

**CITY OF ANTIOCH  
PLANNING COMMISSION MINUTES**

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

**February 20, 2013  
City Council Chambers**

**CALL TO ORDER**

Chairman Baatrup called the meeting to order at 6:30 p.m. on Wednesday, February 20, 2013, 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, February 28, 2013.

**ROLL CALL**

Present: Commissioners Motts, Sanderson, Westerman, Miller, Hinojosa  
Chairman Baatrup and Vice-Chair Azevedo

Absent: None

Staff: Senior Planner, Mindy Gentry  
City Consultant, Victor Carniglia  
Public Works Director, Ron Bernal  
City Attorney, Lynn Nerland  
Minutes Clerk, Cheryl Hammers

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

Gerald Continente began to speak and asked what kind of project is causing this annexation.

Chairman Baatrup advised the speaker that public comments at this time were for items not on the agenda and that he could talk on this noticed item shortly. He then asked City Attorney Nerland to briefly explain the process.

CA Nerland said that after the Planning Commission will be receiving comments on the Mitigated Negative Declaration. She said that to speak on that item that a speaker card, which is the yellow card in the back, needs to be completed and placed in the basket to be given to the Chair. Then a speaker will be called up with the next person on deck so to speak. If someone is here on behalf of a group they would be given five minutes and otherwise individuals would be given three minutes to speak. She stated that there will not be dialogue with the Commission and that comments or questions would be recorded. Any questions about the annexation process could be answered by staff. She asked that speakers not duplicate comments.

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**CONSENT CALENDAR**

**1. Approval of Minutes: January 16, 2013**

***On motion by Commissioner Westerman, and seconded by Vice Chair Azevedo, the Planning Commission approved the Minutes of January 16, 2013.***

**AYES:** *Baatrup, Azevedo, Motts, Sanderson, Westerman, Miller*  
**NOES:** *None*  
**ABSTAIN:** *Hinojosa*  
**ABSENT:** *None*

**END OF CONSENT CALENDAR**

**NEW PUBLIC HEARING**

**2. Public hearing to receive comments on the Northeast Antioch Reorganization Mitigated Negative Declaration.**

City Consultant, Victor Carniglia, provided a summary of the staff report dated February 13, 2013. He said that John Cook with Circlepoint will provide overview of document. He went through the timeline and indicated that there were flyers in the back and one provided information on a neighborhood meeting with representatives of the City, County, and LAFCO next Wednesday, February 27, 2013, at 7:00 p.m. at the Bridgehead Café.

John Cook gave background of his firm and CEQA. He said that this is a public opportunity to comment on the environmental document. He went through his PowerPoint presentation. He said that they did find that any impacts the project could have can be mitigated. That this is part of public review process, that the document has been published, that there is a 30 day comment period, that comments will be addressed in the final document and then brought back for a decision by City Council.

Chairman Baatrup asked staff what is the driving force behind the City moving forward with the annexation.

City Consultant Carniglia stated that historically this area, which is not within the City, has the potential to create new jobs, and for any development to occur in this large industrial area, City services are required. He said that the City did provide services to the PG&E and GenOn plants which have minimal environmental impact and which have a significant tax base. He said that because of the tax base and the areas economic development potential, it is in the interest of the City to annex this area. When the City filed its application for Area 1, LAFCO requested applications be submitted for Areas 2a and 2b as well.

**OPENED PUBLIC HEARING**

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Bill Worrell, lifetime resident of Antioch representing the Sportsman Yacht Club spoke in favor of the annexation, but stated that the marina (Area 2) does not want to be annexed. He said that the City has in the past had a poll of registered voters which did not pass. He said that their club which was formed in the early 30s has a main feature the ferryboat Sausalito, and that they are a family club with membership of local residents.

Karri Campbell representing Calpine and the Riverview Energy Center, said that they have heard about the requirement to utilize public utilities; however, their power plant is currently connected to Delta Diablo Sanitation but on a well and therefore would not be required to connect to City water.

CC Carniglia said that the City does have an ordinance in place with distance requirement mandating sewer hookups.

Mary Angel Tarango said that she has lived on Viera for almost 50 years, that everyone in that area has a septic and well and asked what is going to happen regarding hookups and taxes.

Chairman Baatrup said that he is not sure if that is an issue for the environmental document.

CC Carniglia said that the neighborhood meeting one week from today should provide answers.

Gerald Contente asked regarding Area 1, what kind of project is being proposed and for Area 2b what is the impact on ground water. He also wanted to know what kind of fee would be charged to hookup to services, and if the fee could be waived.

Chairman Baatrup said that no projects are proposed at this moment, that there is no development at this point and that this is a step in the annexation process and to bring utilities into Area 2b.

CC Carniglia said that part of this project is to install sewer and water in Area 2b to allow hookup which should improve the ground water situation and that the overall environmental effect of such hookups would be positive.

Chairman Baatrup said that the environmental document does address water and sewer for those parts of area, and the speaker may want to review the document. He said that more information can be obtained by attending the neighborhood meeting or following up with staff.

CA Nerland referenced Section XVII which starts on page 73 of the environmental document and talks about environmental impacts.

Douglas Tokes spoke to say that he lives on Trembath Lane, that he is on a two acre parcel, that he has no desire to hookup to sewer but would like to hook up to water. He said that he was also concerned about the possibility of extending the road through,

which they don't want. He said that a lot of residents on Trembath and Sinclair have 1+ acre lots and that he would like to see give and take when they do improvements.

Ken Wentworth said that he lives on Trembath Lane, that he understands the City would receive one million dollars from GenOn to finish the annexation process.

Chairman said that he knew nothing about that.

Mr. Wentworth said that he happily moved to the County after living within the City limits, that he chose to live there, that he has a septic and a well and that he does not need the City's help. He said that he did spend time on Monday driving up Wilbur and found that some business owners don't know if they are in the County or the City, that none of the businesses knew about this hearing, that many of his neighbors did not receive any notice and that he does not want to spend his time notifying the neighbors.

CC Carniglia said that they rely on property owner lists prepared by the county assessor and that he will double check to verify that the list they have is the current one. He said that the notices go to the property owners, which may or may not be the person in the residence.

Chairman Baatrup said that the process is to notify the affected property owners and that staff will take another look to verify the accuracy of the notice lists.

Marilyn Placial asked if more notices would be sent out before the next meeting or should they go door to door.

CC Carniglia said that notices will be sent out for the meeting next week and that the hearings identified in the presentation will also require notices.

### **CLOSED PUBLIC HEARING**

Chairman Baatrup stated that there would be no action or decision tonight, that there will be a neighborhood meeting at the Bridghead Café for dialogue and that the Planning Commission could provide comments to staff on the environmental document, now or in writing separately.

CA Nerland said that either way was fine.

### **ORAL COMMUNICATIONS**

None.

### **WRITTEN COMMUNICATIONS**

None.

### **COMMITTEE REPORTS**

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Vice Chair Azevedo said that Transplan met Thursday evening and received a report about bringing mobility to Contra Costa. He said that items of note are: the fourth bore of the Caldecott Tunnel should open late 2013; State Route 4 East, Pittsburg to Hillcrest BART Station, is on schedule and should be completed as proposed; the Sandcreek interchange should open sometime by the end of the year; had a presentation regarding sustainability and transportation and a presentation on onramp metering.

### **ADJOURNMENT**

Chairman Baatrup adjourned the Planning Commission at 7:30 p.m.

Respectfully Submitted,  
Cheryl Hammers