

**REPORT TO MAYOR AND COUNCIL
SITTING AS THE LOCAL REUSE AUTHORITY****TO THE HONORABLE MAYOR AND COUNCIL:**

DATE: November 17, 2008

**SUBJECT: RECOMMENDATION OF THE COMMUNITY ADVISORY COMMITTEE
REGARDING REUSE CONCEPTS FOR THE REUSE PLAN FOR THE
CONCORD NAVAL WEAPONS STATION(CNWS)****Report in Brief**

On October 14, 2008, the Community Advisory Committee (CAC) adopted Resolution 08-1 (Attachment 1) which sends forward both the Concentration and Conservation Alternative and the Clustered Villages Alternative to be considered by the City Council, and recommends that City Council designate the Clustered Villages Alternative as the preferred alternative, subject to further environmental review under the California Environmental Quality Act (CEQA). Although the CAC approved Resolution 08-1 on October 14, 2008, without amendment, the CAC's motion included the decision to forward to Council a list of suggestions made by individual CAC members regarding potential Resolution wording modifications. Attachment 4, Possible Modifications to Resolution 08-1, summarizes those recommendations and includes a staff response to the recommendations. The CAC's motion also included the decision to forward a list of CAC member comments for Council consideration when discussing and choosing a preferred alternative. Attachment 5, CAC Comments for City Council Consideration, summarizes these comments and provides a staff response. The comments outlined in Attachments 4 and 5 generally track the findings noted in the October 29, 2008 minority report from seven members of the CAC (Attachment 6). CAC comments are also addressed below according to topic area. Staff recommends that City Council hear the CAC's report and recommendation, take public testimony, and provide guidance that will frame Council's upcoming discussion scheduled for December 1, 2008.

Background

On November 14, 2006, the Concord Local Reuse Authority (LRA) appointed the 21-member CAC to help the LRA evaluate reuse plan alternatives being proposed for the Concord Naval Weapons Station (CNWS). On October 14, 2008, after more than 35 meetings (including eight public workshops), the CAC completed its efforts by adopting Resolution 08-1. The Resolution sends forward both the Concentration and Conservation Alternative and the Clustered Villages Alternative to be considered by the City Council, and it recommends that City Council designate the Clustered Villages Alternative as the preferred alternative subject to further environmental review under CEQA as may be necessary to complete and certify the Final Environmental Impact Report (FEIR).

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Discussion

The two alternatives, one for Concentration and Conservation and one for Clustered Villages, now represent the remaining of the former seven alternatives and the two subsequent Modified Alternatives. They reflect suggestions made at the community workshops of August 2 and September 13, 2008, at CAC meetings of September 16 and September 30, 2008, and at study sessions with the City Council on September 22, 2008, and with the Planning Commission and the Parks, Recreation and Open Space Commission on October 1, 2008.

OVERARCHING GOALS

The two refined alternatives accomplish the four overarching goals in that they 1) are Balanced, 2) represent Economically Viable and Sustainable Development, 3) maintain and improve the Quality of Life for existing Concord residents and 4) establish a framework to support the development of a World Class Project.

KEY PLANNING PRINCIPLES

Over the last 18 months of CAC and community meetings, the project team has worked to define plan principles and characteristics that will serve to realize the overarching goals. These principles and concepts were used to refine the alternatives. They include:

- Scale
- Density and Intensity
- Location, and
- Connectivity

Additionally, there are certain key planning concepts that the project team, the City Council, the CAC and the community have developed and incorporated into the reuse planning process, including:

1. Locate higher intensity uses around BART.
2. Preserve and enhance Mt. Diablo Creek riparian corridor.
3. Preserve the hills and ridgelines on the eastern side of the CNWS.
4. Limit development in areas of slope 30% or greater.
5. Avoid and/or minimize intrusion into breeding areas and habitat for threatened or endangered animal species and into wetlands.
6. Support Transit Oriented Development (TOD) around BART, transit service in other developed areas of the site, and a broad range of travel choices (including transit, walking and bicycling).
7. Avoid development south of Bailey Road.
8. Avoid roads and development east of Mt. Diablo Creek and especially in resource areas containing habitat for threatened and endangered species.
9. Create balance in housing types and housing choices.

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10. Provide for community and cultural facilities including a library/performing arts center/community center, adequate schools for K-12 on-site population, and a tournament-level sports facility.
11. Integrate CNWS with existing Concord to improve the quality of life for existing Concord residents and avoid creating “two ConCORDs”.
12. Maximize open space with facilities and trails that will serve the public.
13. Set aside lands and designate them as Open Space in order to be able to provide on-site mitigation for any unavoidable loss of habitat or wetland.

SUMMARY OF CHANGES

Since the September 13, 2008 Community Workshop and the September 22, 2008 City Council study session, several changes have been made to the modified alternatives in response to City Council and CAC deliberations (Attachment 2 - Summary of Changes). These changes are briefly outlined under the following five areas:

- ❖ Increase density and intensity;
- ❖ Enhance the transit corridor in the Clustered Villages Alternative;
- ❖ Increase improved parkland in both alternatives;
- ❖ Change location of the sports facility in the Clustered Villages Alternative; and,
- ❖ Highlight trails and connections.

Increase Density and Intensity

It was suggested that increased residential density in the Clustered Villages Alternative would be a strategy to:

- Address residents’ concerns regarding the proximity of new development to their neighborhoods by reducing the footprint of the villages and thereby expanding the green transition area; and,
- Support alternative modes of transportation to a greater degree (i.e. walking, cycling, transit, etc.)

In addition, CAC members requested that staff explore modifications that would:

- Reshape the rectangular edges of the villages to a more egg-shaped form with the purpose of reducing their footprint;
- Reduce the footprint of development located east of Mt. Diablo Creek and south of Willow Pass road, which is mostly composed of single-family homes; and,
- Enhance the transit boulevard by increasing/adding a mix of TOD uses to each of the village nodes, with the intention of locating commercial destinations adjacent to residential neighborhoods and reducing travel time.

After testing several development scenarios taking into account extra density, parkland and its relative costs, residential densities for both plans have been increased from 13.3 dwelling units per acre to an average density of 13.9 units per acre in the Concentration and Conservation Alternative, and

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from 10.8 dwelling units per acre to an average density of 12.0 dwelling units per acre in the Clustered Villages Alternative.

This increase was accomplished in two ways: the designation “Medium Low Density” was increased from 8/units per gross acre to 10 units/acre, and the overall 14 units/acre for “Moderate Density” was increased slightly to 15 units/acre. Additionally, in the case of the Clustered Villages, the village nodes were intensified by shifting some acreage into higher density categories. The net result was that the number of residential units increased by 165 units in the Concentration and Conservation Alternative (from 10,040 to 10,205), and 350 units in the Clustered Villages Alternative (from 11,950 to 12,300 dwelling units). In the case of the Clustered Villages Alternative, all of the extra 350 residential units were added in the villages.

Enhancing the Transit Corridor of the Clustered Villages Alternative

Between September 13th and October 14, 2008 the villages were refined and their ability to support high capacity transit was improved. In addition to the above noted changes in density, the footprint of the villages has been reduced and parkland increased (by 22 acres) and the number and density of residential units has been increased. Further, small amounts of mixed-use and retail uses have been added to each of the village clusters to provide increased mixed use and Transit Oriented Development (TOD) uses in the center of each village, thereby emphasizing their orientation around the high capacity (Enhanced Bus) transit corridor. It should be noted that Section 3. (B)(2) of the Resolution states that increased densities in the village transit corridor meet Metropolitan Transit Commission (MTC) thresholds for a bus rapid transit corridor. However, the city has been recently awarded Priority Development Area (PDA) status by the Association of Bay Area Governments (ABAG)/MTC and has received a FOCUS planning grant. This grant will provide the funding and flexibility to work on refining definitions of TOD at BART with high capacity (enhanced bus service) for the clustered transit (village) nodes. The villages in the Clustered Villages Alternative were originally conceived as transit nodes with densities that would support high capacity bus transit service. Recent increases in the number of dwelling units add further density in support of such transit.

Add Improved Parkland and Open Space

Since the September 13th workshop, the program has added between 60 to 90 acres of new and improved parkland to both alternatives, thereby providing for more publicly-oriented recreational opportunities, helping to mitigate development impacts and improving the visual character of existing neighborhoods along the western edge of the site. As noted, the strategy of increasing the number of dwelling units has allowed for the expansion of improved parkland in both alternatives without adversely affecting the fiscal and financial sustainability of the project.

For example, in the Concentration and Conservation Alternative there was a 90-acre increase in improved parkland (from 370 to 460 acres), mostly in the form of a new community park located west of Mt. Diablo Creek. In the Clustered Villages Alternative, 60 acres of community parks have been added, increasing total parkland from 650 to 710 acres, in the following ways:

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- In the Concentration and Conservation Alternative, providing additional community parkland west of Mt. Diablo Creek with the intention of achieving the citywide park experience of the Clustered Villages Alternative (which provides for a 100-acre citywide park);
- In the Clustered Villages Alternative, widening the green transition area between existing residential development and proposed development on site along the western edge;
- After shifting the sports facility to be co-located alongside the 100-acre citywide park, adding 35 acres of parkland to Willow Pass Park (effectively doubling its size), and closely resembling the Concentration and Conservation Alternative;
- Adding 22 acres to the Bunker City area in three ways:
 - adding an extra “green finger” that extends along Willow Pass Road to serve as a transition zone to define the innermost village;
 - reshaping the green transition areas along the western edge into a more organic form as opposed to being long, narrow and rectangular; and,
 - widening the green transition zone along the western edge from 100 feet in width to a minimum of 175 feet and as much as 350 to 425 feet in width (See Attachment 3 – Buffer Width at Selected Locations (Clustered Villages).)

Change location of the sports facility in the Clustered Villages Alternative

A key question raised by the CAC was to explore ways to co-locate the sports facility with the educational complex. After testing various approaches, the sports complex was shifted to be near the educational complex, as in the Concentration and Conservation Alternative. Initially, the sports facility was situated on 75 acres adjacent to the Willow Pass Park Softball Complex. Instead, the sports facility was moved to be adjacent to the citywide park and near the educational complex, and 35 acres were added to allow for expansion of the existing 40-acre Willow Pass Park. This means that counting the sport facility, there would be a total of 250 acres of recreational facilities within 1½ miles of the sports facility, counting the 75 acre sports facility, the 100-acre citywide park and the expanded 75-acre Willow Pass Park. During discussion, the CAC has observed that while they were interested in providing the opportunity for shared use between the educational complex and the sports facility, they would be concerned about the extent to which developing joint-use policies might reduce access by the general public.

Highlight Trails and Connections

The CAC asked that the location of trails be shown in the open space areas. Within the open space areas, possible trails have been identified based primarily on the City’s Trails Master Plan. As noted in the CAC’s comments (Attachment 5) some members have expressed a preference for providing separated bicycle paths and that the reuse plan show proposed bicycle lanes on city roads. The land use maps for this concept plan do not show this level of detail, but will be prepared during the process of amending the City’s General Plan. However, the reuse alternatives each anticipate a significant bike/pedestrian trail network. Twenty-eight miles of Class I facilities are based on the Concord Trails Master Plan and an additional 11 miles could be included based on land use and the open space

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network (It should be noted that the financial modeling was based on 28 miles of off-street, asphalt paved, ten-foot wide (Class I) bike lanes). In addition, there would be approximately 17 miles of new roads in the Concentration and Conservation Alternative and approximately 19 miles of new roads in the Clustered Villages Alternative, all of which would incorporate five-foot wide (Class II) bike lanes in each direction.

PUBLIC BENEFIT CONVEYANCE (PBC) REQUESTS

The CAC has recommended that all of the PBC requests move forward for consideration in a disposition strategy, including: East Bay Regional Park District (EBRPD), Contra Costa County First Responder Training Facility and Emergency Command Center, California State University East Bay, Habitat for Humanity and The Center for Adaptive Learning.

