



PLANNING COMMISSION NOTICE OF PUBLIC HEARING
Wednesday, February 19, 6:30 PM, City Council Chambers
Antioch City Hall 200 H St., Antioch, CA 94509
Antiochca.gov/pcmeetings

Project: Lone Tree Retail Development (PD2024-0001)

Location: 4099 Lone Tree Way (APNs: 072-500-005; 072-500-006; 072-500-007)

Description: Architecture Plus Inc. is requesting approval of a final development plan, use permit, design review, and CEQA addendum, for development of three commercial buildings at 4099 Lone Tree Way. The site is zoned PD – Planned Development District, and currently is partially developed. The applicant is requesting to add car wash to the list of allowed uses for this Planned Development District. The proposed project will develop three commercial buildings – a drive-thru car wash, a drive-thru quick service restaurant, and a combination retail and drive-thru quick service restaurant. Proposed site work includes construction of stormwater infrastructure, new internal driveways and walkways, lighting, signage and new landscaped areas.

CEQA: The project includes an addendum to the 2004 Initial Study/Mitigated Negative Declaration prepared for the previously proposed commercial development at the site. According to CEQA Guidelines Section 15164(b), an addendum may be prepared if only minor technical changes or additions to the previous mitigated declaration are necessary or if none of the conditions described in Section 15162 calling for the preparation of a subsequent mitigated declaration have occurred. Given the limited scope of changes to the project, an addendum provides the appropriate evaluation of those select CEQA topics most affected by the changes.

Staff Contact: Nathan Tincclair, Associate Planner, ntinclair@antiochca.gov, 925-779-6113

For More Information: The agenda for this meeting and staff report for this project will be available 3 days before the meeting. Information can be accessed online at: Antiochca.gov/pcmeetings

Public Comment

- **Prior to 4:00pm the Tuesday before the meeting:** Written comments may be sent to Community Development Department, City Hall, 200 "H" Street (P. O. Box 5007) or submitted electronically to the Secretary to the Planning Commission at: planning@ci.antioch.ca.us
All comments received before 4:00 pm the Tuesday before the meeting will be provided to the Planning Commissioners before the meeting and entered into the public record. Please indicate the agenda item and title in your email subject line.
- **In Person:** Fill out a Speaker Request Form, available near the entrance doors, and place it in the Speaker Card Tray before the item begins.

Notice Concerning Legal Rights: Pursuant to Government Code Section 65009, if you challenge a decision of the City in court, you may be limited to raising only those issues you or someone else raised at a public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

Accessibility: In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers

its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950 and e-mail: publicworks@ci.antioch.ca.us