



CITY OF ANTIOCH PROJECT PIPELINE

| Project Number(s) | Project | Applicant | Location | APN | Units | Site Size | Status |
|--|-------------------------------|--|---|----------------------------|---|----------------|--------------|
| <i>Residential Projects</i> | | | | | | | |
| <i>UNDER REVIEW</i> | | | | | | | |
| GP-16-03 Z-16-02 UP-16-19 AR-16-14 | Almond Knolls | The Grupe Company Kyler Masters 3255 West March Lane 4 th Floor Stockton, CA 95219 | Worrell Road, East of Lone Tree Way | 071-072-015-2 | 58 | 2.9+ acres | Under review |
| PD-16-01 | Black Diamond Ranch Unit 4 | Discovery Builders, Inc. 4061 Port Chicago Hwy, #H Concord, CA 94520 | Countryside Way; Torgensen Court | 089-160-010 | 10 Lots | 20.98 acres | Under review |
| PD-16-03 GP-16-01 UP-16-08 AR-16-04 | Wildflower Station | Mike Evans DeNova Homes 1500 Willow Pass Ct. Concord, CA 94520 | North Section of the intersection @ Wildflower Dr & Davison Dr. | 053-140-002 | 10.45 acres of commercial use, 7.00 acres of condominiums (98 condos), 4.5 acres of single family (22 lots) | 23.03 acres | Under review |
| PD-15-01 | Oakley Knolls | Discovery Builders, Inc. 4061 Port Chicago Hwy Concord, CA 94520 | Oakley Road and Honeynut Street | 051-430-001-018 | Vesting Tentative Map for 31 units | 5.56 acres | Under review |
| PDP-16-01 | Olive Groves | Lucia Albers Hillside Group LLC 9601 Deer Valley Road Brentwood, CA 94513 | Deer Valley Road SE of Upper Sand Creek Basin | 057-042-006 057-050-021 | PDP for 263 Single | 96.5 acres | Under review |
| PD-15-02 | Quail Cove | West Coast Home Builders, Inc. 4061 Port Chicago Hwy Concord, CA 94520 | Prewett Ranch Dr. & Cochico Drive | 056-130-012 | Vesting Tentative Map for 32 units Single-Family Detached senior housing units, assisted living facility, recreational facility & commercial uses | 5.59 acres | Under review |

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| RDA-03-07 PD-04-14 UP-04-30 AR-05-23 AR-07-17 AR-13-16 | Almondridge East Tract 7906 | KB Home South Bay 5000 Executive Parkway, Suite 125 San Ramon, CA 94583 | Philips Lane Northeast Antioch | 051-200-053 | 81 SFD | 21 acres | PC approved 6/18/08 CC approved 7/8/08 Final Units Under Construction |
| AR-14-07 UP-08-04 AR-05-05 Z-09-02 | Park Ridge | Steve Abbs Davidon Homes 1600 S. Main St, Suite 150 Walnut Creek, CA 94596 | Parkridge Subdivision 8846 Canada Valley Road | 053-060-023 053-072-016 | Design Review 525 SFD | 171 Acres | Grading Permits issued, Building Permits in Plancheck |
| UP-11-08 AR-11-05 | Tabora Gardens | Ryan Chao, Executive Director Satellite Housing 1521 University Avenue Berkeley, CA 94703 | Southeast corner of James Donlon & Tabora Drive | 072-011-062 | 85 unit affordable senior apartment project | | PC Approved 9/21/11 CC Approved |
| PD-17-01 | Vineyards at Sand Creek | GBN Partners LLC Matthew Beinke 3820 Blackhawk Road Danville, CA 94506 | 3052 Heidorn Ranch Road | 057-030-003 & 007 | Amend Vesting Tentative Map/Final Development Plan | 141 acres | Accepted |
| APPROVED, AWAITING CONSTRUCTION | | | | | | | |
| PDP-13-01 PD-14-02 UP-14-08 AR-14-03 | Heidorn Village | Douglas Krah 1917 Parkmont Drive Alamo, CA 94507 | Heidorn Ranch Road @ Prewett Park Drive | 056-130-013, 015, 017, 018 | 117 | 20.09 | Approved PC 11/4/15 CC 1/12/16 |
| UP-15-16 AR-15-16 | Delta Courtyard Apts. | William R. Spann Pacific West Communities Inc. 26302 Table Meadow Rd. Auburn, CA 95602 | 701 & 810 Wilbur Ave. | 065-110-006 & 007 | Design Review, Use Permit and Lot Line Adjustment to develop 126 unit multi-family apt. complex | 4.46 acres | Approved PC 9/7/16 |
| PD-15-03 | Laurel Ranch | Aaron Ross-Swain Richland Communities Inc. 801 Ygnacio Valley Rd, Suite 110 Walnut Creek, CA 94596 | West of Hwy 4 Bypass, North of future Laurel Road extension | 053-060-031 | Proposed residential Development for approx. 187 lots | 54 acres | Under review |

