

Hazardous Materials Commission

Draft Minutes **Operations Committee**

January 13, 2017

Members and Alternates

Present: Rick Alcaraz, Leslie Stewart, Steve Linsley, Ralph Sattler, Aaron Winer (alternate)

Absent: Fred Glueck (represented by alternate), Mark Ross,

Staff: Michael Kent

Members of the Public: Rita Xavier

- 1) **Call to order, announcements:** Commissioner Stewart called the meeting to order at 10:05.

Michael Kent announced:

- The Commission received a thank you note from Audrey Albrecht for the gift certificate to a book store the Commission gave her for her service on the Commission on behalf of the League of Woman Voters
- The re-appointments and new appointments to the Commission will go to the Internal Operations committee of the Board of Supervisors on February 13th.

Commissioner Sattler provided the committee with a brochure from Tesoro concerning pipeline safety that can be used to help design the pipeline safety brochure being worked on by the County and CAER.

- 2) **Approval of Minutes:**

The minutes for the December 9, 2016 meeting were moved by Commissioner Linsley, seconded by Commissioner Stewart and approved 3-0-2 with Commissioners Sattler and Winer abstaining.

- 3) **Public Comments:** None

- 4) **Old Business**

- a) **Update on the Pharmaceutical Disposal Ordinance**

The Board of Supervisor approved a Pharmaceutical disposal ordinance at the December 20, 2016 meeting. The ordinance was amended to apply to over-the-counter medications and provide clearer enforcement capabilities. The Board also ordered staff to report back in 6 months with an update on implementation of the ordinance.

5) New Business

a) Recommendation for expired Environmental Seat.

The vacant Environmental Seat #3 was advertised for one month and the Commission received an application from Steve Linsley to reapply for the seat. Commissioner Winer made a motion, seconded by Commissioner Alcaraz, to take emergency action to recommend Steve Linsley be reappointed to this seat. The motion passed 4-0-1 with Commissioner Linsley abstaining.

b) Continue Discussion of Brownfield redevelopment

The committee reviewed two articles on Brownfield redevelopment that were provided by Commissioner Eukel and then had a general discussion on the topic.

Commissioner Winer observed that it is clear that brownfield redevelopment is very complex both socially, with good opportunities, but takes a lot of effort.

Commissioner Stewart thought that the concern expressed by Commissioner Glueck at the last meeting was that the terminology used is a barrier to having land put back in use. Pertaining to the Northern Waterfront Initiative, the goal seems to be to look for the best industrial use of land zoned for industrial purposes. She felt that if there is a demand for industrial use for land zoned industrial then it should be used for that purpose. But some industrially zoned land may be better used for something else. Each parcel will have to be looked at individually to know what which parcels are best for which uses. Some parcels, because of contamination, or current conditions (ie – vulnerable to flooding or sea level rise) or changing surrounding land use, may no longer be ideal for industrial use. The WestPac proposal was an example of a parcel that was no longer ideal for the type of project proposed. She thought the Northern Waterfront Initiative needs to assess the best use of industrially zoned land, and thought it would be worthwhile to see if the staff to the Initiative would be interested in doing some sort of prioritization of existing vacant or underutilized industrial land to determine which are best for industrial redevelopment and which are best for other uses.

Commissioner Winer observed that changing land use to parks can be very expensive so this needs to be factored into that sort of consideration.

Commissioner Stewart also observed that some of the concern about labeling land as a brownfield is similar to concerns that were raised in the past when there was discussions about labeling some areas as “Environmental Justice Zones” in that it can discourage investment.

Michael Kent observed that some of the conflict he saw at previous NWI Quality of Life committee meetings seemed to stem from some members of the public envisioning that all of the vacant or underutilized industrial land would be re-developed with the heaviest possible industrial use, when that won’t necessarily be the case.

Commissioner Stewart said she has also observed resistance to redevelopment of vacant industrial land because neighbors have gotten used thinking of that land as open space.

Rita Xavier expressed concern that the County is very short on housing, and that they need to look at where the best places are to put new housing. Commissioner Sattler noted that while this is true, people don't want new housing to go into open space. Commissioner Stewart added that when developing new housing the proximity to industry needs to be considered.

The committee decided that the next step in this discussion needs to be to find out if the staff of the Northern Waterfront Initiative has done any work to prioritize the best possible reuse options for the vacant and underutilized land in the project area, and to see if they would come and talk to the committee about this.

c) Discuss potential Committee activities concerning Cybersecurity

The committee reviewed that at the end of his presentation to the Commission on cybersecurity last June, Deron McElroy of the Department of Homeland Security offered to provide a workshop to Contra Costa businesses on cybersecurity.

The committee agreed that such a workshop is desired and also agreed that they would help promote the workshop. The committee directed staff to reach out to Mr. McElroy to see if he is still available to provide a workshop this year.

6) Reports from Commissioners on Matters of Commission Interest: None

7) Adjournment: The meeting was adjourned at 12:00