternatives 6 and 7 included and suggest they be recommended to the City Council.

Jim Bergdoll, representing Habitat for Humanity, he is representing the people who do not get to represent themselves. Habitat for Humanity submitted a PBC for a self-help housing project. He urged the members to consider all of the alternatives.

Cam Bonnicksen, Concord resident, lives close to Cal Park and traffic is unreal, need to do something about the traffic.

Randy Moore, Concord resident, he is pleased with the new additions of alternatives 6 and 7.

Leora Sarachek, Concord resident, thanks the committee for alternatives 6 and 7 and requests recommending them to City Council. She hasn't heard anything mentioned about water usage and the population, also land fill spacer. She would support an arts center complex and would like to see some portion of the site dedicated to peace.

Julie Hernandez, Concord resident, she is concerned about the area from the creek to Olivera Road which is a Native American village site. She expressed concern over preserving this site, especially since there are very few sites from original inhabitants preserved.

Denver Mills, representing Contra Costa County Veterans Foundation, reported the Foundation has submitted a PBC for a veterans park. The park is more than a park, a service center, rehabilitation center, memorial building and more. They look forward to discussing this in the future.

Michele Perrault, Lafayette resident, reminded staff that a world class place requires a world class process. She congratulated the staff and hopes they find the most sustainable one to make it a world class project.

Brian Holt, representing East Bay Regional Park District, supports alternatives 6 and 7; consider time of development we are dealing with. We are talking about

development build out for 20-30 years. What is going to be happening on the site then? Alternative 1 is current model of Concord, is this feasible in 20 years? Would like for committee/staff to take a look at this in context of the whole city.

Polly Boissevain, Concord resident, encourages committee to recommend all of the alternatives. She would like more information to be available on financial analysis and map of adjacent properties in Pittsburg.

Katie Lamont, representing Eden Housing and EBHO, when we move through the EIR process, please support range of housing types. She encouraged the committee to remember the young and working class people in their community.

4. Reports/Announcements

a. CAC member reports

Beverly Lane reported that East Bay Regional Park District did turn in a PBC. She also stated that in describing the open space and parks on page 7 of the explanations, we should include overnight campgrounds, large picnic areas and youth day camps.

John Mercurio recommended a book to the CAC members. It helped him to understand the process and gave him a broadened understanding of what we are trying to do here. The book is: Suburban Nation: The Rise of Sprawl and The Decline of The American Dream.

b. Staff announcements

Mike Wright stated that on October 25th, staff is taking the 7 alternatives to the ULI and making a presentation to the planners and builders of cities to get a set of unbiased opinions. The process will be video taped and viewed at a CAC meeting, to be determined at a later date.

5. Confirmation of Next Meeting Date – October 16, 2007

There were approximately 100 public citizens attending this meeting.

Adjournment

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