

Ask Concord City Council to
SAVE THE RIDGE!

THANK YOU to Vice Mayor Carlyn Obringer
and Councilmembers Laura Hoffmeister and
Laura Nakamura



**MAKE YOUR
VOICE HEARD!**

What can you do to SAVE THE RIDGE?
Here are some steps you can take:

- ✓ **Sign the petition** urging Concord, Pittsburg, and LAFCO to Save the Ridge!
bit.ly/saveridgeC
- ✓ **Sign up** for our newsletter and stay up-to-date on the latest: bit.ly/smdnews2
- ✓ **Attend Concord City Council meetings** and submit public comment. The city council meets on the first, second, and fourth Tuesday of each month, unless a special meeting is called by city council.



JOIN US AND MAKE YOUR VOICE HEARD!
TOGETHER, WE CAN SAVE THE RIDGE!



UPDATE: CONCORD CITY COUNCIL MAKES THE RIGHT DECISION FOR CONCORD AND ITS RESIDENTS

Last year we achieved a **HUGE victory!** In a three-to-two decision, the Concord City Council dropped Seeno/Discovery Builders as Master Developer of the former Concord Naval Weapons Station. On January 28, 2023, then-Mayor Laura Hoffmeister and Councilmembers Laura Nakamura and Carlyn Obringer chose to let the exclusive negotiating agreement (ENA) with Seeno and their partners expire. We're updating you about the overall Concord project, but the ridge above, between Concord and Pittsburg, is still threatened by Seeno.

We thank these councilmembers for their powerful decision. They stood with the vast majority of Concord residents who recognized that the term sheet put forward by Seeno and their partners was inadequate—that Seeno's record of litigation and controversy made them unsuitable partners.

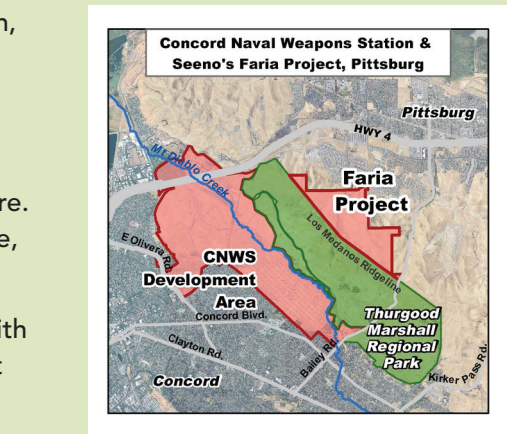
Previously, in August 2021, a majority of the then-city council chose Seeno and their partners as Master Developer. After nearly a year and a half of intense public action, this bad decision was reversed.

At Save Mount Diablo, we worked to educate residents throughout this time through our outreach to residents, dropping flyers, and a mailer to the city—and residents of Concord responded. The Concord City Council received thousands of emails, petition signatures, calls, and letters that the decision in 2021 was a mistake.

More than 1,800 people signed Save Mount Diablo's petition asking the council to drop Seeno. Nearly four thousand letters were sent to the council, in addition to thousands of emails. Concord residents let the council know to drop Seeno.

Seeno's term sheet proposed nearly 4,000 more houses than what was agreed for the project in 2012. It offered less park and green space than had been promised. And it proposed an unworkable arrangement to meet affordable housing requirements, among other serious shortcomings.

On September 19, 2023, the Concord City Council unanimously approved an exclusive negotiating agreement



with Brookfield Properties as Master Developer for the Concord reuse project. About 2,300 acres could be turned into 12,000 or more units of housing and millions of square feet of commercial space, along with schools and other types of development.

Now, Save Mount Diablo and Concord residents are working to make sure the 800 acres of promised city green space—city parks and linear parks along the creek and the border of the project—get delivered.

We're also working to protect and restore Mount Diablo Creek, securing high-quality off-site mitigation for the



Vice Mayor Carlyn Obringer and Councilmembers Laura Hoffmeister and Laura Nakamura receiving Save Mount Diablo's Mountain Star Award in January 2024 for their leadership

project's impacts, and holding this huge development to visionary sustainable design and carbon pollution reduction standards.

The Master Developer will come up with an overall plan to develop more than 2,000 acres of land on the west side of the city, including infrastructure like water, sewer, roads, etc. The plan will also detail how to manage developers that will build pieces of the project. The ENA allowed for a 120-day initial negotiating period, to allow Brookfield to prepare and propose a term sheet to the city. It will be approved soon.

The ENA specifies a 24-month period for the developer to complete a specific plan, an environmental impact report, and a disposition and development agreement, all of which must be approved by the city.

Today, more than half of the 5,000 acres the US Navy used to own here have already been turned into the new Thurgood Marshall Regional Park. That's partly thanks to years of work by Save Mount Diablo and our partners that took place in the early 2000s. We advocated that 69 percent of the acreage of the former base be turned into different kinds of parks and green space (the regional park and the city parks). It'll take a little while, but planning for uses of the regional park and how to open it to the public is underway.

Now is our chance to deliver a world-class project at the former Concord Naval Weapons Station.

SAVE THE RIDGE! What's Happening in Pittsburg?

Unfortunately, the Pittsburg City Council made the wrong decision for its residents to allow destruction of the Los Medanos Ridge just above the new regional park and visible from Concord.

On April 17, 2023, the Pittsburg City Council approved Seeno/Discovery Builders' 1,500-unit Faria project—a plan that was opposed by thousands of residents, environmentalists, and the city Planning Commission, which recommended against the plan. The 1,500-unit Faria project would destroy part of the major ridgeline between Concord and Pittsburg. Save the Ridge!

In a four-to-zero decision, with one member abstaining, the city council disregarded court challenges; community opposition; and its Planning Commission's rejection of the project's master plan, an amended General Plan, and a development agreement with Faria Land Investors, an affiliate of Seeno/Discovery Builders.

But it's not over yet. The Seeno Faria project is on county land. It can only be added to Pittsburg by LAFCO, the Local Agency Formation Commission, which regulates boundaries like city limits. LAFCO is one of the least known, most powerful agencies in Contra Costa County. It can make Seeno and Pittsburg do more than the Pittsburg City Council required when it approved Seeno's Faria project last April. Save the Ridge!

The Pittsburg City Council needs to do what other communities in the Bay Area have already done—treat their hills and ridges as a public treasure, which increase property values and should be protected rather than flattened and paved over. Save the Ridge!

THAT'S WHERE YOU COME IN:

- Urge the Concord City Council to intervene with Pittsburg to negotiate a bigger buffer for the regional park, to Save the Ridge!
- Urge the Pittsburg City Council to demand a bigger buffer for the regional park, to Save the Ridge!
- Urge LAFCO to require a bigger buffer for the regional park, to Save the Ridge!

On January, 28 2023, the Concord City Council approved a motion, which was made by Obringer and seconded by Nakamura, to direct LRA staff to let the Exclusive Negotiating Agreement with Seeno/Concord First Partners, LLC expire on January 31, 2023. The motion passed by 3-2.

—CONCORD CITY COUNCIL MINUTES, 1/28/23

				
MAYOR LAURA HOFFMEISTER	COUNCILMEMBER LAURA NAKAMURA	COUNCILMEMBER CARLYN OBRINGER	COUNCILMEMBER DOMINIC ALIANO	COUNCILMEMBER EDI BIRSAN
"Aye"	"Aye"	"Aye"	"Nay"	"Nay"