The two proposed alternatives accommodate the land uses proposed in the PBC requests, but not necessarily at 100% of the requests proposed by applicants. In addition, the alternatives do not address the mechanism for conveyance, ultimate ownership or management and operation of such lands. Land uses as proposed within the two alternatives address the PBC requests as follows:

- Land requested by the East Bay Regional Park District for a potential regional park could be accommodated by those lands that are designated in each of the alternatives as open space, and representing approximately 80% (2,388 acres) of their request in the case of the Clustered Villages Alternative and 100% (3,000 acres) of their request in the case of the Conservation and Concentration Alternative;
- Land requested by the Contra Costa County Fire and Sheriff Departments for an emergency command center and combined first responder training facility could be accommodated by the designated Community Facilities area located north of Highway 4 and east of Diablo Creek Golf Course, representing 67% (80 acres) of their request;
- Land requested by California State University East Bay could be accommodated by the Community Facility/educational complex use designation, representing 50% (150 acres) of their request;
- Land requested by Habitat for Humanity for self help housing (4 acres) could be accommodated by lands designated for residential uses; and,
- Land requested by the Center for Adaptive Learning (up to 3 acres) could be accommodated by residential/commercial use designations.

AFFORDABLE HOUSING

It has been assumed that the City's current adopted citywide inclusionary housing policy will be applied to development at the CNWS. This would require that future developers provide ten percent (10%) affordable units as part of new, on-site housing. This would result in the construction of approximately 1,020 affordable housing units for the Concentration and Conservation Alternative, and approximately 1,230 affordable housing units for the Clustered Villages Alternative. The affordable

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housing requirement could rise to 15% of the total units if portions of the site are designated as a redevelopment project area.

RESOURCE AGENCY PERMITTING AND MITIGATION

Both alternatives avoid breeding areas and habitat of endangered or threatened animal species or other sensitive habitats such as wetlands. Where avoidance is not possible, any possible loss of habitat or wetlands would be mitigated on- or off-site. It should be noted that CAC members were very clear about their desire that any such mitigation occur on-site. Furthermore, it was stated that one of the primary purposes within the reuse alternatives was to set aside open space areas such that adequate lands would be available for any required mitigation so that off-site mitigation would not be required.

Consultation with resource agencies has been conducted in formulation of the alternatives and will continue in more detail once the Preferred Alternative has been designated. Specific discussions regarding potential impacts and mitigation will be required as more detail on specific design options become available. Broader discussions will also occur to determine how best to use the open space areas for onsite mitigation and restoration, and the degree to which those mitigation requirements will be compatible with desires for activities within a regional park. The CAC urged that discussions with regulatory agencies be accelerated.

GREEN BUILDING AND SUSTAINABLE DESIGN

The CAC wants to ensure that green building and sustainable design are incorporated at appropriate stages in implementation of the Reuse project. The CAC pointed out that issues of green building and sustainability have been discussed extensively at community workshops and at meetings of the CAC, including: energy generated by renewable resources (solar, wind, etc.), recruiting green jobs and businesses, promoting LEED-certified buildings and implementing green planning policies. The alternatives would minimize production of green house gases and maximize resource efficiency to the maximum extent possible. This will be achieved through sustainable design, transit oriented development, integration of land uses, incorporation of alternative energy sources (solar, wind, etc.), and implementation of green building methods and technologies during more detailed phases of the project. Specific steps to achieve new reduction standards set by the State of California will be developed as guidelines to help direct future design phases.

FINANCIAL FEASIBILITY AND FISCAL SUSTAINABILITY

The project team has prepared an economic analysis for both alternatives, in order to test the financial feasibility of the alternatives (e.g., will the alternatives attract private development?) and fiscal sustainability (e.g., will the alternatives provide sufficient revenue to the City to support the services demanded by new development?). Both show positive results regarding financial feasibility and fiscal sustainability. Financial assumptions for land uses, and cost estimates for infrastructure and mitigation, were similar to those contained in previous model runs with some modifications for remediation and infrastructure costs.

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Fiscal Impact

There are no immediate fiscal impacts.

Public Contact

Agenda has been posted in accordance with legal requirements.

Recommendation for Action

Staff recommends that City Council hear the Community Advisory Committee's report and recommendation, take public testimony, and provide guidance that will frame the Council's upcoming discussion scheduled for December 1, 2008.



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Attachment 1 - CAC Resolution 08-1

Attachment 2 - Summary of Changes

Attachment 3 - Buffer Width at Selected Locations (Clustered Villages)

Attachment 4 - Possible Modifications to Resolution 08-1

Attachment 5 - CAC Comments for City Council Consideration

Attachment 6 - CAC Minority Report

BEFORE THE CITY OF CONCORD
COMMUNITY ADVISORY COMMITTEE

RESOLUTION NO. 08-1

A RESOLUTION RECOMMENDING THAT CITY COUNCIL CONSIDER BOTH THE CONCENTRATION AND CONSERVATION ALTERNATIVE AND THE CLUSTERED VILLAGES ALTERNATIVE AND STATING A PREFERENCE FOR THE CLUSTERED VILLAGES ALTERNATIVE AS THE PREFERRED CNWS PROJECT REUSE ALTERNATIVE SUBJECT TO FURTHER ENVIRONMENTAL REVIEW UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS MAY BE NECESSARY TO COMPLETE AND CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)

WHEREAS, on November 9, 2005, the Department of Defense approved closure of the CNWS; and

WHEREAS, on December 1, 2005, the Department of Defense selected the Concord City Council as the Local Reuse Authority (LRA); and

WHEREAS, on February 28, 2006, LRA initiated the Concord Community Reuse Project for the CNWS that established the planning process for civilian use of the former CNWS; and

WHEREAS, on November 14, 2006, the LRA appointed the Concord Community Advisory Committee (CAC) to advise the LRA on planning for CNWS and the selection of a Reuse Plan; and

WHEREAS, on October 9, 2007, the LRA approved Seven Reuse Project Alternatives for preparation of an Environmental Impact Report; and

WHEREAS, as part of the planning process, the City has implemented extensive community outreach to engage the community in the development of a vision and planning framework for the future use of the land; and

WHEREAS, the CNWS Reuse Planning Project has incorporated a comprehensive public participation process including numerous community workshops, neighborhood meetings, CAC meetings, City board and commission study sessions to receive input from stakeholders, residents, businesses and property owners, as well as City officials; and

WHEREAS, in collaboration with the City's residents, business and property owners, regional stakeholder and other City Boards and Commissions, the Community Advisory Committee prepared a Concentration and Conservation Alternative Reuse Plan and a Clustered Villages Alternative Reuse

1 Plan; and

2 **NOW, THEREFORE, THE COMMUNITY ADVISORY COMMITTEE OF THE CITY**
3 **OF CONCORD DOES RESOLVE AS FOLLOWS:**

4 **Section 1. General Findings Regarding the Concentration and Conservation Alternative**
5 **and the Clustered Villages Alternative**

6 **A. Overarching Goals**

7 The two alternatives reflect the best attributes of the Clustered Villages Theme and the
8 Concentration & Conservation Theme and they address the four overarching goals in that they are
9 Balanced, they represent Economically Viable and Sustainable Development, they would
10 maintain/improve the Quality of Life for existing Concord residents and they establish a framework to
11 support the development of a World Class project.

- 12
- 13 • They are **Balanced** in terms of their land uses and how they fit within the city, their ability to
14 support transit options, their ability to maintain and add to the jobs rich, jobs/housing balance,
15 their ability to help the City meet and exceed the City's policy ratio of acres of park per
thousand residents, and they are balanced by the way in which they respect habitat and natural
resources.
- 16 • They both perform positively and relatively equally in their ability to be both **Financially**
17 **Viable and Fiscally Sustainable.**
- 18 • They would maintain/improve the **Quality of Life** for existing and future City of Concord
19 residents, because they support transit alternatives and are bike /pedestrian friendly, they
20 provide significant amounts of improved recreational opportunities as well expansive amounts
21 of passive and active recreational open space with preserved habitat and view sheds, and they
would accommodate a wide array of community facilities including library, schools,
community center(s), parks and a sports facility.
- 22 • Regarding becoming a **World Class** project, the land use concepts are general at this point, but
23 they establish a basis and a framework for creating a sustainable development that would
enrich the community through:
 - 24 ○ Opportunities to create vibrant City spaces with world class community facilities thereby
establishing a strong sense of place.
 - 25 ○ A mix of land uses with external linkages to the existing community and internal linkages
26 to services, jobs, and recreation and open space. all oriented through
pedestrian/bike/shuttle/BRT bus systems and BART that are sensitive to the environment
and will promote transit and reduce reliance on the automobile.
 - 27 ○ Major new community facilities including accommodation of:

- 1 ▪ a 150-acre educational complex that could serve a four-year university with co-use opportunities for a library or performing arts facility;
- 2 ▪ a 75-acre tournament level sports facility; and,
- 3 ▪ 3,300 to 3,700 acres of passive and active recreation / open space.
- 4 ○ The opportunity to create a sustainable community through green design including renewable energy.

5 **B. Key Planning Principles**

6 Four key principles guide the way in which the Alternatives are formulated and drive the integrity of each Alternative's underlying design. These principles:

- 7 ❖ Scale
- 8 ❖ Density and Intensity
- 9 ❖ Location
- ❖ Connectivity

10 Additionally, there are certain plan principles and characteristics that the project team, the City Council, the CAC and the community have developed and incorporated into the reuse planning, including:

- 13 1. Locate higher intensity uses around BART.
- 14 2. Preserve and enhance Mt. Diablo Creek riparian corridor.
- 15 3. Preserve the hills and ridgelines on the eastern side of the CNWS.
- 16 4. Limit development in areas of slope 30% or greater.
- 17 5. Avoid and or minimize intrusion into breeding areas and habitat for threatened or endangered animal species.
- 18 6. Support Transit Oriented Development around BART and transit service in other developed areas of the site.
- 19 7. Avoid development south of Bailey Road.
- 20 8. Avoid roads and development east of Mt. Diablo Creek and especially in resource areas containing habitat for threatened and endangered species.
- 21 9. Create balance in housing types and housing choices.
- 22 10. Provide for community and cultural facilities including a library/performing arts center/community center, adequate schools for K-12 on-site population, and a tournament level sports facility.
- 23 11. Integration of the site with existing Concord to improve the quality of life for existing Concord residents and avoid creating "two Concords".
- 24 12. Maximize open space.

25 **Section 2. Specific Findings Regarding the Concentration and Conservation Alternative**

26 **A. GREEN PLANNING**

27 **1. Resource Efficiency**

- 28 • The Concentration and Conservation Alternative performs well in terms of resource efficiency and its response to climate change. This is mostly because resource efficiency is influenced by the intensity of development and the type and

1 mix of land uses proposed. The Alternative also includes intense development of
2 the built areas and an integrated mix of uses, resulting in efficient use of energy,
3 water, and building materials.

- 4 • As the project progresses, sustainable design, integration of land uses,
5 incorporation of alternative energy sources (solar, wind, etc.), and
6 implementation of green building methods and technologies will maximize
7 resource efficiency.

8 **2. Greenhouse Gases**

- 9 • The Concentration and Conservation Alternative minimizes Greenhouse gases,
10 because transit-oriented development, mixed-use development, and intensity of
11 development all work to reduce vehicle miles traveled and the energy used by
12 buildings and infrastructure.

13 **B. TRANSPORTATION**

14 **1. Traffic**

- 15 • There will be an increase in traffic associated with the Alternative resulting in
16 significant impacts (compared to a “no project” scenario), and the concentration
17 of uses at the northwest portion of the site and the limited number of connectors
18 to the surrounding road network will tend to concentrate those impacts.
- 19 • Mitigation measures have been accounted for in terms of regional and local
20 roadway and intersection improvements to help minimize traffic impacts.
21 However, even with these measures there will be remaining impacts that are
22 considered significant.
- 23 • The Concentration and Conservation Alternative emphasizes job creation at a
24 ratio of 2 to one for projected jobs per proposed dwelling unit in order to take
25 advantage of off peak, reverse commute capacity in transit systems and roadway
26 networks.
- 27 • The Concentration and Conservation Alternative would reduce on-site vehicle
28 miles traveled through smart growth design, locating a balance of job generating
commercial uses alongside medium- and high-density residential, all in proximity
to the North Concord BART station.

