



STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of August 20, 2025

SUBMITTED BY: Andrew Little, Project Manager (Consultant)

APPROVED BY: Scott Buenting, Public Works Director/City Engineer

SUBJECT: Tentative Parcel Map for Lone Tree Retail and Apartments;
P.W 357-301-25

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt a resolution approving a Tentative Parcel Map (PW 357-301-25) for the Lone Tree Retail and Apartments projects. The site is identified by Assessor's Parcel Numbers (APNs) 072-500-001 through 072-500-007.

DISCUSSION

Requested Approvals

The project applicant, ISHC Properties LLC, is proposing a Tentative Parcel Map (TPM) which is creating (5) lots from seven (7) existing parcels. This application does not include the entitlement of any development and only pertains to the TPM.

Environmental

The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15315 – Minor Land Divisions.

Background

The 17.47-acre site is currently comprised of seven parcels and identified by Assessor's Parcel Numbers (APNs) 072-500-001 through 072-500-007 and is located within a developed area. There are two separate developments currently entitled on the site, along with the existing In-Shape Fitness Center. See the map below for the existing lot lines in white and existing parcel numbers.



The proposed northern parcel would be a merger with slight lot line adjustments to the three existing parcels (APNs 072-500-002, 003, and 004) and has been entitled for a 245 unit multifamily residential development which was approved ministerially in 2023 under the [City's Commercial Infill Housing Overlay District](#). The project includes 245 apartment units within five 4-story buildings, along with a community clubhouse, pool, tot lot, dog park, pickleball court, and 436 parking spaces. The project has not yet filed for building permits. The new parcel is identified as Proposed Parcel B on the TPM in Attachment C.

The southern three parcels (APNs 072-005-004, 005, 006) were approved by the City Council in March 2025 for a retail and commercial development including a drive-through car wash, fast casual restaurant, and combination fast casual restaurant and retail store, along with associated parking, landscaping, access, and utility improvements. That project's conditions of approval included a requirement that the easements and lot lines be adjusted to reflect the final site plan prior to building permit issuance for construction of the new buildings. Building permit applications have been filed for development of all three parcels. These parcels are identified as Proposed Parcels C, D, and E on the TPM.

The remaining parcel contains the existing In-Shape Fitness Center and parking lot (currently APN 072-500-001) and is identified as Proposed Parcel A on the TPM.

Developments on the five parcels are to comply and be consistent with stormwater control (or C.3) requirements. An updated Stormwater Control Plan and Operations & Maintenance (O&M) Plan will be required to be submitted with new development applications. Additionally, there are several existing water, sewer, and drainage easements that will be quitclaimed and new easements recorded to accommodate the development. All relocated easements will ensure the City of Antioch has rights and access to operate and maintain the respective utilities.

City's Planning and Engineering staff have reviewed the Tentative Parcel Map and have determined that the Tentative Parcel Map complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.

ATTACHMENTS

- A. Resolution
- B. Vicinity Map
- C. Tentative Parcel Map

ATTACHMENT “A”

RESOLUTION NO. 2025/**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
APPROVING THE TENTATIVE PARCEL MAP FOR A FIVE (5) LOT
SUBDIVISION FOR LONE TREE RETAIL AND APARTMENTS
P.W. 357-301-25**

WHEREAS, the Planning Commission for the City of Antioch did receive an application from RAK Civil Engineers requesting approval of a Tentative Parcel Map (PW 357-301-25) to create five (5) lots from seven (7) parcels (APNs 072-500-001 through 072-500-007);

WHEREAS, the proposed project has been deemed Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15315 – Minor Land Divisions;

WHEREAS, the Planning Commission duly gave notice of the public hearing as required by law; and

WHEREAS, on August 20, 2025, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby make the following findings for approval of the Tentative Parcel Map:

1. That the parcel map is consistent with the General Plan or Specific Plan, as required by Section 66473.5 of the Subdivision Map Act and the City’s Subdivision Regulations. The site is within a mixed use Planned Development District (PD-24-01) and the Tentative Parcel Map will accommodate uses that are consistent with the proposed General Plan and Zoning designations.