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| AR-16-02 PD-14-01 | Aviano | Mike Evans DeNova Homes 1500 Willow Pass Court Concord, CA 94520 | Near Hillcrest Avenue & Sand Creek Road | 057-030-005 057-050-022 057-050-014 | 533 single family detached homes | 189 acres | CC approved 9/8/15 |
| GP-14-01 | The Promenade, Vineyards at Sand Creek | Matthew Beinke GBN Partners LLC 3820 Blackhawk Road Danville, CA 94506 | Heidorn Ranch Road | 057-030-003 | 641 unit residential subdivision | 140.37 acres | CC Approved 2/9/16 |
| RECENTLY COMPLETED | | | | | | | |
| UP-04-01 AR-07-07 | Monterra (Nelson Ranch) 8851 | Standard Pacific Housing 3825 Hopyard Road #195 Pleasanton, CA 94588 | Wild Horse Road off of Hillcrest Ave. | 052-061-039 | Unit 3 130 SFD | 145 acres | Completed |
| AR-13-17 | Monterra- Riverview | Doug Moses-Batson Standard Pacific Homes 3825 Hopyard Rd, #275 Pleasanton, CA 94588 | Wild Horse Road off of Hillcrest Ave. | 052-061-042 | Design Review | 38.10 acre | ZA Approved 3/20/14 |
| PDP-14-09 PDP-16-03 | The Ranch Preliminary Development Plan | Aaron Ross-Swain Richland Communities 801 Ygnacio Valley Road, Suite 110 Walnut Creek, CA 94596 | SW Antioch | 057-010-002-4 057-010-003-2 057-021-003-9 | 1,188 unit master planned community in FUA1 | 550.8 acres | First Preliminary Development Plan reviewed by PC 9/16/15 |
| Commercial Projects | | | | | | | |
| UNDER REVIEW | | | | | | | |
| PDP-16-02 | Delta Fair Village Preliminary Development Plan | Gabriel Chiu Chiu Family LLC 1767 Germano Way Pleasanton, CA 94566 | 2950-3040 Delta Fair Blvd. | 076-044-029, 30 & 31 | Rezone to PD, demo of retail bldgs; replace w/ parking garages and 3 floor residential condos & add retail space | 13.5 acres | Under review |
| UP-16-16 AR-16- 10 | Bank of Agriculture Carwash | Richard Miller 4850 Redwood Road Napa, CA 94558 | Lone Tree Way & Country Hills Drive | 055-071-080 | Full Service Car Wash adjacent to Bank of Agriculture | | Under review |
| UP-16-17 AR-16- 13 | Crossings Starbucks | Dave Banducci Banducci Associates 7011 Koll Cntr Parkway Suite 100 Pleasanton, CA 94566 | 3421 Deer Valley Road | 052-460-022-8 | UP for Starbucks 3200 sf | 12.30 acres | Approved 2/1/17 |