29 **2. Travel choices**

- 30 • The Concentration and Conservation Alternative is a model for compact
31 development served by BART.
- 32 • The Concentration and Conservation Alternative would improve transit by
33 incorporating internal shuttle routes linking the districts within the development,
34 and by potentially extending local bus service through connections to downtown
35 Concord including the Concord BART station, via Willow Pass Road.
- 36 • The Concentration and Conservation Alternative also provides significant
37 opportunities to reduce auto use by providing a broad range of travel choices
38 (including transit, walk and bike) and concentrating development close to the
39 North Concord BART Station.
- 40 • The Concentration and Conservation Alternative would provide 39 miles of Class
I separated (off street) bike paths and pedestrian trails throughout the CNWS site,
and 17 miles of Class II (on-street) bike paths.

1 **3. Connectivity**

- 2 • The Concentration and Conservation Alternative has well-connected roadway,
3 pedestrian and bicycle networks and provides parallel routes to SR-4 on
4 extensions of Evora Road and Avila Road. It also has pedestrian and bicycle
5 connections from adjacent neighborhoods to parks and open space.

6 **C. COMMUNITY**

7 **1. Community Integration**

- 8 • A major new node is established at BART, becoming a northeast extension of the
9 City.
10 • New development is compact, it occupies the north-west 1/4 of the site, it is
11 generally located north of the Willow Pass Road corridor, it is oriented around
12 Transit Oriented Development at BART, and it includes 4.8 million square feet of
13 new commercial uses including two hotels, 60 acres of regional retail, 21 acres of
14 local serving retail, 80 acres of office park, 10 acres of office within the TOD
15 area, and an additional 25 acres of clustered, campus-style commercial office.
16 • The developed area of the site is linked to existing Concord generally in the
17 north-west 1/4 of the site, north of Willow Pass Road.
18 • The Concentration and Conservation Alternative would create a major new north-
19 south boulevard in the form of Salvio Extension, parallel to and jogging over to
20 meet Willow Pass Road near Olivera Road, providing a gateway to the site and
21 connection to downtown Concord.
22 • The Concentration and Conservation Alternative would incorporate an internal
23 shuttle system linking new districts, including: BART, the educational complex,
24 and local serving retail nodes, with connections to local and regional transit
25 service to downtown and downtown BART.
26 • The Concentration and Conservation Alternative would support the creation of
27 21, 260 new jobs and represents a jobs rich jobs/housing balance of 2 to 1 jobs
28 per dwelling unit at CNWS.

29 **2. Community Serving Uses and Facilities**

- 30 • The Concentration and Conservation Alternative provides a variety of community
31 serving uses and facilities. The Alternative provides 160 acres that would
32 accommodate community servicing uses, including provision of a library,
33 community or performing arts center, 74 acres of K-12 school facilities, and 67
34 acres of other community serving uses. The financial model has assumed a
35 placeholder cost of \$60 million that would be a contribution to be matched by
36 other funding sources toward the full costs for a library, community or
37 performing arts center, and/or other uses. K-12 school facility land and
38 construction costs are assumed to be borne by the developer with the MDUSD
39 carrying operation and maintenance responsibility.
40 • 150-acre site for an educational complex is provided to accommodate a four year
41 university and to maximize opportunities for shared use of facilities to assist the
42 community in meeting cultural needs for such facilities as a new library and a
43 performing arts center.

1 **3. Housing Variety**

- 2 • The Concentration and Conservation Alternative would provide 10,205 new
3 dwelling units and provides a balanced mix of housing choice within the
4 distribution of 29% High Density, 40% Medium Density, 26% Medium/Low
5 Density, and 4% Low Density units.
6 • It has been assumed that the City's current adopted city-wide inclusionary
7 affordable housing policy would apply to development at CNWS, thereby
8 requiring that future developers provide ten percent (10%) affordable units as part
9 of new on-site housing. Under this standard, the Concentration & Conservation
10 Alternative would provide 1,020 affordable units. If the City Council determines
11 that all or a portion of the alternative were to be included in a redevelopment
12 area, the affordable housing requirement would increase to 15%.

13 **4. Parkland**

- 14 • The Concentration & Conservation Alternative proposes a major new park that
15 follows the Bart hills ridgeline. Programmatically this might resemble Concord's
16 existing Newhall Park that combines areas of passive recreation – trails and
17 picnic areas, with active sports facilities - tennis, soccer, and playgrounds. In this
18 scheme the hilltop park becomes a major organizing spine of the development,
19 linking the most densely developed portions of the site (the BART TOD) to the
20 site's richest cultural and ecological resources – Mt. Diablo Creek , Bunker City,
21 the Cistern Area, and Oak woodlands south of Bailey road along the Mt. Diablo
22 Creek trail.
23 • The Concentration and Conservation Alternative contains a total of 460 acres of
24 improved parkland (including a new 75-acre tournament sports complex south of
25 Willow Pass Road located adjacent to commercial and residential uses) and 3,220
26 acres of generally unimproved open space (exclusive of paved and unpaved
27 hiking and biking trails). These unimproved acres would support habitat
28 mitigation and restoration and could accommodate establishment of a regional
park by EBRPD.
• The City's 2030 General Plan establishes a citywide goal of providing 6.0 acres
of improved parkland per 1,000 residents. At 460 acres of new improved
recreational facilities the Concentration and Conservation Alternative would
mean that the City in 2030 would provide 6.7 acres of parkland per thousand
residents.

D. LAND STEWARDHIP

1. Viewshed and Hillside Protection

- All areas of 30% slope or greater are avoided.
• The Concentration & Conservation Alternative retains 64% of the site (3,220
acres) as generally unimproved open space (with the exception of paved and
unpaved hiking and biking trails).
• New roadway crossings over Mt. Diablo Creek are limited to six (6).
• There is no development south of Bailey Rd. and development south of Willow
Pass Rd is minimized and limited to the area along the Willow Pass Road
corridor and the immediately south of Willow Pass Rd.

- The Concentration & Conservation Alternative maintains 73% of the site (3,690 acres) in improved recreation and unimproved open space.

2. Cultural Resources

- The Concentration and Conservation Alternative avoids potentially moderate/potentially high areas of sensitivity and known sites.
- Further avoidance is possible at the design stages if additional resources are identified at project level design.

3. Land Remediation

- Retention of the majority of the Bunker City area (IR Site 22) west of Mt. Diablo Creek as unimproved open space with only low intensity passive recreation and trail uses may reduce the cost of and requirements for remediation for IR Site 22, subject to agreement by Federal and State regulatory agencies (EPA, DTSC, RWQCB, etc.).

4. Biological Resources

- By restricting development in the lower 3/4ths of the site, the Concentration and Conservation Alternative avoids most areas of moderate to high sensitivity and known breeding areas and habitat for threatened or endangered animal species.
- Further avoidance can be accomplished at more specific stages of development where design details are available.
- No development in lower 3/4ths of the site avoids large wetlands, such as Cistern Pond, as well as other known wetlands.
- Additional wetlands can be avoided at more specific stages of development where design details are available.
- Opportunities for wildlife movement will be enhanced by:
 - Removal of Navy on-site fencing/termination of existing cattle grazing.
 - Preservation of linkages through the site created by creek restoration and the riparian corridor.
 - Preservation of a minimum of 64% of the site in an undeveloped state including the ridgeline and foot hills that run unbroken across the site from Highway 4 on the north-west to the south-eastern boundary of the site.

5. Watershed Resources

- The Concentration & Conservation Alternative maintains provides the opportunity for restoration of Mt. Diablo Creek for its full length within the Site and establishment of a 300 foot wide riparian corridor.

E. ECONOMICS

1. Financial Feasibility and Fiscal Sustainability

- The Concentration and Conservation Alternative provides positive results when modeled for financial feasibility and fiscal sustainability.
- The proposed Concentration and Conservation Alternative maintains a balance between financial viability and the need to make land use shifts to accommodate preferred uses. The decision to incorporate a reduced version of the Cal State University East Bay request for a university campus site (in proximity to BART), the decision to retain the Golf Course in its existing location, and the CAC's

1 decision to support the request of the First Responders Emergency Training and
2 Command Center to be located north of Highway 4, all led to displacement of
revenue generating commercial office and retail, and residential development.

- 3 • The developed area has been shifted to the South and every effort has been made
4 to minimize development south of Willow Pass Road. However, the Alternative
5 is at the boundary of financial feasibility in the extent to which it can not
6 accommodate further reduction in development program without significant
7 reductions in community amenities.

6 **Section 3. Specific Findings Regarding the Clustered Villages Alternative**

7 **A. GREEN PLANNING**

8 **1. Resource Efficiency**

- 9 • The Clustered Villages Alternative performs well in terms of resource efficiency
10 and its response to climate change. This is mostly because resource efficiency is
11 influenced by the intensity of development and the type and mix of land uses
12 proposed. The Alternative also includes intense development of the built areas
13 and an integrated mix of uses, resulting in efficient use of energy, water, and
14 building materials.
- 15 • As the project progresses, sustainable design, integration of land uses,
16 incorporation of alternative energy sources (solar, wind, etc.), and
17 implementation of green building methods and technologies will maximize
18 resource efficiency.

19 **2. Greenhouse Gases**

- 20 • The Clustered Villages Alternative minimizes Greenhouse gases, because transit-
21 oriented development, mixed-use development, and intensity of development all
22 work to reduce vehicle miles traveled and the energy used by buildings and
23 infrastructure.

24 **B. TRANSPORTATION**

25 **1. Traffic**

- 26 • There will be an increase in traffic associated with the Alternative resulting in
27 significant impacts (compared to a “no project” scenario).
- 28 • Mitigation measures have been accounted for in terms of regional and local
roadway and intersection improvements, and there are a variety of connections
through the site and into surrounding neighborhoods to better distribute traffic.
Even with implementation of mitigation measures there will still be points of
significant impacts.
- The Clustered Villages Alternative emphasizes job creation at ratio of 2.2 to one
for projected jobs per proposed dwelling unit in order to take advantage of off
peak, reverse commute capacity in transit systems and roadway networks

29 **2. Travel choices**

- 30 • The Clustered Villages Alternative provides significant opportunities to reduce
31 auto dependency through providing a broad range of travel choices (transit, walk
32 and bike) and allowing for a high capacity transit system connecting the villages,

1 the North Concord BART station, and potentially the downtown Concord BART
2 and Pittsburg BART station.

- 3 • The Clustered Villages Alternative has intensified the mix of uses within the
4 Villages so that they meet thresholds established by Resolution 3434 of the
5 Metropolitan Transportation Commission for both TOD at BART stations and for
6 bus rapid transit corridors.
- 7 • The Clustered Villages Alternative incorporates a transit boulevard, a dedicated
8 busway for high-quality bus service (Enhanced Bus) with stops at an average
9 0.75 miles with bus shelters, passenger amenities, for each travel direction, with
10 its own street light and traffic control system and a major bus terminal (Transit
11 Center) at the North Concord BART.
- 12 • The Clustered Villages Alternative has, through densification of the Villages,
13 increased the amount of housing easily served by transit.
- 14 • The Clustered Villages Alternative would provide increased transit options for
15 existing, low-density residential areas of Concord located along the western
16 boundary of the CNWS and that fall within a ½ mile walkable distance to transit
17 nodes in the Villages.
- 18 • The Clustered Villages Alternative would support improved transit for existing
19 areas of Concord, because bus rapid transit traversing the new west-to-east
20 boulevard could connect to existing areas of Concord via Denkinger with
21 connections to downtown Concord including Concord BART.
- 22 • The Clustered Villages Alternative would provide 39 miles of Class I separated
23 (off street) bike paths and pedestrian trails throughout the CNWS site, and 19
24 miles of Class II (on-street) bike paths.