2. That the Tentative Parcel Map complies with the rules, regulations, standards, and criteria of the City’s Subdivision Regulations. The City’s Planning and Engineering staff have reviewed the Tentative Parcel Map and evaluated the effects of the map proposed and have determined that the Tentative Parcel Map complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City’s Subdivision Regulations.

NOW, THEREFORE, IT BE RESOLVED, that the Planning Commission, after reviewing the staff report and considering testimony offered, does hereby approve Tentative Parcel Map (PW 357-301-25).

* * * * *

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof, held on the 20th day of August 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

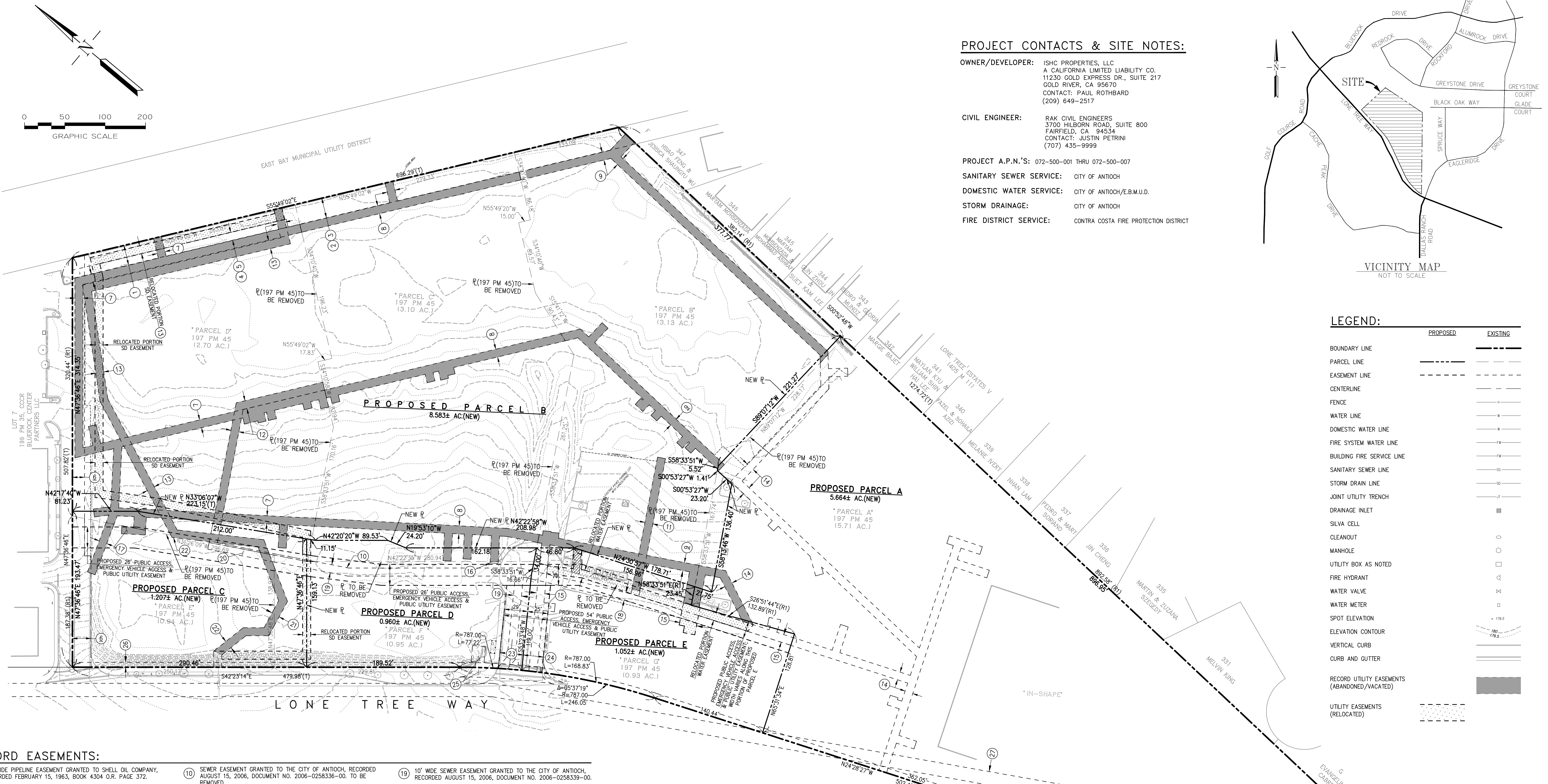
ABSENT:

