



**PLANNING COMMISSION NOTICE OF PUBLIC HEARING**  
**Wednesday, February 21, 2024, 6:30 PM, City Council Chambers**  
**Antioch City Hall 200 H St., Antioch, CA 94509**  
[Antiochca.gov/pcmeetings](https://antiochca.gov/pcmeetings)

**Project Name:** Leung Project PDP23-02

**Location:** Southern side of Sand Creek, and to the east of Deer Valley Road / APNs 057-041-013, 057-041-015, and 057-041-016

**Description:** The applicant, Richland Planned Communities, is requesting a Preliminary Development Plan (PDP) Review for the Leung Project consisting of 50 conventional single-family units, 226 small-lot single-family units, and 159 townhomes. The 160-acre proposed project would also include a clubhouse, community park with passive gathering areas, a recreation center, pool, and spa for the community, as well as pedestrian paths throughout the proposed open space areas.

The purpose of a Preliminary Development Plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to final development plan and tentative map submittal.

**Staff Contact:** Kevin Scudero, (925) 779-6133, email: [kscudero@antiochca.gov](mailto:kscudero@antiochca.gov)

**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](https://antiochca.gov/pcmeetings)

**Public Comment**

- **Prior to 3:00pm the day of 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](mailto:planning@ci.antioch.ca.us)  
*All comments received before 3:00 pm the day of 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](mailto:publicworks@ci.antioch.ca.us)