15 3. Connectivity

- 16 • The Clustered Villages Alternative has well-connected roadway, pedestrian and
17 bicycle networks and provides parallel routes to SR-4 on extensions of Evora
18 Road and Avila Road. It also has pedestrian and bicycle connections from
19 adjacent neighborhoods to parks and open space.

19 C. COMMUNITY

20 1. Community Integration

- 21 • The Clustered Villages Alternative provides a good transition with existing areas
22 of Concord and provides excellent opportunity for physical linkages and
23 connectivity to all parts of the site.
- 24 • The Clustered Villages Alternative represents an organic extension of the City's
25 form drawn from existing neighborhoods and the topography creating a new
26 community edge from which to view and enjoy investment in improved
27 recreational facilities, open space and habitat.
- 28 • The Clustered Villages Alternative includes 6.25 million square feet of new
commercial uses including two hotels, 90 acres of regional retail, 26 acres of
local serving retail, 92 acres of office park, 12 acres of office within the TOD
area, and an additional 50 acres of clustered, campus-style commercial office.
- The Clustered Villages Alternative would create a major new north-south
boulevard in the form of Salvio Extension, parallel to and jogging over to meet
Willow Pass Road near Olivera Road, providing a gateway to the site and

1 connection to downtown Concord, and it would create a major new Boulevard
2 running generally East West from BART and connecting Willow Pass to Bailey
3 Roads.

- 4 • The Clustered Villages Alternative would support the creation of 26,530 new jobs
5 and represents a more robust jobs/housing balance ratio of 2.2 to one for the
6 CNWS.

7 **2. Community Serving Uses and Facilities**

- 8 • The Clustered Villages Alternative provides a varied number and distribution of
9 community serving uses and facilities that are well linked with the existing
10 community.
- 11 • The Alternative contains 200 acres that would accommodate community
12 servicing uses, including provision of a library, community or performing arts
13 center, 99 acres of K-12 school facilities, and more than 82 acres of other
14 community serving uses. The financial model has assumed a placeholder cost of
15 \$60 million that would be a contribution to be matched by other funding sources
16 toward the full costs for a library, community or performing arts center, and/or
17 other uses. K-12 school facility land and construction costs are designed to be the
18 responsibility of the developer(s) with MDUSD taking on the operation and
19 maintenance of the facilities.
- 20 • The inclusion of an educational complex to support a four year university creates
21 opportunities for shared use of facilities to assist the community in meeting
22 cultural needs for such facilities as a new library and a performing arts center.

23 **3. Housing Variety**

- 24 • The Clustered Villages Alternative would provide a diversity of housing types.
25 The Alternative includes 12,280 new dwelling units and a balanced mix of
26 housing choice within the distribution of 25% High Density- 37% Medium
27 Density- 29% Medium/Low-Density- 9% Low Density units.
- 28 • It has been assumed that the City's current adopted city-wide inclusionary
affordable housing policy would apply to development at CNWS, thereby
requiring that future developers provide ten percent (10%) affordable units as part
of new on-site housing. Under this standard, the Clustered Villages Alternative
would provide 1,228 affordable units. If the City Council designates all or
portions of the site as part of a redevelopment area, the percentage of affordable
housing grows to 15%.
- The Clustered Villages Alternative makes the most of an opportunity for potential
estate housing in an elevated area but below 300 feet in elevation immediately
south of Willow Pass Road and east of the Creek where housing nestled against
the foothill would take advantage of expansive westward views.

4. Parkland

- Linear greenways follow the ridgeline, Contra Costa Canal, and move through
the new villages in "Bunker City", and connect the entire development to a major
city-wide park adjacent to Mt. Diablo Creek. In this scheme, the creekside city
park becomes a major organizing feature combining habitat restoration, a major
new trail system, and playgrounds and ball fields adjacent to the creek (outside
the 300 foot creek and habitat restoration setback. The creekside park and the

1 linear trails that cross the site capture some of the site's most interesting historic
2 features including historic ranches and orchards. Trails through developed
3 parkland and greenways could link the city to a potential regional park that
4 encompasses all areas east of Mt. Diablo Creek, the Los Medanos Hills, and the
5 Cistern area.

- 6 • The Clustered Villages Alternative contains a total of 710 acres of improved
7 recreational facilities (including a new 75-acre tournament sports complex south
8 of Willow Pass Road located adjacent to the new city-wide park.
- 9 • The alternative incorporates 2,388 acres of unimproved open space. These
10 unimproved acres would support habitat mitigation and restoration and could
11 accommodate establishment of a regional park by EBRPD.
- 12 • The City's 2030 General Plan establishes a city-wide goal of providing 6.0 acres
13 of improved parkland per 1,000 residents. At 710 acres of new, improved
14 recreational facilities, the Clustered Villages Alternative would mean that the
15 City in 2030 would provide 7.9 acres of parkland per thousand residents.

10 **D. LAND STEWARDSHIP**

11 The Alternative results in a positive contribution with respect to biological resources
12 with the extent of undisturbed open space east of the Mt. Diablo Creek and south of
13 Bailey Road. With respect to water resources the portion of the site located within the
14 100-year flood plain north of Highway 4 would be dedicated to parks and open space as
15 would the area located with the 100-year plain near Bailey Road. Also, the Alternative
16 provides a 300 foot wide riparian corridor long Mt. Diablo Creek.

14 **1. Viewshed and Hillside Protection**

- 15 • All areas of 30% slope or greater are avoided.
- 16 • The Clustered Villages Alternative retains 51% of the site (2,388 acres) as
17 generally unimproved open space (except improved and unimproved
18 biking/hiking trails).
- 19 • New roadway crossings over Mt. Diablo Creek are limited to six (6).
- 20 • There is no development south of Bailey Rd. and, development East of the Mt.
21 Diablo Creek has been minimized and limited to the vicinity of Willow Pass
22 Road.
- 23 • The Clustered Villages Alternative would provide 65% of the site (3,280 acres)
24 as improved recreation and unimproved open space.

21 **2. Cultural Resources**

- 22 • The Clustered Villages Alternative avoids the majority of potentially moderate,
23 and all potentially high, areas of sensitivity and known sites.
- 24 • Further avoidance is possible at specific development stages through design or if
25 avoidance is not possible through data recovery and mitigation.

25 **3. Land Remediation**

- 26 • In the Clustered Villages Alternative a greater proportion of "Bunker City" would
27 require cleanup to allow the unrestricted use necessary for residential and active
28 recreation uses. Higher remediation costs were factored into the financial model
for this alternative.

1 **Section 5. CAC recommendation that the City Council adopt the Clustered Villages**
2 **Alternative as the Preferred Alternative for the Concord Community Reuse Plan.**

3 The CAC recommends that the City Council adopt the Clustered Villages Alternative as the Preferred
4 Alternative for the Concord Community Reuse Plan subject to further environmental review under
5 CEQA as may be necessary to complete and certify the Final Environmental Impact Report. The
6 Clustered Villages Alternative takes full advantage of the opportunity to place transit oriented,
7 sustainable development across the site. Development is arranged around BART and around a series
8 of transit nodes to provide a mix of uses and densities that support high capacity transit and better
9 transit choice. The roadway network distributes traffic more extensively through the site, and because
10 it has better linkages and connectivity it provides greater access for existing Concord to destinations
11 on site. The Alternative provides more improved recreational parkland, and balances the protection of
12 wildlife and habitat with an emphasis on a higher number of jobs and housing units and an overall
13 lower average housing density. Finally, the Clustered Villages Alternative provides a stronger stream
14 of revenue from development, which allows for development of more public amenities than in option
15 1 above.

16 **Section 6.** This resolution shall become effective immediately upon its passage and adoption.

17 **PASSED AND ADOPTED** by the City of Concord Community Advisory Committee on
18 October 14, 2008, by the following vote:

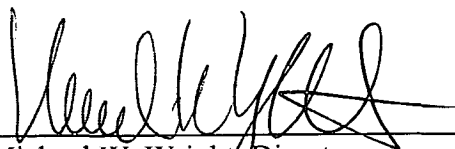
19
20 **AYES:** CAC members – Jimmy Araujo, Jason Hadnot, Daniel Helix, Patricia Howlett,
21 Ana Maria Korve, Erinn Peterson, Anna Rikkelman, William Washington,
 Dirk Wentling, Ellen Williams

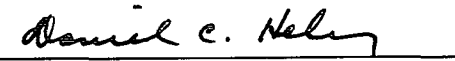
22 **NOES:** CAC members – Paul Elliott, Greg Enholm, Scott Hein, Beverly Lane, Melvin Lee,
23 John Mercurio, Rosanne Nieto

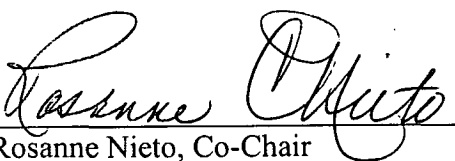
24 **ABSTAIN:** CAC members – None

25 **ABSENT:** CAC members – Dick Allen, John Hemm
26
27
28


1 **I HEREBY CERTIFY** that the foregoing Resolution 08-1 was duly and regularly adopted at
2 a special meeting of the City of Concord Community Advisory Committee held on October 14, 2008.

3
4
5 
6 Michael W. Wright, Director
7 Concord Community Reuse Plan

8 
9 Daniel Helix, Co-Chair
10 Concord Community Advisory Committee

11 
12 Rosanne Nieto, Co-Chair
13 Concord Community Advisory Committee

14 **APPROVED AS TO FORM:**

15
16
17 
18 Mark T. Boehme
19 Sr. Assistant City Attorney

- 20 Exhibit A: Land Use for Concentration and Conservation, October 10, 2008
21 Exhibit B: Land Use for Clustered Villages, October 10, 2008
22 Exhibit C: Program Summary, October 14, 2008




















Concentration + Conservation

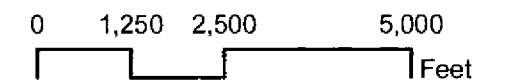
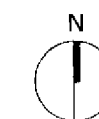
October 10, 2008

