



# Ironhouse Sanitary District BOARD OF DIRECTORS ***DIRECTORS REPORT***

---

**DATE:** January 7, 2020  
**TO:** Members of the Board of Directors  
**FROM:** Susan Morgan, Director  
**SUBJECT: City Council Special Meeting 12/17/19**

## **A. Oakley Logistic Center – Public Hearing**

1. DuPont Chemical site – Remediated and now to be redeveloped
2. Development Plan amendment - Sunsets – 15 years after approval
3. Redone – 375 acre site – cleanup
4. Vesting Map – subdivide to 8 parcels
5. 6000 Bridgehead Road – site of project
6. General Plan Amendment:
  - a. Adds Policies to General Plan
  - b. Two main access points off Bridgehead Road, plus back access points
  - c. CEQA EIR completed. Comments and responses
7. Large scale economic driver – large light industrial space plus backbone development
8. Preserve Delta Recreation Area; continue remediation
9. Council asked to – approve EIR, General Plan Amendment, and all of the attendant measures.
10. EBRPD wants trail extending – to be discussed with developer

Presentation by Developer/Applicant. Industrial Developer.

- Property to be rezoned
- Site is just south of Lauritzen harbor
- Developer has most experience in brownfield development – concentration of last 18 months
- Clean up to industrial standards – order only allows this (no residential development)
- Funded \$1M to push development schedule and accelerate by 1 year
- Jobs predicted – 720 construction ~1000 building and indirect jobs, plus others. Will be big economic driver.
- Customizable for multiple tenants

Public Hearings:

- Sarah Dougley – Oakley residents. Environmental Group. Reviewed drafts on this project – believe that impacts not raised in EIR and are significant. Air quality – need health risk analysis – cancer risk. Biological resources – 60 species of wildlife – many are protected,

# **Directors Report**

**DATE:** January 7, 2020

**SUBJECT:** City Council Special Meeting 12/17/19

---

- Chris Lauritzen – Harbor been in business 60 years. Want jobs to stay local and along the waterfront. In favor of a project that helps to keep jobs here.
- Other speakers – EIR is flawed. Council should not approve but should address the issues first. City responses are inadequate.
- Shawn Wright (Antioch mayor) – creating 2000 jobs in our region is huge. Cut down on gas emissions – bring commerce to our region. Very strongly in favor of this project. On behalf of Antioch and himself.
- Paul Seeger – DWD Director (and County Supervisor candidate) – renewable energy goals as supervisor candidate. Request that council NOT approve final EIR until bringing in Planning Commission and having stronger environmental actions.
- Liz Elias – traffic increase, noise, health impacts. Wants light industrial use (?).
- George Fuller – rush to construction. Staff needs to reevaluate in January and not decide now.

## Council discussion:

- Sue Higgins – where are the responses to 40 species mitigation. In the EIR responses. P. 2-18 to 2-21.
- Biologist – Diane Moore – care taken with respect to birds. Replacement trees and mitigation. HCP helps. Worked closely with agencies.
- Randy Pope – rooftop solar? Developer is looking into it. Usually economics don't work, but they are looking into it, to see if it will work. Randy – MCE is looking for local solar projects, they should discuss with MCE. Lawful project – city should not tell people what they can and cannot build – this is private property. Project is mutually beneficial. Report is thorough. CA has some of the most strangest wildlife protection laws in the world. NO agencies are opposed to this project – we have gone above and beyond.
- Claire Alaura – ask about traffic and air quality issues and project. Developer – ran modeling for emissions and identified impacts and mitigation – do bring measures down. Greenhouse gas requirements – being met or mitigated. Claire – the research appears to have been done appropriately.
- Michael Krieg – not a rush to make a quick decision. In CA, that would be impossible – so many regulations to comply with. This is the best solution for this land. Well thought out – has no reservation about moving forward
- Kevin Romick – document is 5,000 pages – not a quick read. But was very thorough. Land has been through many projects and developers. All fell through. This is the farthest along we've gotten. Good local jobs will be created. Ready to move forward tonight.

## Approvals: - 5 bullet point actions:

1. EIR approval – passed
2. General Plan amendment approval – passed
3. Redone ordinance approval – passed
4. Vesting Tentative Map and Development Agreement – passed

# **Directors Report**

**DATE:** *January 7, 2020*

**SUBJECT:** **City Council Special Meeting 12/17/19**

---

Regular Calendar - \$50K loan to Knights' for new restaurant (Tavern)

- Downtown Revitalization Loan Program
- \$75K loan to build tavern. \$200K of additional costs materialized. Found two partners to help solve the problem (Knights) – to form partnership.
- Main Street Tavern – Brew pub type of tavern with oven for pizza. Local brews and wine. Start with just dinner – Thurs-Mon. Next spring will bring in brunch items. Next summer – lunch items.
- Convert outdoor parking to outdoor dining area.
- Need loan of \$50K – meets parameters of loan program.
- This is type of project that oakley staff was looking for – catalyst for future investments.
- Conditions for loan:
  - Design review approval first – before funds disbursed
  - Repayment to start immediately upon opening of business
- Knight – 20 years resident. Very excited about this project. 3685 Main Street will be the location.
  - Public comments – George Fuller – city should not make loans to private developers. Use the money for road or some other citizen benefit.
- Motion to make loan – passed

Next Meeting – January 14, 2020