

Development in Willow Pass Business Park
revised 04/21/2021

Lot	Owner	Notes	Developed square footage (per building permits)	Allowed square footage per DP04-3096	Additional square footage developed (developed minus allowed)
1	Hillside Business Center	1 building (commercial condo)	29,032	28,827	205
2	Meadow Creek Group (David Sanson)	1 building	7,395	5,200	2,195
3	Fre 601	1 building	10,488	8,200	2,288
4	Rice-Lake Weighing Systems	1 building	6,500	5,200	1,300
5	Trecon Properties (David Sanson)	1 building	10,400	10,460	-60
6	Briones Vista	1 building	10,400	10,460	-60
7	Stephen Alderson	1 building	4,800	8,400	-3,600
8	Sierra Pacific Properties	1 building on lots 8 and 9	13,206	4,400	2,406
9	Sierra Pacific Properties	1 building on lots 8 and 9	-----	6,400	
10*	Sierra Pacific Properties	vacant lot		10,818	
11*	Sierra Pacific Properties	vacant lot		14,554	
12	Max Hanson & Son	Jack in the Box building	2,491	6,416	-3,925
13	JA and AJ Chevron	Taco Bell and Chevron (2 buildings)	11,380	5,892	5,488
14**	Evora Enterprises	3 take-out food restaurants proposed	7,998	30,808	-22,810
15	Willow View Association	warehouse	90,000	19,200	54,605
16	Willow View Association	warehouse		16,195	
17*	Thomas DeNova	vacant lot		13,520	
18*	Thomas DeNova	vacant lot		17,660	
Total Developed			204,090		
Flexible sq. ft.	Thomas DeNova		38,032	134,890	-96,858
Total Allowed				357,500	
Remaining square footage to be developed (total allowed - total developed)				153,410	
Remaining flexible square footage to be developed (flexible square footage - additional square footage developed)				96,858	

* Lots 10, 11, 17, and 18 can be developed per approved permit DP04-3096 with a Compliance review (CV) with no additional analysis.

** Lot 14 - Approved for a gas station; application LP20-2031 submitted for three take-out food restaurants with drive-throughs
Per DP12-3008 Condition of Approval #2, the developer is required to submit a trip generation study, and as necessary, a traffic analysis.

Map of Development in Willow Pass Business Park

204,090 sq. ft. developed and pending
 56,552 sq. ft. remaining allocation
96,858 sq. ft. flexible allocation*
 357,500 sq. ft. total development capacity

* flexible allocation can be used on any lot