EXHIBIT A



Pittsburg/Bay Point

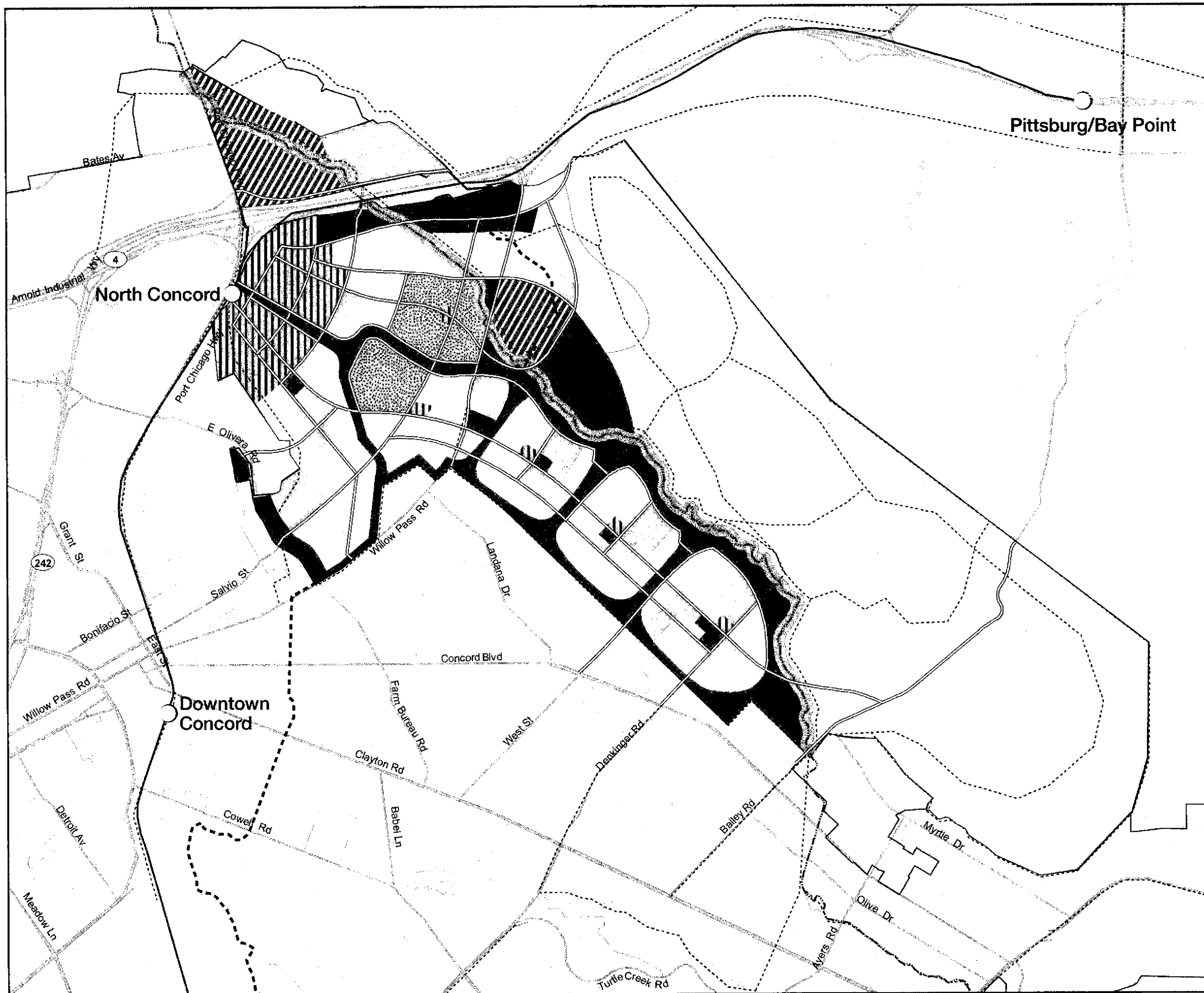
-  TOD
-  Residential High Density (30+ DU/Ac)
-  Residential Medium Density (15 DU/Ac)
-  Residential Medium-Low Density (10 DU/Ac)
-  Residential Low Density (4 DU/Ac)
-  Commercial Office
-  Commercial Retail
-  Commercial Hotel
-  Community Facilities
-  Educational Campus
-  Open Space
-  Riparian Corridor
-  Parks & Recreation
-  Golf Course & Tournament Facilities
-  Existing Parks in Concord
-  Mt Diablo Creek
-  Recreational Trails
-  Contra Costa Canal Trail
-  BART Route






















Clustered Villages

October 10, 2008

EXHIBIT B



-  TOD
-  Residential High Density (30+ DU/Ac)
-  Residential Medium Density (15 DU/Ac)
-  Residential Medium-Low Density (10 DU/Ac)
-  Residential Low Density (4 DU/Ac)
-  Commercial Office
-  Commercial Retail
-  Commercial Hotel
-  Community Facilities
-  Educational Campus
-  Open Space
-  Riparian Corridor
-  Parks & Recreation
-  Golf Course & Tournament Facilities
-  Existing Parks in Concord
-  Mt Diablo Creek
-  Recreational Trails
-  Contra Costa Canal Trail
-  BART Route

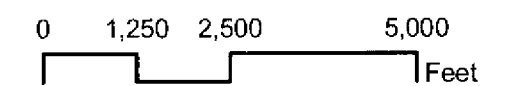
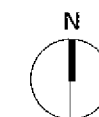


EXHIBIT C

Program Summary

13-Oct-08

SMWM

	Alternative: Concentration + Conservation	Alternative: Clustered Villages
Overall Program		
Total Acreage - Gross	5,028	5,028
Parks and Open Space - Acres	3,680	3,280
Parks and Open Space - % of Total Acreage	73%	65%
Residential Units	10,205	12,300
Average Residential Density (DU/Acre)	13.9	12.0
Commercial Square Footage	4,795,850	6,246,800
Institutional Square Footage	2,286,900	2,286,900
Employment	21,260	26,530
Population	23,240	28,880
Jobs/Housing Balance	2.1	2.2
Community Facilities Acreage *	165	205

Residential Breakdown	Units	%	Units	%
High Density (30.0+ DU/Acre gross)	3,010	29%	3,130	25%
Medium Density (15.0 DU/Acre gross)	4,125	40%	4,500	37%
Medium Low Density (Single Family) (10.0 DU/Acre gross)	2,640	26%	3,530	29%
Low Density (Single Family) (4.0 DU/Acre gross)	430	4%	1,140	9%
Total Residential Units	10,205	100%	12,300	100%

Parks and Open Space Breakdown	Acres	% of OS	% of Total	Acres	% of OS	% of Total
Improved Parkland - Neighborhood and Community Parks	300			450		
Improved Parkland - Golf Course and Sport Center	160			160		
Improved Parkland - City-Wide Park	0			100		
Total Improved Parkland	460	13%	9%	710	22%	14%
Riparian Corridor	180			180		
Open Space	3,040			2,390		
Total Open Space	3,220	88%	64%	2,570	78%	51%
Total Parks and Open Space	3,680	100%	73%	3,280	100%	65%

* Community Facilities Acreage calculation excludes the acreage allocated for the Educational Campus and the Training and Emergency Command Center for First Responders

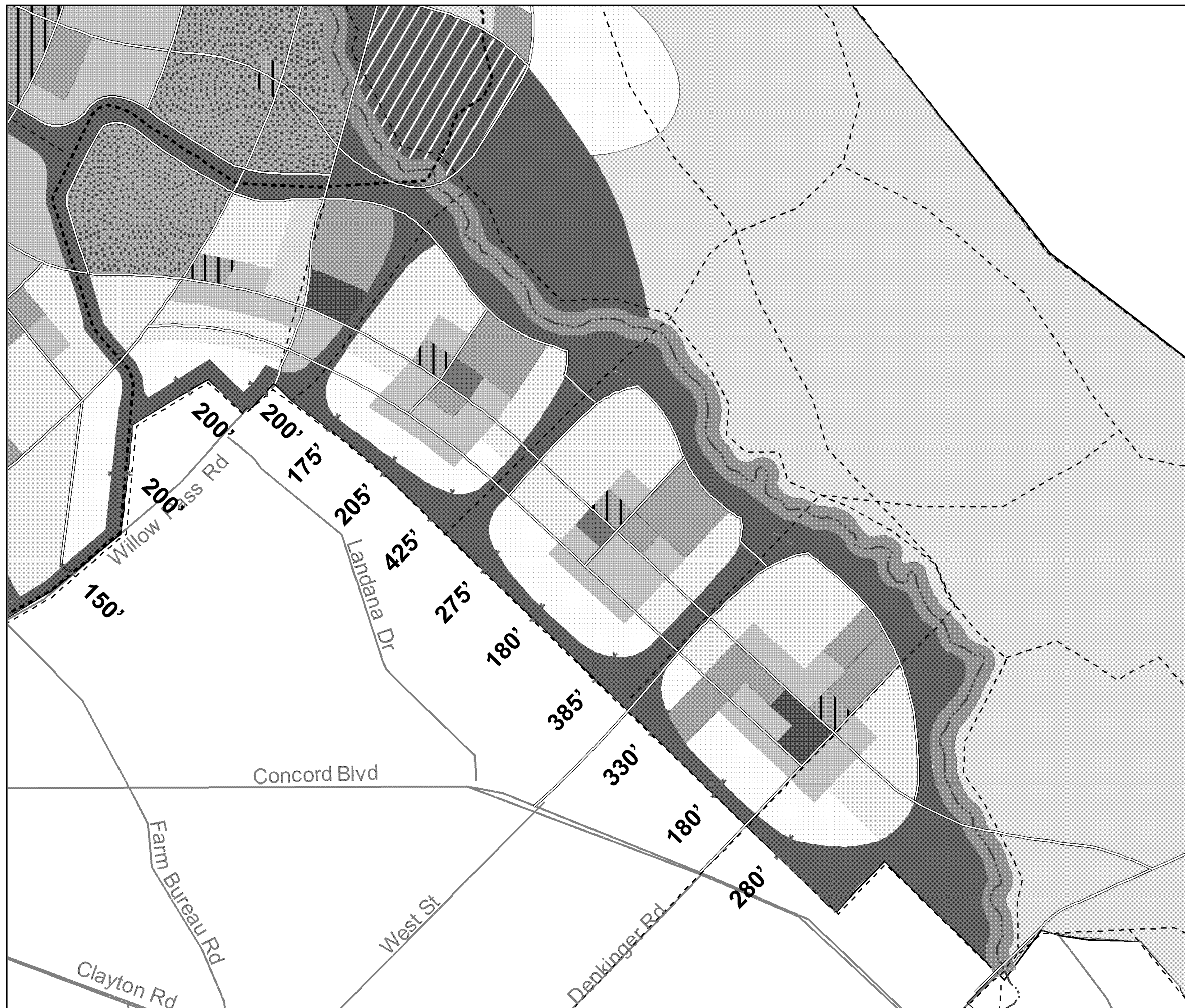
Summary of Changes			
Concentration and Conservation	Sept. 13th	Oct. 14th	Change
Population	22,950	23,240	290 +
Housing (dwelling units)	10,040	10,205	165 +
Average Residential Density (DU/Acre)	13.3	13.9	0.6 +
Jobs	21,260	21,260	N/A
Community Facilities (acres)*	165	165	N/A
Commercial Square Footage	4,795,850	4,795,850	N/A
Improved Parkland (acres)	370	460	90+
Open Space (acres)	3,300	3,220	80 -
Total Parks & Open Space (acres)	3,670	3,680	10 +
Parks and Open Space - % of Total Acreage	73%	73%	N/A
Clustered Villages	Sept. 13th	Oct. 14th	Change
Population	28,100	28,880	780 -
Housing (dwelling units)	11,950	12,300	350 +
Residential Density (DU/Acre)	10.8	12	1.2 +
Jobs	26,460	26,530	70 +
Community Facilities (acres)*	201	205	4 +
Commercial Square Footage	6,213,300	6,246,800	33,500 +
Improved Parkland (acres)	650	710	60 +
Open Space (acres)	2,560	2,570	10 +
Total Parks & Open Space (acres)	3,210	3,280	70 +
Parks and Open Space - % of Total Acreage	64%	65%	1% +



















*Excluding the acreage allocated for the educational complex and the Training and Emergency Command Center for First Responders

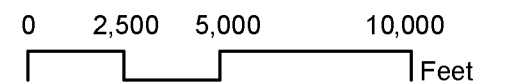
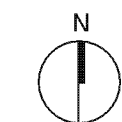
Clustered Villages

Buffer Width at Selected Locations

SMWM - November 04, 2008



-  TOD
-  Residential High Density (30+ DU/Ac)
-  Residential Medium Density (15 DU/Ac)
-  Residential Medium-Low Density (10 DU/Ac)
-  Residential Low Density (4 DU/Ac)
-  Commercial Office
-  Commercial Retail
-  Commercial Hotel
-  Community Facilities
-  Educational Campus
-  Open Space
-  Riparian Corridor
-  Parks & Recreation
-  Golf Course & Tournament Facilities
-  Existing Parks in Concord
-  Mt Diablo Creek
-  Recreational Trails
-  Contra Costa Canal Trail
- BART Route



POSSIBLE MODIFICATIONS TO RESOLUTION 08-1

While the CAC adopted the draft Resolution presented at the October 14, 2008 meeting without modification, individual CAC members commented on possible revisions to wording of the findings. The CAC acted to approve the Resolution as drafted, but directed staff to forward CAC member comments on the findings for Council consideration. The following sections summarize these comments, and provide a staff response that would have been provided if the CAC had considered amending the Resolution. The following comments taken together with the comments described in Attachment 5 generally track the findings noted in the October 29, 2008 minority report from seven members of the CAC.

