

**Community Advisory Committee Members**

- Philip Arnold, Chair
- Randall Horton, Vice Chair
- Niko Anagnostopoulos
- Colleen Geraghty
- Claudia Hein
- Charles Hoffman
- Jerome Hudson
- Ajit Kaushal
- Rosanne Nieto
- Stuart Posselt
- Paul Sinz
- Peggy Tweedie
- Darrin Walters



**REGULAR MEETING OF THE  
COMMUNITY ADVISORY COMMITTEE  
FOR THE CNWS REUSE PROJECT SPECIFIC PLAN**

Tuesday, December 19, 2017

6:00 p.m.

Council Chamber  
1950 Parkside Drive

*MISSION STATEMENT - Apply the Reuse Project Goals and Guiding Principles, adopted Reuse Area Plan policies, and accepted Term Sheet provisions in evaluating and commenting on potential Specific Plan alternatives or issues. The CAC shall also serve as a communication link between the Reuse Project and the community-at large by assisting in targeting outreach to neighborhoods and interest groups, and promoting participation at workshops and public meeting.*

Information for the public on participation at Committee meetings can be found on the back of the Speaker Identification Card located near the Council Chamber entrance. Should you have any questions after consulting the Speaker Identification Card, please contact Pamela Laperchia prior to the Committee meeting.

AGENDIZED ITEMS – The public is entitled to address the Committee on items appearing on the agenda before or during the Committee’s consideration of that item. Each speaker will be limited to approximately three minutes.

**1. OPENING**

**Roll Call:**

Philip Arnold, Niko Anagnostopoulos, Colleen Geraghty, Claudia Hein, Charles Hoffman, Randall Horton, Jerome Hudson, Ajit Kaushal, Rosanne Nieto, Stuart Posselt, Paul Sinz, Darrin Walters, Peggy Tweedie, Steve Older and Julie Dennler Marquardt present.

**Pledge to the Flag:** Randy Horton

**2. PUBLIC COMMENT PERIOD**

This is a fifteen minute Public Comment Period for items within the Committee’s subject matter jurisdiction that are not on this agenda. Each speaker will be limited to approximately three minutes. State law prohibits the Committee from acting at this meeting on any matter raised during the Public Comment Period.

**Hope Johnson** – Ms. Johnson stated we should take into consideration that the higher elevations are going to be of higher value because if sea level rises, the creek and

everything is going to be effected. She is concerned there is not a lot of discussion regarding Pt. Chicago Highway and that funds for improvements of the road should be included in the development agreement. Ms. Johnson stated having living wage jobs on the site is part of what is going to make it work.

**Ray Barbour** – Mr. Barbour encouraged people to purchase a brick to help raise funds to purchase a life-size statue of Don Salvio Pacheco in Todos Santos park. This is part of Concord's 150<sup>th</sup> Anniversary celebration.

**Margaret Hanlon Gradie**– Ms. Gradie would like to start talking about quality jobs and feels we may need to have a study session regarding this. She wants the CAC to be advocates for quality jobs.

**Ken Kent** – Mr. Kent feels strongly we should have a community benefits agreement and wants that to be the CAC's focus.

### 3. **COMMUNITY ADVISORY COMMITTEE ITEMS**

The public is entitled to address the Committee on items appearing on the agenda before or during the Committee's consideration of that item. Each speaker will be limited to approximately three minutes.

#### **A. Approval of November 7, 2017 and November 21, 2017 Annotated Minutes.**

Committee members approved the November 7 and November 21 annotated minutes.

#### **B. Infrastructure Presentation**

##### **- Background presentation by staff**

Joan Ryan gave a presentation on infrastructure and utilities.

##### **- Overview of Concord Reuse Project Infrastructure, Angelo Obertello, Carlson Barbee & Gibson, Inc.**

Danny Cook, VP of Construction for Lennar|FivePoint, gave a short talk on the sustainability in smart cities concept.

Angelo Obertello, CB&G, gave a short presentation on proposed infrastructure for the project.

##### **- CAC Discussion of Infrastructure Presentation**

Committee members asked questions and made comments:

- When showing distribution for sewer and water, will there be a lot of digging or tunneling?

- Is there run off coming from the hills into Mt. Diablo creek? Is there a history of flooding in the area? Would there be a catch basin in the area to catch the water?
- If there are retention basins, who maintains those? Would they be fenced off for safety concerns?
- Are the plans to eliminate the need for flood insurance?
- Are the electrical lines about ground or part of the plan?
- How do the fire hydrants work?
- Is gray water going to be required for homes and businesses along with solar?
- Substation is 5 acres of land, does it have to be on the site itself or could it be in an area we are not intending to develop?
- For the substations, will these be the big tower lines?
- Have there been any additional utilities/water assessments done since 2011?
- Are you taking into consideration other resources as a supply for electricity?
- What happens if we don't achieve or sustain our controls in the area? Who is monitoring this?
- Are we locked into the design of the land plan we approved?
- Will the developer pay for the financial impact of this project?
- Instead of having a big overall water tank, can each area have their own recycled water?
- How will the bandwidth and wifi in the neighborhoods be integrated on a community level?
- Regarding flooding, has a study been done on the Delta and how it would affect the project? Along with grading of the hills?
- Are the existing natural gas lines being studied? How are we going to be bring more natural gas lines into the base?
- Is there a specific study on the grading proposed and the floodplains?
- What is the percentage of recycled water we are going to use?
- Storage facilities on the potable water are deficient, how is the City handling this?
- Is MCE involved in building the infrastructure? Who would actually do the construction?
- Concerns the houses will be too costly with everything we are asking to put in the project.

## **PUBLIC COMMENT**

**Hope Johnson** – Ms. Johnson expressed concern to ensure that contaminates are cleaned so they will not run off into the water. She also stated the project needs to consider the fault lines running through the property. How will the infrastructure be implemented relative to the phases of the development. Will it be built in segments relative to Phase One?

## Next Steps/CAC questions

Comments and concerns from Committee members:

- Regarding the sewer lines, are you going to build to Phase One and cap it?
- Members had questions as to their involvement in a Community Benefit Agreement.
- In the outline schedule of topics, where do the schools fit in?
- Include in topics, food bank, vets and seniors.

Guy Bjerke gave an update on meetings held since the last meeting.

### Upcoming meetings

- January 16 – *Smart Cities Overview*
- January 27 – *Tour of Concord Naval Weapons Station*
- February 20 – *Design Guidelines and Development Standards*
- March 20 – *Parks, Recreation, Open Space Network*

## 4. ADJOURNMENT – Meeting adjourned at 8:14 p.m.

Next Meeting: January 16, 2018 – 6:00 p.m.

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