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| UP-16-03 AR-16-07 V-16-05 | Delta Bowl Addition & Remodel | Kenneth Melton Melton Recreation Inc. 4745 Del Valle Pkwy Pleasanton, CA 94566 | 3300 Delta Fair Blvd. | 074-122-049 | Building expansion and exterior modernization/ parking variance | 3.337 acres | Accepted |
| UP-16-09 AR-16-05 V-16-02 | 4 Star Auto Repair | Kalsoom Ghafoor 3420 E. 18th Street Antioch, CA 94509 | 3420 E. 18th Street | 051-200-060 | Install 4 Car Bays & Prefab Metal Bldg for Auto Repair Shop | .433 acres | Under review |
| UP-16-20 V-16-06 | Women's Club Outdoor Garden | Elizabeth Rimbault Women's Club of Antioch 509 G Street Antioch, CA 94509 | 503 G Street | 066-147-009 | UP for Outdoor Garden | .114 acres | Approved 2/1/17 |
| UP-16-18 AR-16-12 | Granite Expo | Jacky Li Granite Expo 1368 40th Street Emeryville, CA 94608 | 1888 Verne Roberts Circle | 075-051-011 | Commercial Remodel 389,000 sf | 28.31 acres | Under review |
| UP-16-10 AR-16-06 V-16-04 | Minimart | Amandeep Singh 2143 Bolero Drive Bay Point, CA 94565 | 2302 A Street | 067-257-023 | Remodel Liquor Store into Minimart | 4205 sf. | Denied by PC on 2/15; Appeal filed |
| AR-16-08 | Big Break Solar | NRG Solar DG, LLC c/o Joe Corning 100 California St, Suite 400 San Francisco, CA 94111 | 3201 Wilbur Avenue | 051-031-020 | Design Review for a solar generating facility | 16 acres | Under Review |
| AR-16-15 | Tri Delta Park & Ride | Steve Ponte Tri Delta Transit 801 Wilbur Avenue Antioch, CA 94509 | W. 6 th St. and Auto Center Drive | 074-130-081 | New Park and Ride Lot | 4.25+ acres | Under Review |
| UP-16-15 AR-16-09 | Verizon Wireless | GTE Mobilnet of California LP c/o Complete Wireless Consulting 2009 V Street Sacramento, CA 95818 | Corner of Putnam St. & Contra Loma Blvd. | 076-550-002 | New Unmanned Wireless Communication Facility | .70 Acres | Under Review |
| AR-17-05 | Auto Zone | Phillip Pecord Auto Zone Dept. 8320 123 S. Front St. Memphis, TN 38103 | 4036 Lone Tree Way | 072-510-002-8 | Paint Modifications; adding 2 fire exits | 1.02 acres | Accepted |

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| UP-17-02 | Roof Tile Custom Specialists | Carl Berendsen Roof Tile Custom Specialists P. O. Box 1087 Oakley, CA 94561 | 1300 W. 4 th Street | | Use Permit for Roof Company | | Accepted |
| UP-17-01 | Rocketship Charter | Harrison Tucker Launchpad Development Eighteen LLC 350 Twin Dolphin Dr, Suite 109 Redwood City, CA 94065 | 1700 Cavallo Road | 065-151-049-7 | New Elementary School | 1.7 acres | Accepted |
| AR-17-03 V-17-01 | Jack in the Box Remodel | Greg Borchardt PM Design Group Inc. 6930 Destiny Drive, Suite 100 Rocklin, CA 95677 | 2505 A Street | 068-142-022 | Jack in the Box Remodel | .5177 acres | Accepted |
| AR-17-04 | Dhyanyoga Center Patio Remodel | Douglas J. McLeod Dhyanyoga Centers Inc. 3306 Contra Loma Blvd. Antioch, CA 94509 | 3306 Contra Loma Blvd. | | Enclose Existing Patio Area | | Accepted |
| APPROVED, UNDER CONSTRUCTION | | | | | | | |
| UP-15-15 | Williamson Ranch Daycare | John Diemer 4831 LTW, LLC 2760 N. University Dr. Hollywood, FL 33024 | Lone Tree Way | 056-011-058 | Day Care Facility | 1.25 acre | PC Approved 3/16/16 |
| UP-16-07 | Al Saddiq Community Center | Haidrah Babukr 22 Connie Court Oakley, CA 94561 | 2001 West 10th St. | 074-051-006 | UP for Community Center | 1.32 acre | ZA Approved |
| UP-15-06 AR-15-05 | Gas Station Remodel | Jeff Orwig Fortress Asset Group LLC 66 Ambleside Ct. Danville, CA 4526 | 2701 Contra Loma | 071-011-036 | Demolish existing gas station and construct new mini-mart. | 22,500 sf | Approved PC 10/21/15 |
| UP-16-04 AR-16-01 | Habit Burger | Christopher Wadleigh The Habit Burger Grill 17320 Red Hill Ave, Suite 140 Irvine, CA 92614 | 2430 Mahogany Way | 074-370-013 | Habit Burger 3,418 sf Patio area 750 sf | 0.9772 acre | Under Construction |