A. Clarify that the open space is intended for public use and will include facilities for public use:

1. Revise Section 1. General Findings, as follows:

- Section 1, Subsection B (12): “Maximize open space with facilities and trails that will serve the public.”

Response: Staff would have supported this modification.

Note: During discussion an additional comment regarding the desire to maximize “permanent” open space was made. Since this comment does not relate to reuse land planning principles, but rather to the entitlement process and disposition strategy that Council will recommend to the Navy, this comment has been included with other CAC Comments for Council Consideration. (See Attachment 5 – CAC Comments, Item E(1)).

2. Revise Specific Findings Sections 2 and 3, as follows:

- Section 2, Subsection C (4), Bullet (2): “The Concentration and Conservation Alternative contains... 3,220 acres of generally unimproved open space (exclusive of paved and unpaved hiking and biking trails) which include facilities for the public...”

Response: Staff would have supported this modification, but a similar alteration would need to be considered for the corresponding finding in Section 3 for the Clustered Villages Alternative. See following item:

POSSIBLE MODIFICATIONS TO RESOLUTION 08-1

- Section 3, Subsection C (4), Bullet (3): “The (Clustered Villages) alternative incorporates 2,388 acres of generally unimproved open space (exclusive of paved and unpaved hiking and biking trails) which include facilities for the public...”

Response: Staff would have supported this modification.

3. *Revise the Specific Findings Sections 2 and 3, as follows:*

- Section 2, Subsection D (4), Bullet 5, Clause (3): In the Concentration and Conservation Alternative, “Preservation of a minimum of 64% of the site in ~~an~~ a primarily undeveloped state including the ridgeline and foot hills that run unbroken across the site from Highway 4 on the north-west to the south-eastern boundary of the site.”

Response: Staff would have supported this modification.

- Section 3, Subsection D (4), Bullet 5, Clauses (3): In the Clustered Villages Alternative, “Preservation of a minimum of 51% of the site in ~~an~~ a primarily undeveloped state including the ridgeline and foot hills that run unbroken across the site from Highway 4 on the north-west to the south-eastern boundary of the site.”

Response: Staff would have supported this modification.

B. *Clarify that the approach of avoiding and minimizing intrusion into habitat and resource areas is also intended to include avoiding and/or minimizing intrusion into designated wetlands. Also clarify that the reuse plan is setting aside significant amounts of generally unimproved open space such that if avoidance is not possible, mitigation of any loss can be accomplished on site.*

1. *Revise Section 1. General Findings, as follows:*

- Section 1, Subsection B (8): “Avoid and/or minimize ~~minimization of~~ intrusion into breeding areas and habitat for threatened or endangered animal species and into wetlands.”

Response: Staff would have supported this modification.

2. *Insert a new item in Section 1. General Findings, as follows:*

POSSIBLE MODIFICATIONS TO RESOLUTION 08-1

- Insert Section 1, Subsection B (13): “Set aside lands and designate them as Open Space in order to be able to provide on-site mitigation for any unavoidable loss of habitat or wetland.”

Response: Staff would have supported this modification.

C. Broaden the Key Planning Principle regarding Transit to include “a broad range of travel choices”:

1. Revise Section 1. General Findings, as follows:

- Section 1, Subsection B (6): “Support Transit Oriented Development around BART, ~~and~~ transit service in other developed areas of the site and a broad range of travel choices (including transit, walk and bike.)”

Response: Staff would have supported this modification.

C. It is unnecessary to terminate grazing in order to ensure opportunity for wildlife movement: replace “termination of grazing” with “special management of grazing”.

1. Revise Specific Findings Sections 2 and 3, as follows:

- ***Amend Section 2, Subsection (D) (4), Bullet 5 that reads:***
“Opportunities for wildlife movement will be enhanced by:
 - ~~Removal of Navy on-site fencing/termination of existing cattle grazing...~~”

To read as follows:

- “Opportunities for wildlife movement will be enhanced by:
- Removal of Navy on-site fencing and special management of cattle grazing termination of cattle grazing.”

Response: Current fencing at CNWS is extensive and arises in large part due to use of the land under lease for cattle grazing. It is most likely that grazing leases would be evaluated and many, if not all, would be terminated as part of the process of making the open space areas accessible to the public. The purpose of this finding under Biological Resources was to acknowledge that a by-product of opening up the areas to the public would be an enhancement of opportunities for wildlife movement. Staff recognizes the argument that best management grazing practices can create habitat enhancement in some cases. However, staff

POSSIBLE MODIFICATIONS TO RESOLUTION 08-1

does not support a finding that presumes ongoing cattle grazing on the property.

- *Amend Section 3, Subsection (D) (4), Bullet 5 that reads:*
 “Opportunities for wildlife *movement* will be enhanced by:
 - ~~Removal of Navy on-site fencing/termination of existing cattle grazing...~~”

To read as follows:

- “Opportunities for wildlife movement will be enhanced by:
- Removal of Navy on-site fencing and special management of cattle grazing ~~termination of cattle grazing.~~”

Response: See response above.

D. *Add a new item to the key principles under the General Findings to support the creation of quality local jobs and to guarantee that local workers will be hired:*

1. *Insert a new item in Section 1. General Findings, as follows:*

- Section 1, Subsection B (14): “D.Emphasis should be placed on creation of high-quality jobs and ensuring that Concord residents benefit”

Response: Consideration of programs and policies related to “buying local” and “local first hiring” are potential programs and policies that City Council may wish to consider. Staff would not have supported the proposed modification to the CAC’s Findings and Resolution, because policy considerations such as these were beyond the charter of the CAC.

CAC COMMENTS FOR CITY COUNCIL CONSIDERATION

Although the CAC approved Resolution 08-1 without amendment, the CAC's motion included the decision to forward to Council a list of comments. These comments were made by individual CAC members and are conveyed to City Council for its consideration when discussing and choosing a preferred alternative as well as during later stages of the reuse project, such as the process of updating the City of Concord General Plan. The following sections summarize the comment and provide a response.

A. Public Benefit Conveyance (PBC) Requests

1. *The CAC has decided to move forward all of the PBC requests, including: East Bay Regional Park District (EBRPD), Contra Costa County First Responder Training Facility and Emergency Command Center, Cal State University of the East Bay, Habitat for Humanity and Center for Adaptive Learning.*

Response: The CAC has recommended, and both of the alternatives have been modified, to incorporate land uses sufficient to accommodate a portion, if not all, of the PBC applicants' requests.

2. *It should be noted that a number of members of the CAC and the general public have expressed a preference for a regional park that would be managed by the EBRPD.*

Response: The BRAC process requires that City Council propose a Disposition Strategy to the Navy. This Disposition Strategy will include recommendations regarding notices of interest that have been filed for a PBC, including EBRPD's PBC application.

B. Resource Agency Permitting and Mitigation

1. *The LRA should initiate mitigation discussions early with the regulatory agencies to ensure full compliance with environmental laws and other applicable legislations.*

Response: Contacts with regulatory agencies have been ongoing and will increase with the smaller range of alternatives allowing more specific discussion.

C. Green Building and Sustainable Design

1. *It should be stressed that the issues of green building and sustainability have been discussed extensively at community workshops and at meetings of the CAC, including: energy generated by renewable resources (solar, wind, etc.), recruiting green jobs and businesses, promoting LEED-certified buildings, and implementing green planning policies. The CAC wants to ensure that these issues are incorporated at appropriate stages in implementation of the Reuse project.*

- **Response:** When General Plan policies are drafted, performance standards can be incorporated regarding sustainable design, integration of land uses, incorporation of alternative energy sources (solar, wind, etc.), and implementation of green building methods and technologies.

D. Community Facilities

1. *The CAC has made deliberate decisions to incorporate community facilities that have benefit for the region, including open space, a tournament level sports facility, an educational complex and a library, etc. These were optional, but the CAC included them.*

Response: No additional staff comments.

2. *The CAC has discussed the possibility of an educational complex that could be shared between multiple entities, such as a four-year university(universities) and other educational institutions including a community college or a vocational school.*

Response: The 150 acres designated in both plans could accommodate multiple entities, but to date a single entity, Cal State University East Bay, has requested the land via a PBC.

3. *The rationale for accommodating the sports facility close to the educational complex in both alternatives was to encourage student use of the sports facility. However, CAC members were concerned about the extent to which developing joint-use policies might reduce access by the general public. It should be clarified that the sports facility would be managed by the City of Concord or a private developer.*

Response: Public access is a priority and any potential future shared use agreements would need to be evaluated based on their ability to meet the recreational needs of Concord's residents. While the tournament level sports facility has been located near the

educational complex both uses have been modeled as separate uses. The site would be operated by the city or by the city and a private developer in a private/public partnership. It is not envisioned that the complex would be part of the educational complex.

4. *In the Clustered Villages Alternative, West Street would be extended to provide vehicular access to the site. What provisions have been made for the movement of fields and facilities that would be required at Concord High School?*

Response: Land designated as Community Facilities has been set aside adjacent to Concord High School that could accommodate moving fields.

E. Open Space and Parkland

1. *Permanent open space should be maximized and land uses designated as open space should be permanently protected.*

Response: There are a variety of mechanisms that can be utilized to convey and manage open space: The Navy could convey the land through a PBC to a public entity, or the city could require through development agreements that when the Navy sells the property, the developer/buyer would be required to convey open space lands into city or other public ownership. The BRAC process requires that the City Council propose a Disposition Strategy to the Navy. A Disposition Strategy could make recommendations regarding use of either a PBC or development agreements.

2. (a) *Active and Passive uses should be shown in areas designated as Open Space.*

Response: It is during the process of amending the General Plan or during the stage of preparing specific plans that there would be discussion about the way in which open space areas would be used or potentially programmed.

However, active recreational uses are costly, and both alternatives will be hard pressed to support substantially higher levels of recreation improvements. "Active recreation" often refers to uses that require organized play areas such as baseball, soccer, softball, football, volleyball, swimming and tennis. It is also used to describe the types of facilities required, such as athletic fields, buildings or structures for recreational activities, courses or courts, children's play areas, or paved bike paths. The alternatives include

assumptions about the need to fund active recreational uses, and the assumed costs range between \$450,000 per acre to \$1.25 million per acre to create neighborhood parks, community parks and citywide parks. The Concentration and Conservation Alternative includes 460 acres of such improved parkland, and the Clustered Villages Alternative includes 710 acres of improved parkland.

However, for areas designated as Open Space, the alternatives track the General Plan use of the term and assume an average cost of improvement of only \$5,000 per acre (which equates to \$15 million for 3,000 acres). Improvements at Lime Ridge are an example of typical amenities, including: basic picnic areas at trailheads, unpaved trails, no irrigation, and no additional access roads, restrooms or water fountains. (Any need for restoration is treated as a separate cost estimate.) If there is a desire to have a higher level of improvement in open space areas and to support “active recreational uses,” then this would require significantly increased spending over and above the \$5,000 per acre estimate.

2. (b) *The classification of Open Space should be clarified; currently the resolution only acknowledges open space as undeveloped, with the exception of paved/unpaved biking and hiking trails. It should be clarified that uses are planned for the Open Space areas. A concise summary should be provided of the community facilities and types of programming that could be allowed in the open space such as, an educational and interpretative center, a natural history museum, etc. Current land use maps should be modified to illustrate these facilities and programming.*

Response: See response E(2)(a) above. In contrast to improved parkland and recreational facilities, open space areas are relatively unimproved. This would not prevent the inclusion of community facilities, subject to availability of funding. However, it is not desirable to comprehensively attempt to catalog all of the types of community facilities that would be allowed. Instead, a more appropriate clarifying statement of the City’s intent would be as follows: “A wide range of community facilities may potentially be built within the Open Space classification. Any such community facilities constructed in a manner consistent with the goals of natural resource protection and preservation, and consistent with the specific constraints of a particular site, would be appropriate.”

