



Staff Report

Date: July 12, 2016

To: City Council Sitting as the Local Reuse Authority

From: Valerie J. Barone, City Manager

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Subject: **Considering adoption of Local Reuse Authority Resolution No. 16-14 establishing a Community Advisory Committee to encourage and provide public input into the Specific Plan process for the Development Phase One Property of the Community Reuse Project at the former Concord Naval Weapons Station**

Report in Brief

After a two year evaluation and negotiation process the City Council, sitting as the Local Reuse Authority (LRA), accepted a Term Sheet and chose Lennar Concord LLC (Lennar) as the Master Developer for the Development Phase One Property for the Community Reuse Project. Before development can occur on the property Lennar and the LRA must prepare a Specific Plan for Development Phase One with an associated Infrastructure Master Plan consistent with the Reuse Area Plan (as adopted into the City's 2030 General Plan) and appropriately evaluated under the California Environmental Quality Act (CEQA).

The proposed resolution addresses the LRA's expressed desire for robust community outreach and engagement in the Specific Plan process by establishing a Community Advisory Committee (CAC) for that purpose.

Recommended Action

Staff recommends that the LRA hear public comment, and adopt LRA Resolution No. 16-14 establishing a Community Advisory Committee to encourage and provide public input into the Specific Plan process for the Development Phase One Property of the Community Reuse Project at the former Concord Naval Weapons Station.

Background

In 2006 the LRA established a 21 member Community Advisory Committee (CAC) to provide input on the initial reuse planning for the Concord Naval Weapons Station. The CAC met monthly and assisted staff with workshop outreach and in evaluating numerous potential reuse alternatives. They were disbanded in 2009 after forwarding their reuse alternative recommendation to the LRA.

Analysis

Staff is proposing the creation of a new CAC to promote community outreach and provide public input into the Specific Plan process. The basic framework for the new CAC is similar but different from the first – as the first CAC was starting the reuse planning process from scratch while the new CAC’s role is to ensure the Specific Plan for Phase One of the development is consistent with the community vision, as codified in the adopted Reuse Area Plan. The new CAC is proposed to be smaller at 11 members, and would be comprised entirely by residents of Concord chosen by the LRA to be representative of the community.

The development of the Specific Plan, associated Infrastructure Master Plan, and CEQA analysis is currently anticipated to take 24 months. The new CAC will be appointed for up to two years, as described in the list below.

Topic	New CAC
Memberships/Composition:	11 members/100% residents
Operations:	Existing City Policies
Term of Appointment:	Up to two years
Function and Roles:	Evaluate Specific Plan for consistency with Reuse Area Plan and accepted Term Sheet; promote community engagement
Application/Selection:	Application and interview by City Council
Meeting Frequency:	Monthly
Duration:	Disband after recommendation to Planning Commission

Staff anticipates opening the application process on July 26, 2016, and accepting applications through 5 p.m. on August 26, 2016. Council interviews of applicants will be set for mid-September and the appointments will likely be on the LRA’s agenda at the first Council meeting in October.

Alternatives

The LRA may wish to modify staff recommendations in any number of ways, which could include:

- 1) Modifying the makeup of the CAC to include non-resident stakeholders or Concord business owner stakeholders. Staff is not recommending this alternative for several reasons including: existing stakeholder groups are well organized, regularly consulted by staff, and likely to be well represented at public workshops and meetings; the desire to have Concord residents evaluate proposed Specific Plan alternatives and issues for consistency with the community's vision as expressed in the Reuse Area Plan and City's 2030 General Plan; and the ability for any organized group with Concord residents as members to encourage them to apply for appointment to the new CAC.
- 2) Increasing the size of the CAC. Staff is not recommending this change either, because 11 is a reasonably large advisory group. However, if Council desires a larger group, staff advises keeping the total number of members uneven.

Financial Impact

The costs of staffing and providing required resources to the new CAC will be paid for by the Master Developer or by the existing budget of the LRA, as appropriate.

Public Contact

The City Council Agenda was posted and the LRA interested party mailing list was notified through an e-mail blast.

