

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

**Regular Meeting
6:30 p.m.**

**September 19, 2012
City Council Chambers**

CALL TO ORDER

Chairman Baatrup called the meeting to order at 6:32 p.m. on Wednesday, September 19, 2012, in the City Council Chambers. He stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Thursday, September 27, 2012.

ROLL CALL

Present: Commissioners Langford, Motts, Azevedo, Sanderson, Westerman, Vice-Chair Bouslog and Chairman Baatrup
Absent: None
Staff: Director of Community Development, Tina Wehrmeister
Senior Planner, Mindy Gentry
Director of Public Works, Ron Bernal
City Attorney, Lynn Tracy Nerland
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: September 5, 2012

On motion by Commissioner Azevedo, and seconded by Commissioner Westerman, the Planning Commission approved the Minutes of September 5, 2012.

AYES: Baatrup, Azevedo, Sanderson and Westerman
NOES: None
ABSTAIN: Bouslog, Langford and Motts
ABSENT: None

END OF CONSENT CALENDAR

CONTINUED PUBLIC HEARING

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2. **UP-12-01** – Compass Commercial is requesting a use permit for a 24 hour convenience store located at 1708 – 1710 A Street (**APN: 067-243-031**).

On Motion by Commissioner Azevedo and seconded by Commissioner Sanderson, the Planning Commission continued UP-12-01 to November 7, 2012.

AYES: *Baatrup, Bouslog, Langford, Motts, Azevedo, Sanderson, Westerman*

NOES: *None*

ABSTAIN: *None*

ABSENT: *None*

NEW PUBLIC HEARING

3. Public hearing to receive comments on the Roddy Ranch Project Recirculated Draft Environmental Impact Report.

Senior Planner Gentry provided a summary of the Staff Report dated September 12, 2012, and noted that the Planning Commission would only receive public comment on this issue.

OPENED PUBLIC HEARING

Matt Vander Sluis, Greenbelt Alliance, expressed concerns with the quality of the Draft Environmental Impact Report and the lack of information critical to allow decision makers to know all of the impacts. From a legal standpoint to comply with the California Environmental Quality Act the document is required to provide information about all impacts and to provide mitigation. He said that they are not being fully informed tonight given CEQA impacts and mitigations. He said that particularly on the habitat side of things there is insufficient information, that the plant surveys are out of date, that there is a failure to access wildlife corridors, claiming the absence of the kit fox without relevant studies, and that there are issues with the fire station given the failure of the parcel tax in Eastern Contra Costa County. He said that information is needed on the affects of climate change on the project area and that the State provides information on this impact which needs to be included so that the public can fully understand the impacts of this project.

Nancy Woltering, Save Mount Diablo, commented on the document. She said a key thing is the document mentions mass grading and the entire knoll to be removed and that more information is needed on the percentage of the slopes and are they going to be leveled. She said that as far as aesthetics, from one vantage point housing is seen with the knoll behind it while another indicates the knoll is not there and that clarification is needed. An addition simulation should be provided from Deer Valley looking back, so you can see homes in the event there is other public access to that land. She went on to say from a land use and planning standpoint that the objective is sustainability, that she believes there are major concerns with that level of grading, and that the site is quite a distance from the City. She said that Save Mount Diablo is concerned to make

sure there are corridor connections with the Sand Creek Focus Area. She stated that the EIR mentions that a Resource Management Plan is under way but feels that information is important at this time. She agreed with Mr. Vander Sluis regarding the significant unavoidable impacts given no particular timing when a fire station would be provided. She said the project is premature and that there are biological issues and concerns about the effectiveness of the wildlife corridor particularly through Phase 2. She said that the largest concern is looking at mitigation issues and that a 1 to 1 ratio is mentioned. She said that the EIR is relying on old information and that they will provide more details in a letter.

Seth Adams, Save Mount Diablo, stated that these comments are preliminary and that they will have more extensive comments by the October deadline. He said that there is a huge open space approximately a 60 to 70 mile zone being reserved in that area and that this property is in an important area due to the wildlife and agricultural corridor. He said that a significant part is that the report is inadequate causing double dipping. The that land was reserved open area as a condition for the golf course and they now cannot claim that space as mitigation. He said that the document does not meet Fish and Wildlife standards in the amount of mitigation. Measure K added Roddy Ranch to the City's General Plan and how well this development fits into Antioch is very important. He said that the biggest hurdle is with endangered species mitigation. He went on to say that he feels this is premature at this point and believes that they want to get entitlements and then flip to a developer to make money which works for them but does it work for the City? Bottom line is that a lot of things are not included and have been left out.

CLOSED PUBLIC HEARING

No comments.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Azevedo stated that Transplan cancelled for the month of September.

ADJOURNMENT

Chairman Baatrup adjourned the Planning Commission at 6:52 p.m.

Respectfully Submitted,
Cheryl Hammers