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**REGULAR MEETING OF THE  
PARKS, RECREATION AND OPEN SPACE COMMISSION  
7:00 p.m., Wednesday, December 13, 2017  
Council Chamber  
1950 Parkside Drive, Concord**

**ANNOTATED AGENDA**

**ROLL CALL:** All present

**STAFF PRESENT:** Kathleen Trepka, Assistant City Manager; Robert Kennedy, Parks Manager; Guy Bjerke, LRA Executive Director; Joan Ryan, Community Reuse Area Planner.

**PUBLIC COMMENT PERIOD:**

- Ray Barbour updated the Commission on the sale of commemorative bricks for the 150<sup>th</sup> Anniversary of Concord's founding. The Historical Society has pre-sold 244 bricks and they need a total of 288 bricks to complete the area around the base of the Don Salvio Pacheco statue, which will be installed next summer.
- Natalie expressed her concerns that she was not made to feel welcome at the Markham Nature Preserve because she is a transgender woman and that the community gardens were not being operating as they were intended. Only 10 plots were available to Concord residents. She requested that the Commission hold a public hearing on the Markham Arboretum.

- 1. PRESENTATION – Update on Nine Hole Disc Golf Course at Hillcrest Park** – Parks Manager, Robert Kennedy, provided an oral report with a slide presentation regarding the volunteer effort to install a disc golf course at Hillcrest Park, including tee pads, baskets, course advisory signs, and an information kiosk. Volunteers have also removed litter and debris from the course area and creek bed and trimmed lower branches from trees. Staff report decreased transient traffic through the park and encampment activity. Activating the space has had a positive impact. The next volunteer event was scheduled for December 16 to plant 15 new trees along the disc course.

**ACTION:** None taken. The report was informational only.

- 2. CONSIDERATION – Update regarding the Concord Reuse Project Specific Plan and Conservation, Open Space, and Parks Network.** – Community Reuse Area Planner Joan Ryan



and Dan Bucko of Hart Howerton, Lennar’s consulting firm, presented an overview of the preferred land use plan to be used as the basis to begin the draft specific plan, various studies and the environmental review for the Specific Plan of the base reuse area. Mr. Bucko explained the proposed bikeway, trail and park network, and noted the intent to provide future residents with access to some form of trail or park facility within a five or ten minute walk. He also indicated that Mt. Diablo creek would be restored and a trail would follow the canal. He explained the tournament sports facility and regional park district area. He concluded by asking for any input on the proposed recreational facilities from a design or programmatic perspective.

The Commission asked several questions related to the difference between urban farming and community gardens and the consultant indicated that an urban farming operation needed two to 10 acres to support. As a new concept, he wasn’t sure if it would be economically viable in this location.

Executive Director Guy Bjerke explained the remediation, transfer and environmental permitting process and the timeline for horizontal and vertical construction (perhaps 2022).

Public Comment:

- Natalie promoted urban farming as a way to combat global warming and enhance physical and mental activity for residents.
- Hope Johnson supported the park system within the base reuse area, but expressed concern that the green frame was removed from the North Concord area, leaving residents with little or no open space between the residents of Sun Terrace and the potential Bart Station parking lot development. She supports urban farming and reminded the Commission of the presence of arsenic on the base.
- Anonymous – a gentleman spoke regarding the North Concord interface with the base reuse area, indicating that a map incorrectly did not include the Bart property, and that there was an early agreement with residents in the North Concord area and Bart that parking would be ground level only.

**ACTION:** The Commission did not recommend any changes to the proposed park and trail networks as presented.

- 3. CONSIDERATION – Discussion and Overview of a Proposal to Prepare a Zoning Amendment for the Green Frame Linear Park between Willow Pass Road and Bailey Road from the current designation of “Study” District.** – Community Reuse Area Planner Joan Ryan presented the report, explaining that the purpose of the report was to propose zoning the linear (green frame) park to Open Space / Parkland from the current zoning district of Study District. Staff was not initiating any park design for this area at this time. The Open Space designation did allow future development of park space that could include eligible recreational uses, although



staff doesn't expect any park design for 8-10 years depending on transfer and other factors such as completion of environmental remediation. Staff also clarified that the City would be responsible for maintenance of Mt. Diablo Creek as it runs between different entities, 150' set back from center line of the creek.

Public Comment:

- Sheila Ravenscroft expressed concerns about potential access to the Base from Denkinger Road and diminished privacy and property value as her home backs to the base.
- Hope Johnson expressed concerns about removing the green frame / linear park from the Specific Plan now and taking separate action. She stated that East Sun Terrace residents would also like some privacy. She questioned who would pay for this work if removed from the Specific Plan. She is not opposed to the green frame but would like something for her Phase I area. She believes that North Concord has not been treated equitably compared to neighborhoods to the southern extent of the project.
- Anonymous – a gentleman stated that all neighborhoods should be taken into account regarding open space, and questioned which areas of the base would be cleaned (all or part).

Guy Bjerke explained the remediation process and potential timeline in response, and offered that the green frame had always been intended for public access and that the lower villages would likely develop in the latter half of the thirty year development timeline. Therefore, the road network would likely not be developed in the southern area for 10-15 years. He shared that the Area Plan had shown major road connections in rough locations and that the road closest to the linear park, in the "tail," is being reviewed to assess transportation capacity. Mr. Bjerke also shared that costs associated with separating out the linear park would still be borne by the developer with a reimbursement agreement to the LRA and that the fiscal impact section in the report had been incorrectly written.

The Commissioners discussed the benefits of the green frame and questioned the timing of taking action on this portion of the project now. Joan Ryan explained the decision to separate out the linear park was to reassure the neighbors in that vicinity that the space was preserved and provide them with some assurances regarding the minimum width of the linear park and information regarding allowable uses. The Commission also questioned whether there were opportunities for some sort of green buffer for the North Concord neighborhoods; Mr. Bjerke shared that development in the northern area of the project was effected by the development of the Coast Guard property. He also shared that based on the size of the Bart parking lot area, creating a significant green frame or buffer would render that area undevelopable, constraints that didn't exist in the southern area. Therefore, park space was being provided in the interior of the project in the northern area to provide park access for those residents.



**ACTION:** The Commission did not recommend any changes to separating out the linear park from the Specific Plan or to the proposed Open Space / Parkland zoning designation.

**4. CORRESPONDENCE / ANNOUNCEMENTS** – There were none.

**5. ADJOURNMENT** at 8:30 p.m.

**NEXT REGULAR MEETING: January 10, 2018**

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