DAVID A. STORER, AICP
SECRETARY TO THE PLANNING COMMISSION

ATTACHMENT "B"

VICINITY MAP





PROJECT CONTACTS & SITE NOTES:

OWNER/DEVELOPER: ISHC PROPERTIES, LLC
A CALIFORNIA LIMITED LIABILITY CO.
11230 GOLD EXPRESS DR., SUITE 217
GOLD RIVER, CA 95670
CONTACT: PAUL ROTHBARD
(209) 649-2517

CIVIL ENGINEER: RAK CIVIL ENGINEERS
3700 HILBORN ROAD, SUITE 800
FAIRFIELD, CA 94534
CONTACT: JUSTIN PETRINI
(707) 435-9999

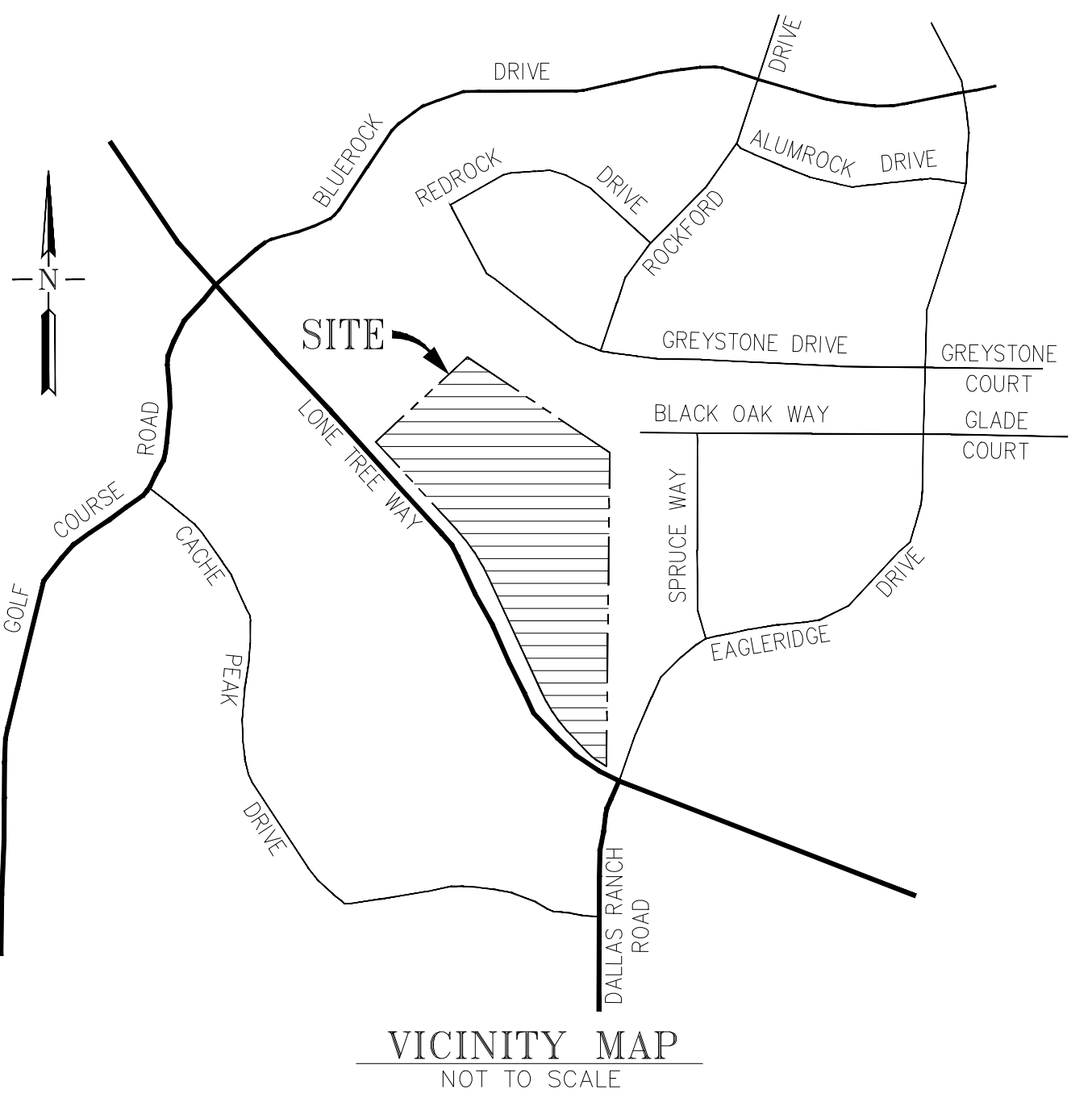
PROJECT A.P.N.'S: 072-500-001 THRU 072-500-007

