



CITY OF ANTIOCH DEVELOPMENT PROJECT PIPELINE

Project Number(s) and Plans	Project	Applicant	Location	APN	Units	Site Size	Status
RESIDENTIAL PROJECTS							
<i>UNDER REVIEW</i>							
MDP-17-01	The Ranch	Richland Communities Aaron Ross-Swain 3000 Lava Ridge Ct., Ste. 115 Roseville, CA 95661	West of Deer Valley Rd., East of Empire Mine Rd.	057-010-002 057-010-003 057-021-003	Approx. 1,307 SFD, 54,000 s.f. of commercial space, 3.5 acres of public/institutional uses	551.5	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 SFD	20.98 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	263 SFD	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
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 Conditions of Approval	141 acres	Under Review PC 9/20 CC 10/24



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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	Phase 1 Permits issued
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
APPROVED, AWAITING CONSTRUCTION							
GP-16-03 Z-16-02 UP-16-19 AR-16-14	Almond Knolls	The Grupe Company Kyle Masters 3255 West March Lane 4 th Floor Stockton, CA 95219	Worrell Road, East of Lone Tree Way	071-072-015-2	58 apartments, parcel map for condominium purposes	2.9+ acres	Approved CC 7/25/17
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 SFD	20.09	Approved PC 11/4/15 CC 1/12/16 In plan check
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



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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	Approved PC 7/20/16 CC 9/13/16
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 In plan check
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
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	Final phase awaiting construction
COMMERCIAL AND MIXED USE PROJECTS							
<i>UNDER REVIEW</i>							
UP-17-05 V-17-04 AR-17-15	ARCO AM/PM Gas Station and Car Wash	Patrick Lemons PO Box 430 Tracy, CA 95478	1800 W. 10 th St.	074-040-041	Demolish existing structures and replace with new gas station, convenience store and car wash		Under Review
UP-17-03 AR-17-13	ARCO AM/PM Gas Station and Car Wash	Patrick Lemons PO Box 430 Tracy, CA 95478	Hillcrest Ave. and Wildflower Dr.	052-460-011	New gas station, convenience store and car wash		Under Review



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AR-17-11 V-17-03	Pinkys Klassy Kar Wash Solar	Richard Patterson Spectrum Solar Energy 1588 Ashwood Drive Oakley, CA 94561	300 E. 18 th Street		Solar Canopy Installation		Under review
PDP-16-02	Delta Fair Village Apartments Preliminary Development Plan	Gabriel Chiu Chiu Family LLC 1767 Germano Way Pleasanton, CA 94566	2950-3040 Delta Fair Blvd.	076-044-029, 30 & 31	Preliminary development plan of demo. of retail bldgs; replace w/ parking garages and 3 floor residential condos & add retail space	13.5 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
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	PC 4/15/17 Continued 6 months
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	Under review
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		Under review



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UP-17-01	Rocketship Charter School	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 Charter School	1.7 acres	Under review
AR-17-06	Iglesia Ni Cristo	David Corona 5607 Ashbourne Way Antioch, CA 94531	548 Texas Street	067-291-026	Interior Renovation; Exterior Façade Renovation	.952 acre	Under review
AR-17-10	Contra Loma Plaza Monument Sign	Richard Luchini Arrow Sign Co. 1051 46 th Avenue Oakland, CA 94601	3100 Contra Loma Blvd.		Monument Sign		Under review
AR-17-14	McDonalds	Tom Clark McDonald's USA LLC 2999 Oak Road Walnut Creek, CA 94597	3450 Deer Valley Road	052-460-029	Exterior Renovations	49,048	Accepted
<i>APPROVED, UNDER CONSTRUCTION</i>							
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
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



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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	ZA Approved 2/1/17
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
APPROVED, AWAITING CONSTRUCTION							
AR-17-07	America's Best Value Inn	Harold Brown Sign Designs 204 Campus Way Modesto, CA 95352	1500 W. 10 th St.		New Monument Sign		Approved
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	Approved ZA 7/13 In plan check
AR-15-14	Buchanan Crossings Shops Building 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
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	CC Approved



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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-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	PC Approved 2/1/17 In plan check
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
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	PC Approved 4/5/17 In plan check
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	PC Approved 5/3/17 In plan check
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	PC Approved 5/3/17
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	PC Approved 5/17/17



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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	Approved 6/7/17 In plan check