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**Cc:** [shelly cole](#); [nickcole@berkeley.edu](mailto:nickcole@berkeley.edu)  
**Subject:** FW: Screenshot 2022-03-28 at 9.48.11 AM  
**Date:** Tuesday, March 29, 2022 8:01:03 AM  
**Attachments:** [Screenshot 2022-03-28 at 9.48.11 AM.png](#)

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To Antioch Planning Commission, Mayor Thorpe, City Council Woman Lori Ogorchock,

Please see below photo, where it says Parked Car. That is where my home is located in reference to your proposed rezoning of 5200 Lone Tree Way and installation of a car wash/gas station/convenience store. As you can guess, I am vehemently opposed to the rezoning of this property. I have questions that I will list in order for me to keep them organized.

1. Has there been a study on the direct impact of property values of the homes that will be most affected by your rezoning and installation of a gas station/car wash/convenience store?
2. Has there been a study showing the direct impact of noise/light pollution as the direct result of the city of Antioch installation of a gas station/car wash/convenience store and the effect on property values?
3. Has there been a study of the direct impact of the homes that will be most effected due to the increase in crime that will be associated with the installation of gas station/car wash/convenience store?
4. Has there been an environmental impact study? What if the station were to catch fire/explosion in a residential neighborhood? How many people and homes could be lost?
5. Has there been any mention of compensation to the owners of the homes that property values will be impacted by the installation of gas station/car wash/convenience store?

My husband and I are going to be directly impacted by your proposed installation of said gas station/car wash/convenience store. There are already issues with our home being so close to Lone Tree, my homes property value is minimum 10k less than homes not situated next to Lone Tree Way. I cannot express my concern enough at how my property value will be directly affected by the City of Antioch's poor planning. We are retiring very soon and relying on the income of the sale of our home to help finance our future.

I am an insurance agent in the City of Antioch as well as being a homeowner. People trying to insure their homes near this proposed monstrosity many not be able too as it will be within 250 feet of their homes. They could be non-renewed or have to pay higher insurance premiums due to your not researching this. This could be a real problem for homeowners. Have you researched how it could affect them?

The noise is already unbearable and we cannot fully enjoy our backyard due to the traffic noise. There are constant races taking place at the stop light near our home. I was told by a realtor that my home value is directly affected by the noise from Lone Tree Way and is minimum 10k less than other

comparable homes not situated nearby. I cannot imagine how it will affect our legal right to quiet enjoyment and how much more it will devalue our property.

There is already substantial damage to our right to be free of light pollution that does affect our sleep, due to the business complex and the stop lights shining directly into our bedroom window. It is impossible to sleep with our windows open due to the light and noise from Lone Tree already, installing this monstrosity will be even more impactful to our rest and our right to enjoy an open window.

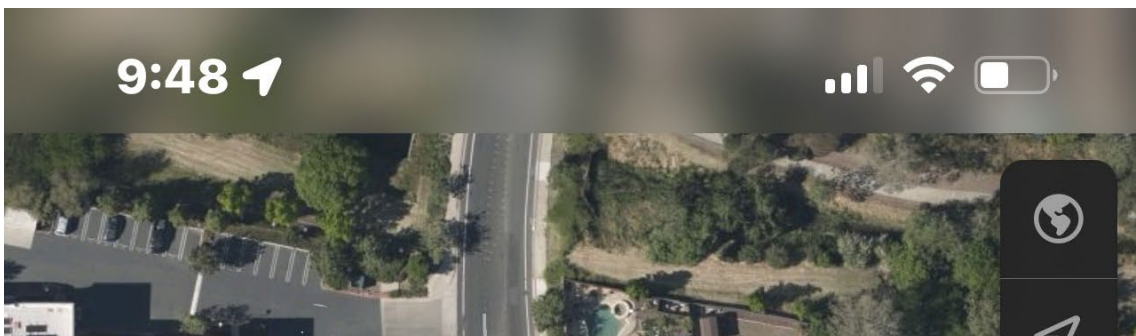
Had this proposed monstrosity existed in 2007 when we bought our home, we would not have bought it! It would have been a hazard and for all the reasons I have listed above would have been reason enough for us not to purchase. We are already suffering from living near Lone Tree, if you install this monstrosity we will suffer even more greatly.