Attachments

1. LRA Resolution No. 16-14

**BEFORE THE CITY COUNCIL SITTING AS THE LOCAL REUSE AUTHORITY OF
THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA**

RESOLUTION NO. 16-14

**A RESOLUTION ESTABLISHING A COMMUNITY ADVISORY COMMITTEE TO THE
SPECIFIC PLAN PROCESS FOR THE COMMUNITY REUSE PROJECT**

WHEREAS, after a two year evaluation and negotiation process the Concord Local Reuse Authority (LRA) has accepted a Term Sheet and chosen Lennar Concord LLC as the Master Developer for the Development Phase One Property of the Community Reuse Project; and

WHEREAS, the Reuse Area Plan was adopted by the LRA in 2012 after extensive public input and review by a previous Community Advisory Committee; and

WHEREAS, the LRA is desirous of establishing a new Community Advisory structure consisting of a Project Management Team, a Community Advisory Committee (CAC), and the existing City Boards and Commissions; and

WHEREAS, the next step in implementing the Community Reuse Project involves the preparation of a Specific Plan with an associated Infrastructure Master Plan consistent with the reuse Area Plan and appropriately evaluated under the California Environmental Quality Act (CEQA); and

WHEREAS, the LRA's goal is to encourage a robust community outreach and public engagement effort in the Specific Plan process.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CONCORD SITTING AS
THE LOCAL REUSE AUTHORITY DOES RESOLVE AS FOLLOWS:**

Section 1. Authorizes establishing the Community Advisory Committee (CAC) to provide input on the Specific Plan, Infrastructure Master Plan, and associated CEQA document for the Community Reuse Project as generally described below;

- a. **CAC Membership and Composition:** The CAC shall consist of up to 11 members appointed by the City Council and no alternates shall be appointed. To ensure the desired balanced representation on the CAC, member selection criteria shall include: diversity and breadth of interest, broad representation of the community, geographic balance, familiarity with the adopted Reuse Area Plan, understanding of the CAC function and role; and commitment to Reuse Project goals and guiding principles. All CAC members shall be Concord residents.

- 1 b. **CAC Operations:** The CAC will operate within the framework of the City’s existing
2 Mission, Vision and Values (MVV) and be guided by operating principles and ground
3 rules consistent with existing City policies for boards and commissions.
- 4 c. **CAC Term of Appointment:** Members shall serve at the pleasure of the City Council.
5 Terms of CAC members shall be two years. Vacancies will be filled according to existing
6 City procedures.
- 7 d. **CAC Functions and Roles:** The CAC shall apply the Reuse Project Goals and Guiding
8 Principles, adopted Reuse Area Plan policies, and accepted Term Sheet provisions in
9 evaluating and commenting on potential Specific Plan alternatives or issues. The CAC
10 shall also serve as a communication link between the Reuse Project and the community-at-
11 large by assisting in targeting outreach to neighborhoods and interest groups, and
12 promoting participation at workshops and public meetings.
- 13 e. **CAC Application and Selection Process:** Individuals interested in serving on the CAC
14 shall be asked to complete and submit a written application specifying their background,
15 affiliations, and areas of interest related to the Reuse Project. The City Council shall
16 review the applications, identify a group of applicants to interview, conduct interviews,
17 and appoint CAC members.
- 18 f. **CAC Meeting Frequency and Organization:** The CAC shall meet monthly in the
19 evenings with potential additional meetings or site visits on weekends and other times.
20 CAC meetings will be convened and supported by City staff, subject to the Brown Act, and
21 shall be open to the public.
- 22 g. **Appointment of Chair and Vice Chair:** After introductory meetings, the CAC members
23 shall select a Chair and Vice Chair.
- 24 h. **Duration of CAC:** Upon the recommendation of the Specific Plan, Infrastructure Master
25 Plan and associated CEQA document to the Planning Commission, the CAC shall disband.
- 26 **Section 2.** This resolution shall become effective immediately upon its passage and adoption.

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1 **PASSED AND ADOPTED** by the City Council of the City of Concord, sitting as the Local
2 Reuse Authority, on July 12, 2016, by the following vote:

3 **AYES:** Councilmembers -

4 **NOES:** Councilmembers -

5 **ABSTAIN:** Councilmembers -

6 **ABSENT:** Councilmembers -

7 **I HEREBY CERTIFY** that the foregoing Resolution No. 16-14 was duly and regularly
8 adopted at a regular meeting of the City Council/City Council sitting as the Local Reuse Authority of
9 the City of Concord on _____.

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11 _____
12 Joelle Fockler, MMC
13 Authority Secretary

14 **APPROVED AS TO FORM:**

15 _____
16 Susanne Meyer Brown
17 Authority Counsel
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