2. (c) *The facilities and programming proposed by EBRPD in their letter of October 9, 2008 and presented to the CAC at the October 14, 2008,*

meeting should be shown in areas designated as Open Space in the alternatives.

Response: Allowances have been made in the land uses to provide flexibility to accommodate the proposed PBCs, but no details from any PBC applicants were shown in the alternatives. At this point, it would be premature to show detailed programming of any of the PBC proposals. EBRPD's proposal was treated in the same manner as other PBC requests.

3. *It should be acknowledged that there is a direct correlation between the amount of development and improved parkland. Improved parkland acreage and its related cost should always be factored into the project's economics.*

Response: See response E(2)(a) above for the cost assumptions that are used to provide improved parkland. The Clustered Villages Alternative contains more revenue generating uses and is able to support the cost of providing land for 285 acres of schools and community facilities, and also supporting the creation of 710 acres of improved parkland. The Conservation/Concentration Alternative provides 245 acres for schools and community facilities and 460 acres of improved parkland.

F. Biking Trails

1. *Bicycle trails (off-street trails - Class I; on-street dedicated bike lanes - Class II; and on-street, signed bike routes - Class III) should be illustrated on the land use maps in order to clarify where the routes are being proposed.*

Response: Land use maps do not show this level of detail. Illustration of Class I, II and III bicycle lanes will be shown in land use map overlays that will be prepared during the process of amending the City's General Plan. The financial models for the reuse alternatives included a significant bike/pedestrian trail network, including a minimum of 28 miles of off-street, asphalt paved, ten-foot wide (Class I) bike lanes, although the site could accommodate up to 39 miles of such pathways. In addition, there would be approximately 17 miles of new roads in the Concentration and Conservation Alternative and approximately 19 miles of new roads in the Clustered Villages Alternative, all of which would incorporate five-foot wide (Class II) bike lanes in each direction. The development of either of the alternative reuse concepts would provide new bicycle facilities consistent with

adopted City Standards and would support the system proposed in the Concord Trails Master Plan.

2. *Whenever possible, bicycle trails should be separated from major streets and automobile traffic.*

Response: A substantial network of 28 miles of off-street Class I bike lanes will be provided. See response H(1) above.

3. *Show trails connecting the villages on the plan.*

Response: See response H(1) above.

G. Housing

1. *A table with density designations breakdowns should be provided.*

Response:

RESIDENTIAL DWELLING UNITS		CONCENTRATION AND CONSERVATION October 10, 2008		CLUSTERED VILLAGES October 10, 2008	
	units/ gross acre	Acres	Units	Acres	Units
High Density	30-50	20	1,000	20	1,000
Moderate High Density	15-30	42	1,260	36	1,080
Mixed use (Resid./Retail)	30	25	750	35	1,050
Moderate Density	10-15	275	4,125	300	4,500
Moderate Low Density	4-10	264	2,640	353	3,530
Low Density	4 or less	107	428	285	1,140
Total Residential		733	10,203	1,029	12,300

2. *Express housing as density ranges so that there is flexibility to increase densities to match trends in urban planning.*

Response: The residential land use categories used in the alternatives and in the City’s General Plan express densities in terms of a range. For example, Moderate High Density represents between 15 and 30 units per acre. However, the approved alternative and the accompanying Final EIR will establish a maximum number of units for the reuse plan. At the time that specific development plans are formulated, adjustment in layout of densities can be proposed, provided the maximum number of units is not exceeded, and provided that impacts, if any, from such changes are mitigated.

3. *Both alternatives have too much housing: cause traffic problems.*

Response: Residential development is an important component within the reuse plan, because it plays a significant role in both the economic feasibility of the project as well as helping to pay for desired community amenities. Even under a “no project” scenario in 2030, there would be instances where operation of roadways of regional significance, local intersections and local surface streets will deteriorate below acceptable levels of service. There would be an increase in traffic associated with both alternatives. Mitigation measures have been accounted for in terms of regional and local roadway and intersection improvements. In addition, transit use, walking and biking will be encouraged and supported through design, arrangement of land uses, and infrastructure investments. However, even with implementation of such mitigation measures there will still be points of significant impact.

4. *The importance of providing senior housing should be stressed; furthermore, the concept of dedicating one of the villages exclusively for senior housing has been suggested.*

Response: Development of housing to meet demands for senior housing and senior living is a strategy that can be explored during the process of a developer’s formulation of specific development plans.

H. Business and Employment

1. *Start economic development efforts early.*

Response: Efforts have been made from the beginning of the reuse project to solicit views and maintain participation of local

business stakeholders. Participation of local stakeholders will be important to support economic development efforts once the Navy decides on a disposition strategy.

2. *Develop partnerships and link education and business.*

Response: The concept of a 150-acre educational complex has been incorporated into both of the hybrid alternatives, and it has been sited in proximity to commercial uses. Furthermore, a portion of the commercial uses have been modeled as a commercial cluster (25 acres in the case of the Concentration and Conservation Alternative and 50 acres in the case of the Clustered Villages Alternative), to allow for the development of a business cluster(s) with relationships to the educational complex.

Attachment:

1. EBRPD Letter dated, October 9, 2008



2950 PERALTA OAKS COURT PO BOX 5381 OAKLAND CALIFORNIA 94605-0381 T | 888 EBPARKS F 510 569 4319 TDD. 510 633 0460 WWW.EBPARKS.ORG

October 9, 2008

Dear Fellow CAC Members,

As our committee work draws to a close, I want to thank you for all you've done to provide the best possible recommendation(s) on the CNWS to the Concord City Council.

I asked the East Bay Regional Park District staff to develop maps and some descriptions of what the Park District could provide at the CNWS so that we would have it before us on October 14 and 21. Maps showing both alternatives with possible regional park facilities are included with this letter.

The concepts listed on these maps were included in the Park District's Public Benefit Conveyance application in 2007. Prior to installing trails or planting trees and making other regional park improvements, the Park District would need to coordinate with the City and regulatory agencies. The Park District, the City, and the Navy will need to coordinate the site clean-up, and have public planning meetings. Obviously this won't happen overnight.

At this point in the process, it is critical for us to address the Public Benefit Conveyance application for regional park facilities which could be placed in the map area labeled "open space". We need to look at the entire 5,000 acres and indicate to the City and the Navy that the preferred alternative should plan for regional park amenities which serve the public -- as well as address overall mitigation requirements for development and for regional park improvements.

I am asking Dan, Rosanne and Michael to include this discussion in our October meetings.

Warmest regards,

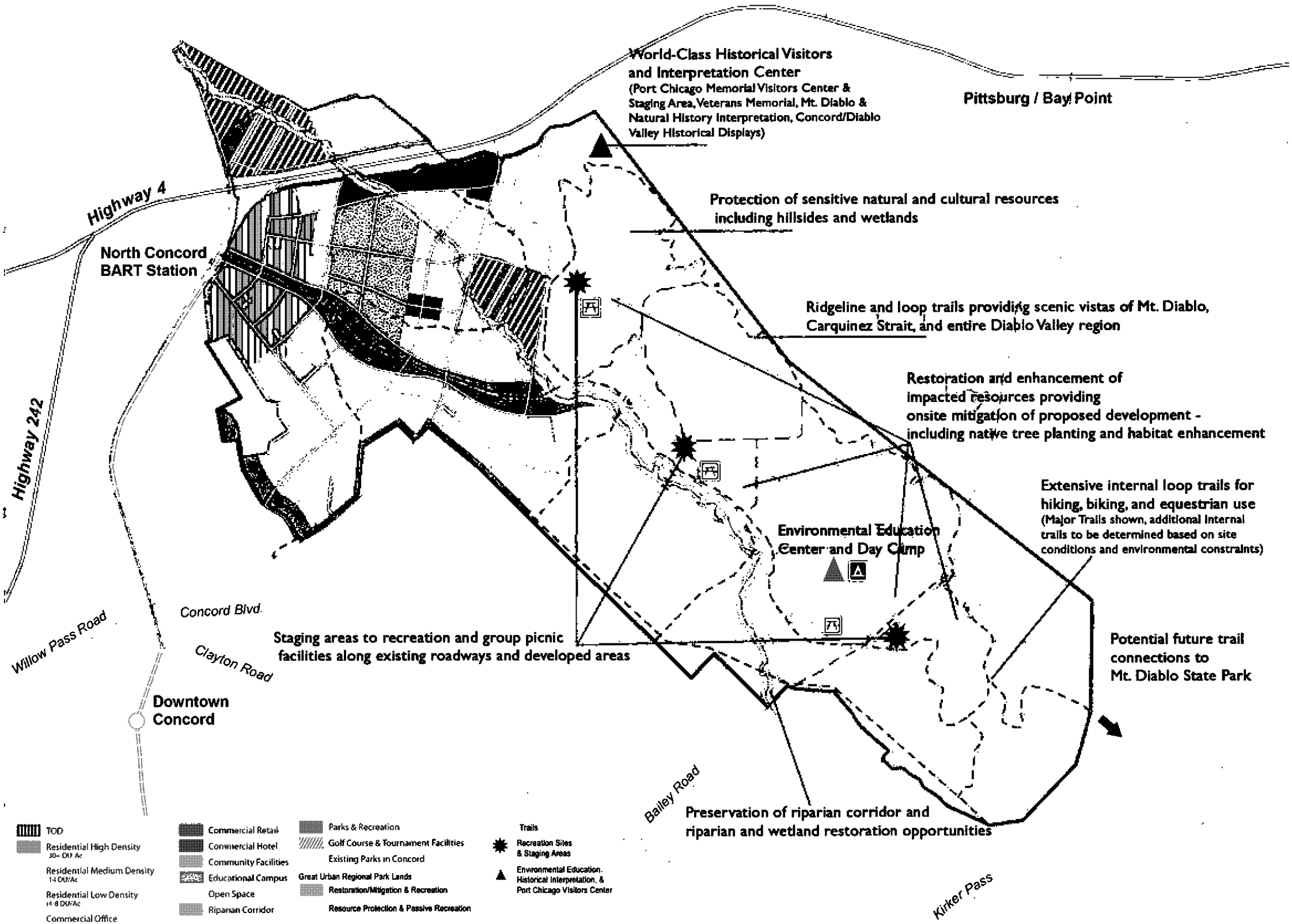
Beverly Lane
Director, EBRPD
CNWS Community Advisory Committee Member

Enclosures

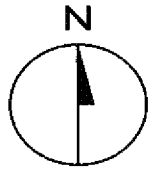
Cc: Congressman George Miller
Congresswoman Ellen O. Tauscher
Daniel Keen, Concord City Manager
Michael Wright, Community Reuse Planning Director
Pat O'Brien, EBRPD General Manager