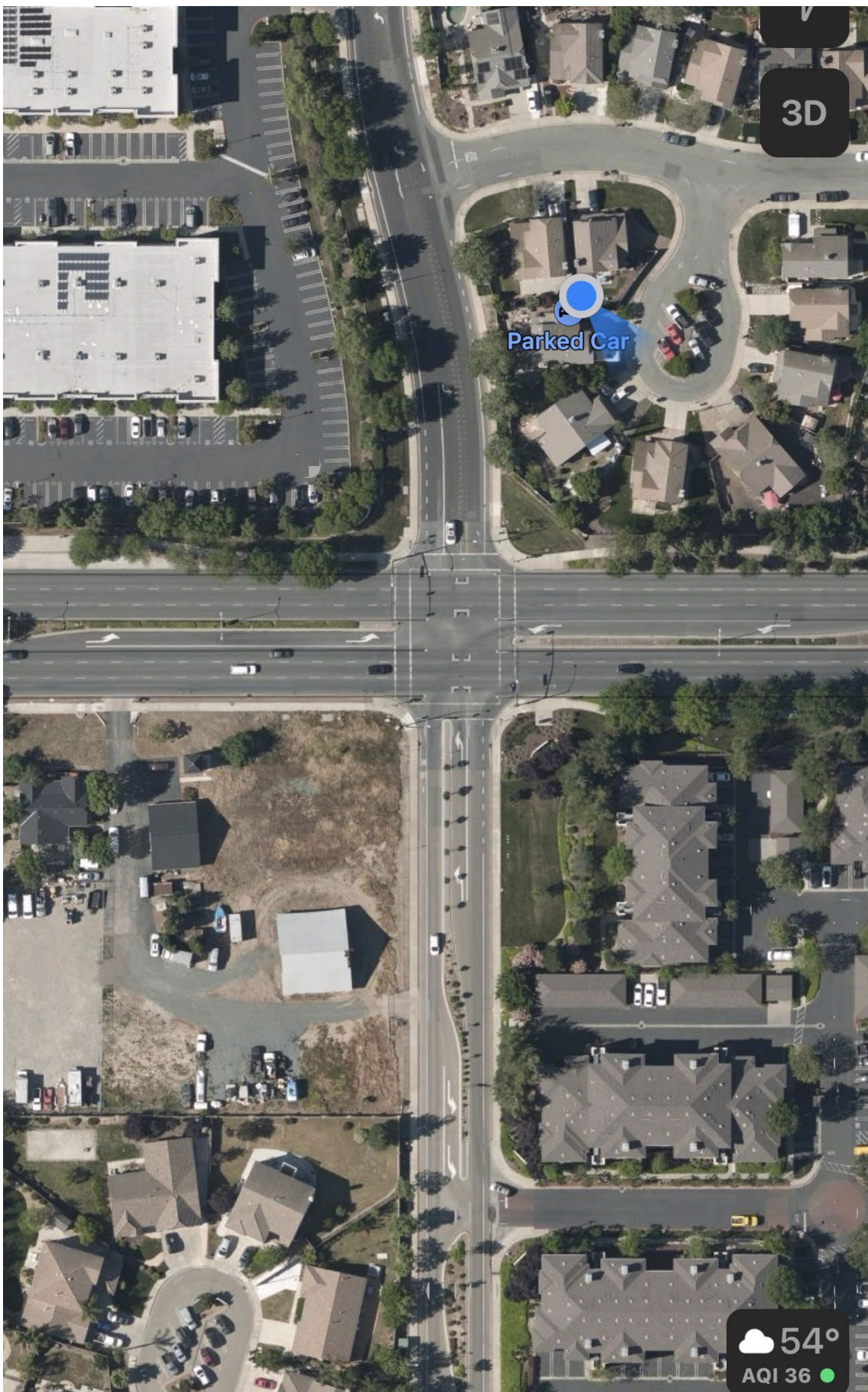
There is a 7-11 approximately 2 blocks from this location, and several more gas stations nearby. The crime at the 7-11 will leak down the street to this new location and into a residential neighborhood, shootings, robberies, drug dealing, transients will be common place just as they are at the 7-11, is that what the City wants? There is absolutely no need for this monstrosity to be built in a residentially zoned neighborhood. Absolutely none, except for the revenue that the City of Antioch will receive. To put it bluntly the City of Antioch is putting money before its citizens, as in recent year has become commonplace.

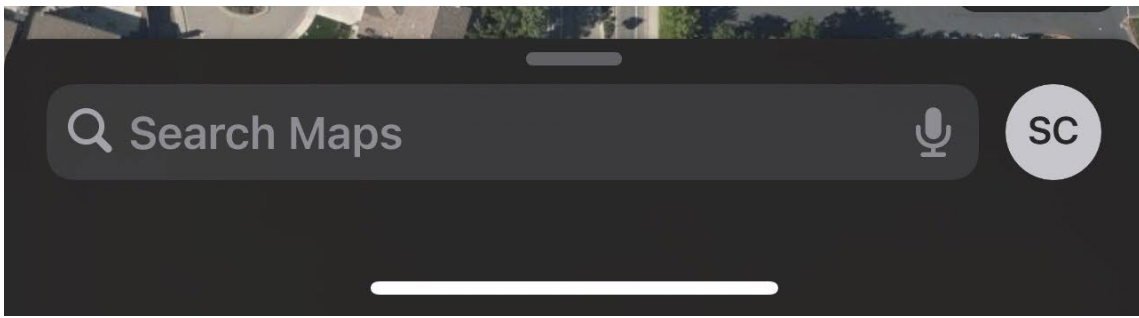
I was born and raised in Antioch. I have seen this happen time and again to our fair city to fill its coffers, never taking into consideration the impact it will have on its citizens, it is disgraceful. This is just one more time the city is trying to take advantage of its citizens, and not taking their NEEDS into consideration.

If the City of Antioch decides to move forward I would expect all the homeowners directly affected will be substantially compensated for the direct impact to their lowered property values. I have contacted an attorney to find out what recourse I have against the City of Antioch moving forward with this ill advised venture.

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Sent from my iPhone