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| AR-15-07 | Manufactured Home Sales | Joe Sullivan Bay Area Manufactured Housing 15 Barika Ct. Pacheco, CA 94553 | 2824 Lone Tree Way | 071-010-062 | Design Review | .31 acre | Under Construction |
| AR-15-01 | Shell Remodel | Gursharnjeet Cheema 2712 Cowell Road Concord, CA 94518 | 2838 Lone Tree Way | 071-102-055 | Design Review | 0.355 acre | Under Construction |
| APPROVED, AWAITING CONSTRUCTION | | | | | | | |
| AR-15-14 | Buchanan Crossings Shops E | Matt Nohr Buchanan Crossings LLC 10 Harris Court, Suite B1 Monterey, CA 93940 | 3140 Buchanan Road | 074-080-013 | Design Review for single story multi-tenant retail building | 13.5 acres | CC approved 10/27/15 |
| V-16-03 | Contra Loma Estates | Gene Bicksler Bicksler & Associates 811 San Ramon Valley Blvd, Suite 202 Danville, CA 94523 | Contra Loma Estates Tract 3855 and 3904 | | Variance for fencing | | ZA Approved |
| UP-15-13 | Arco Remodel | Ron Jacobs PM Design Group 2455 Bennett Valley Rd, Suite C-102 Santa Rosa, CA 95404 | 2610 Contra Loma Blvd. | 076-191-038 | Demo existing gas station; rebuild | .87 acres | ZA Approved |
| PD-16-02 AR-16-03 UP-16-06 | Vineyard Self Storage | Reid Hamilton American Recess 85 Keystone Ave, Suite E Reno, NV 89503 | E. 18th & Vineyard | 051-052-074 | Storage Facility | 6.68 acres | PC Approved |
| PD-06-04 UP-06-21 S-08-01 | Hillcrest Summit | Bedrock Ventures Inc. 4045 Balfour Avenue Oakland, CA 94610 | Hillcrest Avenue and E Tregallas | 052-100-055 | 1500 sq feet retail 35,077 sq ft office | 5 acres | PC approved 1/16/08 DRB approved 1/23/08 City Council approved 2/26/08 Extension until 2/26/15 |
| UP-15-12 AR-15-09 | Somersville Towne Center Out Parcels | Richard Recny Times Equities Inc. 55 Fifth Avenue, 15th Floor New York, NY 10003 | Somersville Road | 074-450-036 | 2 pad buildings as out parcels | 2.43 acre | PC Approved 1/6/16 |
| RECENTLY COMPLETED | | | | | | | |

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| UP-16-11 | All Star Rents | Jake Wooten All Star Rents 2525 Clay Bank Rd. Fairfield, CA 94533 | 1205 Sunset Drive | 068-300-016 | UP for Equipment Rental Company | 1.3 acres | Complete |