Board of Directors

Ayn Wieskamp President Ward 5	Ted Radke Vice-President Ward 7	Doug Siden Treasurer Ward 4	Nancy Skinner Secretary Ward 1	Beverly Lane Ward 6	Carol Severin Ward 3	John Sucter Ward 2	Pat O'Brien General Manager
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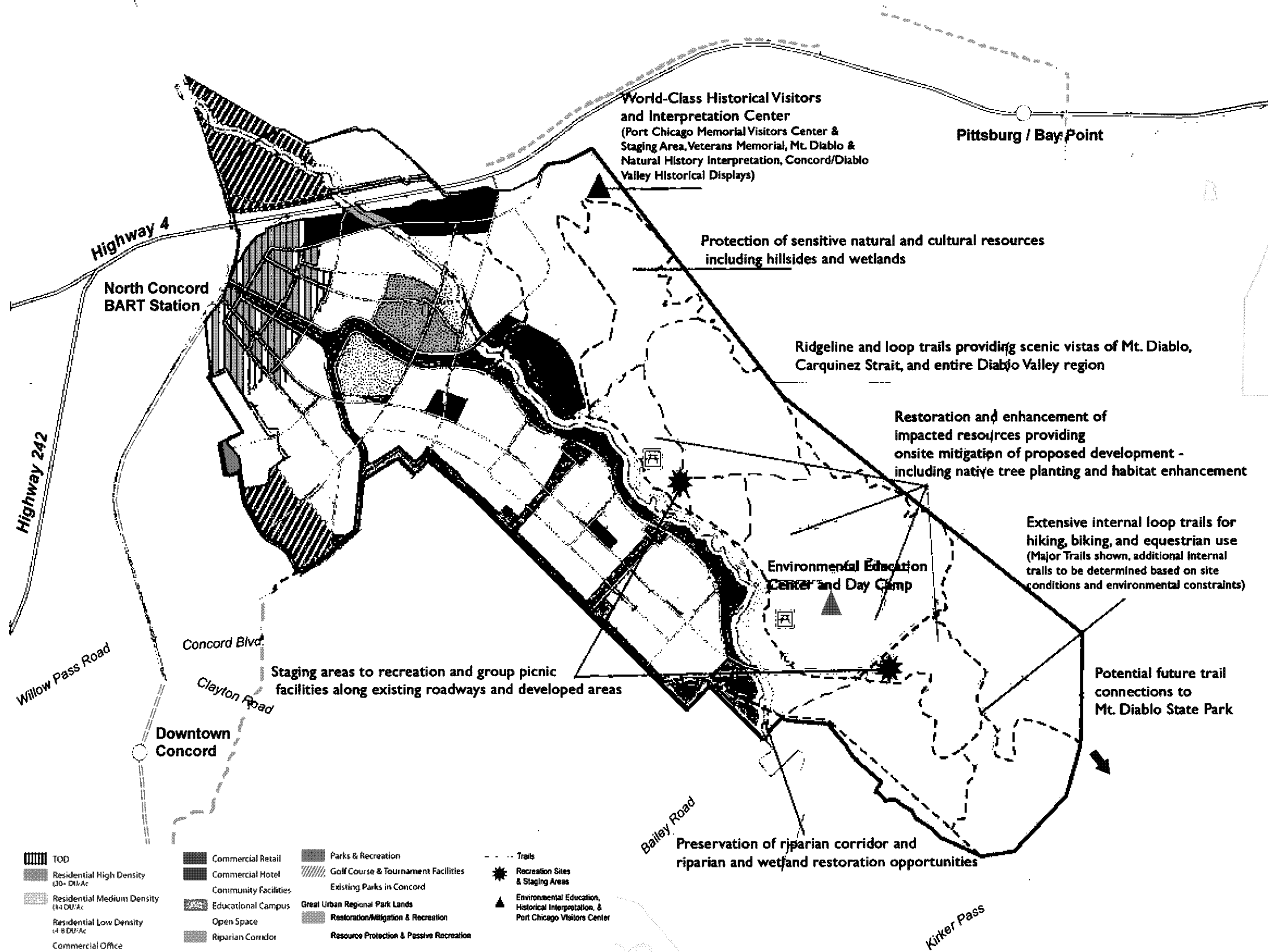


1. **Resource Protection** – The District will work closely with the City, state and federal resource agencies, project developers, and other stakeholders to ensure the protection of critical natural and cultural resources found on the CNWS.
 - Establish appropriate Resource Protection Zones in areas of sensitive resources, protected wetlands, and known cultural sites;
 - Develop long-term resource management plans focused on resource protection and enhancement while preserving public access opportunities consistent with mitigation requirements.
2. **Resource Enhancement, Restoration, and Mitigation** – The District will proactively engage project developers and state and federal resource agencies, in cooperation with the City of Concord, to identify lands appropriate for resource enhancement and restoration and provide for required mitigation for proposed development on the CNWS site.
 - Develop extensive tree replanting program along riparian areas (Mt. Diablo Creek); and where appropriate, consistent with habitat requirements.
 - Facilitate restoration of Mt. Diablo Creek, wetlands, and other sensitive habitats with City, project developers, and regional stakeholders;
 - Facilitate onsite mitigation for loss of sensitive habitats, wetlands, and impacts to species from proposed development elsewhere on the CNWS site in coordination with state and federal resource agencies, the City of Concord, and project developers.
3. **Public Access and Recreation** – The District will work diligently to ensure that resource protection and enhancement programs are balanced with the need to provide for public access and recreation throughout CNWS site.
 - Provide an extensive trail system consisting of both paved and unpaved trails for bikers, hikers, equestrians, joggers, and others which connect to the vast regional network linking to parks and trails such as Mt. Diablo State Park, the Iron Horse Trail, Contra Costa Canal Trail and the Delta DeAnza Trail;
 - Provide access to passive recreation opportunities unparalleled in the region through bird watching, sunset vistas and views of Mt. Diablo, hiking, and other opportunities;
 - Establish large group picnic areas and gathering sites, including the potential for group camping and other recreational facilities, utilizing existing internal roadways and developed areas.
4. **Environmental Education and Historical Interpretation** – The District will pursue creative opportunities and collaborative partnerships to provide world-class environmental education and interpretation programs and facilities throughout the CNWS to preserve and share the unique natural, cultural, social, and military history of the CNWS and Central Contra Costa County
 - Provide for youth camping and an environmental day camp and education center geared towards educating the regions youth about the areas natural and cultural history.
 - Establish a world class historical interpretation and visitors center in partnership with the National Park Service, Friends of Port Chicago, and others that honors the veterans who served on the CNWS property, conveys the significance of the events at Port Chicago, provides displays on the history of Concord and the Diablo Valley region, and provides a staging area to facilitate access to the National Park Service's Port Chicago Memorial



Great Urban Regional Park Vision and Guiding Principles

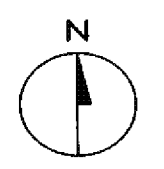
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East Bay
Regional Park District

2950 Peralta Oaks Court
Oakland, California 94605
1-888-EBPARKS
email: info@ebparks.org

EBRPD Great Urban Regional Park Proposal at the Concord Naval Weapons Station (Concord, Ca) Clustered Villages Alternative



October 2008

COMMUNITY ADVISORY COMMITTEE, CNWS MINORITY REPORT

October 28, 2008

Mayor William D. Shinn and Concord Council
1950 Parkside Drive
Concord, California 94519

Dear Mayor Shinn and Council,

At the Community Advisory Committee, Concord Reuse Project, meeting on October 14, two alternatives for the CNWS, findings and a resolution were sent to the Concord City Council on a 10-7 vote.

When the CAC met on September 30, Michael Wright indicated that a minority report might go to the Council as well, particularly if the CAC recommendation was less than 2/3. Therefore, those of us in the minority would like to submit a minority report.

We commend the efforts by the Council, CAC and staff to allow for extensive public participation and to carefully craft two alternatives from the original seven, following the Guiding Principles. We strongly support the basic elements in both alternatives especially the open space, regional park, city parks, sports complex, higher education campus, new library, new green housing, jobs-generation and new local schools.

We request that the Council consider our comments and amend the findings with the suggestions we have submitted.

TIME FOR THE COMMUNITY

We believe the community should have had time to read and respond to the newly framed alternatives with the findings as expressed in the resolution (CAC No. 08-1).

While the CAC had this information hand-delivered a few days in advance, members of the community did not. After months of building consensus, this rush to approve was divisive and unnecessary. Most

people expected a decision on October 21, which was well within the time table the CAC was given.

OPPORTUNITY TO MODIFY THE FINDINGS

The motion that was made to accept the draft resolution also accepted the findings without any modifications. We believe that the CAC should have had the opportunity to modify and add to these findings before taking action, preferably at the October 21st CAC meeting. If this had been done, we believe that the CAC vote probably could have provided a consensus. We seek to remedy this, in part, by including amendments to the findings in this report.

CHALLENGES WITH BOTH ALTERNATIVES

~~ Both provide for more density in housing and jobs than the transportation system should be expected to accommodate. The Oct. 10, 2008, Clustered Alternative has 12,300 dwelling units (28,880 people) and 26,530 jobs; the Concentration and Conservation Alternative has 10,205 dwelling units (23,240 people) and 21,260 jobs. At a conservative 10 trips per day per household -- not counting jobs traffic -- this would be 123,000 Average Daily Trips (Clustered) and 102,050 Average Daily Trips (Concentrated). While we understand that any development will add to traffic, these figures would create congestion that is unacceptable to the community.

~~ Development in both alternatives has been placed over major wetland areas. The California Regional Water Quality Control Board's response to the DEIR referred to filling 35 acres of wetlands on this site which would occur on the least developed of the seven Reuse Plan Alternatives covered by the EIR. The letter states: "it is critical to acknowledge that compensatory mitigation for the permanent loss of such a substantial acreage of wetlands habitat could be very difficult, if not impossible to achieve." (p. 2, DEIR response) This agency must provide permits for development, as you know.

~~In the Clustered Alternative, parks or open space/trail areas which buffer the existing neighborhoods are still inadequate, as expressed repeatedly by the Neighborhood Alliance and others.

~~After two years of meetings, workshops, and dialogue, it is clear that the community will accept nothing less than permanent public open space status for the designated open space areas. The findings and maps need to reflect this, preferably specifying the open space as

a regional park, in order to clearly represent the city's intentions for the open space areas.

SPECIFIC FINDINGS IN THE CAC RESOLUTION NO. 08-1

At this point we do not know what the reactions of the community might have been to these findings. We believe a community consensus was possible which the CAC could have forwarded to the Council in late October. It is now up to the Council to find that consensus.

Here are our suggested additions to the findings:

Section 1. General Findings Regarding the Concentration and Conservation Alternative and Clustered Village Alternative

A. Overarching goals

p. 3 Quality of Life

The final sentence should list: some additional community facilities such as large picnic areas, educational centers and camping.

B. Key Planning Principles

p. 4 6. This item should include "a broad array of travel choices" (a phrase used elsewhere in the findings).

p. 4 12. This principle should read "Maximize permanent open space and include plans to provide public park facilities, tree-planting and trails."

Section 2. Specific Findings Regarding the Concentration and Conservation Alternative

p. 5 C. COMMUNITY

p. 7. 4. Parkland

Second bullet add at end: with park facilities and trails. Retain existing trees as a goal.

p. 7 D. LAND STEWARDSHIP

p. 7 Viewshed and Hillside Protection

Second bullet add "and regional park facilities."

p. 8 **Biological Resources**

Fifth bullet, first sentence. Change last phrase to say "special management of cattle grazing." (not termination, necessarily)

p. 8 **E. ECONOMICS**

new **2. Benefits to Concord**

As the project progresses, many jobs will be created in the businesses that locate here and in the construction of the project itself. Through a practice of hiring local workers in good living wage jobs with training/apprentice programs, we can ensure that the City of Concord, its residents, and businesses realize the economic benefits of this project and have trained local workers for the future.

Section 3. Specific Findings Regarding the Clustered Alternative

p. 10 **C. COMMUNITY**

p. 12. **4. Parkland**

Third bullet add at end: with park facilities and trails. Retain existing trees as a goal.

p. 12 **D. LAND STEWARDSHIP**

p. 12 **Viewshed and Hillside Protection**

Second bullet add: "and regional park facilities."

p. 12 **Biological Resources**

Fifth bullet, first sentence. Change last phrase to say "special management of cattle grazing." (not termination, necessarily)

p. 13 **E. ECONOMICS**

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As the project progresses, many jobs will be created in the businesses that locate here and in the construction of the project itself. Through a practice of hiring local workers in good living wage jobs with training/apprentice programs, we can ensure that the City of Concord, its residents, and businesses realize the economic benefits of this project and have trained local workers for the future.

Thank you for the opportunity to provide this minority report. We have appreciated the opportunity to serve on the Community Advisory Committee and look forward to the Council's discussions and decision.

Sincerely yours,

Scott Hein, Beverly Lane, John Mercurio, Rosanne Nieto, Greg Enholm,
Melvin Lee and Paul Elliott

cc City Manager Daniel E. Keen, Michael W. Wright, CAC