SANITARY SEWER SERVICE: CITY OF ANTIOCH

DOMESTIC WATER SERVICE: CITY OF ANTIOCH/E.B.M.U.D.

STORM DRAINAGE: CITY OF ANTIOCH

FIRE DISTRICT SERVICE: CONTRA COSTA FIRE PROTECTION DISTRICT



LEGEND:

	PROPOSED	EXISTING
BOUNDARY LINE	---	---
PARCEL LINE	---	---
EASEMENT LINE	---	---
CENTERLINE	---	---
FENCE	---	---
WATER LINE	---	---
DOMESTIC WATER LINE	---	---
FIRE SYSTEM WATER LINE	---	---
BUILDING FIRE SERVICE LINE	---	---
SANITARY SEWER LINE	---	---
STORM DRAIN LINE	---	---
JOINT UTILITY TRENCH	---	---
DRAINAGE INLET	---	---
SILVA CELL	---	---
CLEANOUT	---	---
MANHOLE	---	---
UTILITY BOX AS NOTED	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
WATER METER	---	---
SPOT ELEVATION	---	---
ELEVATION CONTOUR	---	---
VERTICAL CURB	---	---
CURB AND GUTTER	---	---
RECORD UTILITY EASEMENTS (ABANDONED/VACATED)	---	---
UTILITY EASEMENTS (RELOCATED)	---	---

RECORD EASEMENTS:

- 25' WIDE PIPELINE EASEMENT GRANTED TO SHELL OIL COMPANY, RECORDED FEBRUARY 15, 1963, BOOK 4304 O.R. PAGE 372.
- 25' WIDE PIPELINE EASEMENT GRANTED TO SHELL OIL COMPANY, RECORDED MARCH 5, 1963, BOOK 4315 O.R. PAGE 248.
- 25' WIDE PIPELINE EASEMENT GRANTED TO SHELL OIL COMPANY, RECORDED MAY 20, 1963, BOOK 4369 O.R. PAGE 138.
- 10' WIDE PIPELINE EASEMENT GRANTED TO SOUTHERN PACIFIC PIPE LINES, INC., RECORDED DECEMBER 15, 1983, BOOK 11573 O.R. PAGE 729.
- 10' WIDE PIPELINE EASEMENT GRANTED TO SOUTHERN PACIFIC PIPE LINES, INC., RECORDED NOVEMBER 5, 1984, BOOK 12051 O.R. PAGE 271.
- ACCESS AND UTILITY EASEMENT, VARYING IN WIDTH, GRANTED TO BLUE ROCK PARTNERS, LLC, RECORDED JANUARY 31, 2005, DOCUMENT NO. 2005-0033673-00.
- 10' WIDE WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258333-00. TO BE REMOVED.
- 10' WIDE WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258334-00. TO BE REMOVED.
- 10' WIDE WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258335-00. PORTIONS TO BE REMOVED; PORTION TO BE RELOCATED.
- SEWER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258336-00. TO BE REMOVED.
- 10' WIDE SEWER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258337-00. TO BE REMOVED.
- SEWER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258341-00. TO BE REMOVED.
- 10' WIDE STORM DRAIN EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258342-00. PORTION TO BE RELOCATED.
- 10' WIDE WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258330-00. PORTION TO BE RELOCATED.
- WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258329-00.
- WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258331-00.
- WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258332-00.
- 10' WIDE SEWER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258340-00.
- 10' WIDE SEWER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258339-00. TO BE REMOVED.
- SEWER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258345-00.
- STORM DRAIN EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258348-00.
- STORM DRAIN EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258343-00.
- TRAFFIC SIGNAL MAINTENANCE EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258344-00.
- TRAFFIC SIGNAL MAINTENANCE EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258346-00.
- TRAFFIC SIGNAL EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED APRIL 17, 2003, DOCUMENT NO. 2003-0177471-00.
- 6' WIDE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258347-00.
- 16.5' WIDE PIPELINE & POLE LINE EASEMENT GRANTED TO STANDARD OIL COMPANY OF CALIFORNIA AND STANDARD GASOLINE COMPANY, RECORDED NOVEMBER 20, 1945 IN BOOK 853 O.R. PAGE 434.

