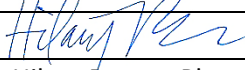


Notice of Intent (NOI)

TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Antioch (City) has completed an Initial Study (IS) / Mitigated Negative Declaration (MND) for the Proposed 5200 Lone Tree Way Gas Station Project in accordance with the California Environmental Quality Act (CEQA) and pursuant to State CEQA Guidelines §§ 15369.5 and 15071, and Public Resources Code § 21092

PROJECT TITLE / PROJECT NAME:	5200 Lone Tree Way United Pacific Gas Station Project
PROJECT REFERENCE NUMBER(S):	GP-21-01, PD-21-01, UP-21-01, AR-21-03
PROJECT APPLICANT / AGENT:	Embree Development Group, Inc (Jeff Ferrell)
▪ Applicant Address:	4747 Williams Drive, Georgetown, TX 78633
▪ Applicant Phone No.:	(512)819-4754
▪ Applicant email:	jferrell@embreegroup.com
PROJECT LOCATION / ADDRESS:	5200 Lone Tree Way
▪ APN(s):	056-270-059
PROJECT DESCRIPTION:	The 5200 Lone Tree Way United Pacific Gas Station Project involves the construction and operation of a new United Pacific convenience store of 3,200 square feet (sf), attached car wash of 1,125 sf, a fuel canopy with eight fuel dispensers, three underground storage tanks (USTs), and related site improvements and landscaping. The three USTs would include a 20,000 gallon UNL (regular unleaded gas), a 10,000 gallon PRE (premium unleaded gas), and a 10,000 DSL (diesel). The project site is approximately 2.0 acres and is developed with multiple buildings which would all be demolished as part of the construction. Additionally, the proposed project would include the widening of Lone Tree Way to accommodate a 270-foot deceleration lane taper along eastbound Lone Tree Way to the proposed 30-foot driveway.
FINDINGS:	The City of Antioch has determined that a) all potentially significant or significant impacts required in the Initial Study Mitigated Negative Declaration have been identified and analyzed; and b) with respect to each significant impact on the environment, either of the following apply: 1) changes or alterations have been required or incorporated into the project that avoid or mitigate the significant impacts to a level of less than significant; or 2) those changes or alterations that are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
PUBLIC REVIEW:	The IS/MND is available for review online at: antiochca.gov/EnvironmentalDocs Comments from all Responsible Agencies and interested parties are requested. Any person wishing to comment on the Draft IS/MND must submit written comments to: Kevin Scudero (925-779-6133 or kscudero@antiochca.gov) <i>In response to the ongoing COVID-19 pandemic, paper copies are available for review by pre-scheduled appointment only. If you'd like to make an appointment, or if you require additional assistance, please contact the Project Manager listed above or by phone at: phone 925-779-6159.</i>

SIGNATURE:	
NAME, TITLE:	Hilary Brown, Planning Technician
DATE:	02/15/2022