NOTE: THE FOLLOWING DOCUMENT ALLOWS FOR ACCESS & UTILITY EASEMENTS BEING NON-PLOTTABLE AND BLANKET IN NATURE.

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS LOCATED ACROSS PROPOSED PARCELS C, D, & E WITH PORTION TAPERING 19.36' TO 24.66' WIDE ALONG THE SOUTHEAST PORTION OF PROPOSED PARCEL E.

TENTATIVE MAP NOTES:

- THE EXISTING PARCELS SHOWN ON THIS MAP WERE PLOTTED FROM RECORD PARCEL MAP, "MS 357-313-04", 197 PM 45, RECORDED ON AUGUST 15, 2006, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY.
- THE EXISTING EASEMENTS WERE PLOTTED FROM THE ABOVE MENTIONED RECORD PARCEL MAP AND THE TITLE REPORT.
- THE EXISTING UTILITIES WITHIN THE RECORD EASEMENTS SHOWN ARE SHOWN ON THE PRELIMINARY UTILITY PLAN, SHEET C3.
- ALL PROPOSED IMPROVEMENTS, AND ASSOCIATED PROPOSED ELEVATIONS ARE SHOWN ON THE PRELIMINARY GRADING PLAN SHEET C2, AND THE PRELIMINARY UTILITY PLAN, SHEET C3.
- ALL ABANDONED AND VACATED UTILITY EASEMENTS SHOWN ON THIS SHEET SHALL BE VACATED/QUIT CLAIMED BY SEPARATE DOCUMENTS, AND/OR DEPICTED ON THE FUTURE PARCEL MAP, TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER.
- ALL PROPOSED UTILITIES, EXCLUDING THE PROPOSED STORM DRAIN RE-ALIGNMENT, SHALL BE DEEMED "PRIVATE", WITHIN THE NEW PROJECT BOUNDARY THAT IS DEPICTED ON THIS MAP.
- A PORTION OF THE EXISTING 10' WATER LINE SHALL BE RELOCATED OUTSIDE OF THE NEW PROJECT BOUNDARY, AS SHOWN ON THE PRELIMINARY UTILITY PLAN, SHEET C3.
- PROPOSED 54' WIDE PUBLIC ACCESS EASEMENT, EMERGENCY VEHICLE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT; 29' LOCATED ON PROPOSED PARCEL D AND 25' LOCATED ON PROPOSED PARCEL E.
- PROPOSED 26' WIDE WIDE PUBLIC ACCESS EASEMENT, EMERGENCY VEHICLE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT LOCATED ACROSS PROPOSED PARCELS C, D, & E WITH PORTION TAPERING 19.36' TO 24.66' WIDE ALONG THE SOUTHEAST PORTION OF PROPOSED PARCEL E.